

employment monitoring report 2006



Employment Monitoring Report 2006

Please note that this web version does not include the site plans of available employment land referred to in the document. A copy of the report including plans is available to purchase from the Council on request. For more information please contact Claire Parlett on (01926) 456331 or email claire.parlett@warwickdc.gov.uk.

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Executive Summary

1. This is the first Employment Monitoring Report that the Council has prepared. It monitors in detail the period from the 1st April 2005 to 31st March 2006 but also reports on progress since 1996.
2. At 1st April 2006, the **total employment land supply** within Warwick District was 124.35 hectares against the Warwickshire Structure Plan target of 132 hectares for the period 1996 to 2011. Of this, 65.97 hectares was completed, 5.21 hectares was under construction and 53.17 was available with outline or full planning permission. The balance of land required to meet the Structure Plan target is met through sites allocated in the Local Plan.
3. The employment land supply is made up of 10.65 hectares of **small sites** (of 1ha and under) and 113.7 hectares of **large sites** (over 1ha). 26% of the total supply is located on previously developed land which exceeds the target set out in the Structure Plan. A large proportion of the supply is located within the boundary of Warwick due to the presence of large sites such as South West Warwick, Warwick Gates and Tachbrook Park.
4. Of the 58.38 hectares of **available employment land** within the district, (sites under construction or available with planning permission) 46.61 hectares is proposed for mixed B1/B2/B8, 4.2 hectares for B1 use, 4.425 for B2 use and 3.145 for B8 use.
5. During this monitoring year 11.51 hectares of employment land was **completed** providing 49,894 sq m of completed floor space. A significant proportion of this (8.85 hectares) was at Spa Park to provide a new office headquarters (Phase 1) and warehouse building for Wolseley UK. This was the highest annual employment completion since 2000 compared with an average of 5.9 hectares. During this monitoring year, 88% of completions occurred on **previously developed land**.
6. A further 2.7 hectares of **new employment land** was granted planning permission during this monitoring year all of which was located on previously developed land. Of this, 1.5 hectares is proposed for B1 use, 0.2 ha for B2 use and 1ha for B8 use.
7. There were no significant **losses** of employment land in identified employment or regeneration areas within the district during this monitoring year. However a total of 1.55ha of employment land was potentially lost for residential use by the grant of planning permission for housing.
8. Of the seven **employment allocations** in the Local Plan planning permission was granted for the development of the former Saltisford Depot (Employment Allocation E) for offices (under construction at 1st April 2006). This leaves 9.7 hectares of allocated employment land left to obtain planning permission.
9. During this monitoring year 19,755 sq m of **new office floor space** was granted planning permission. A total of 14,339 sq m of new office floor space was

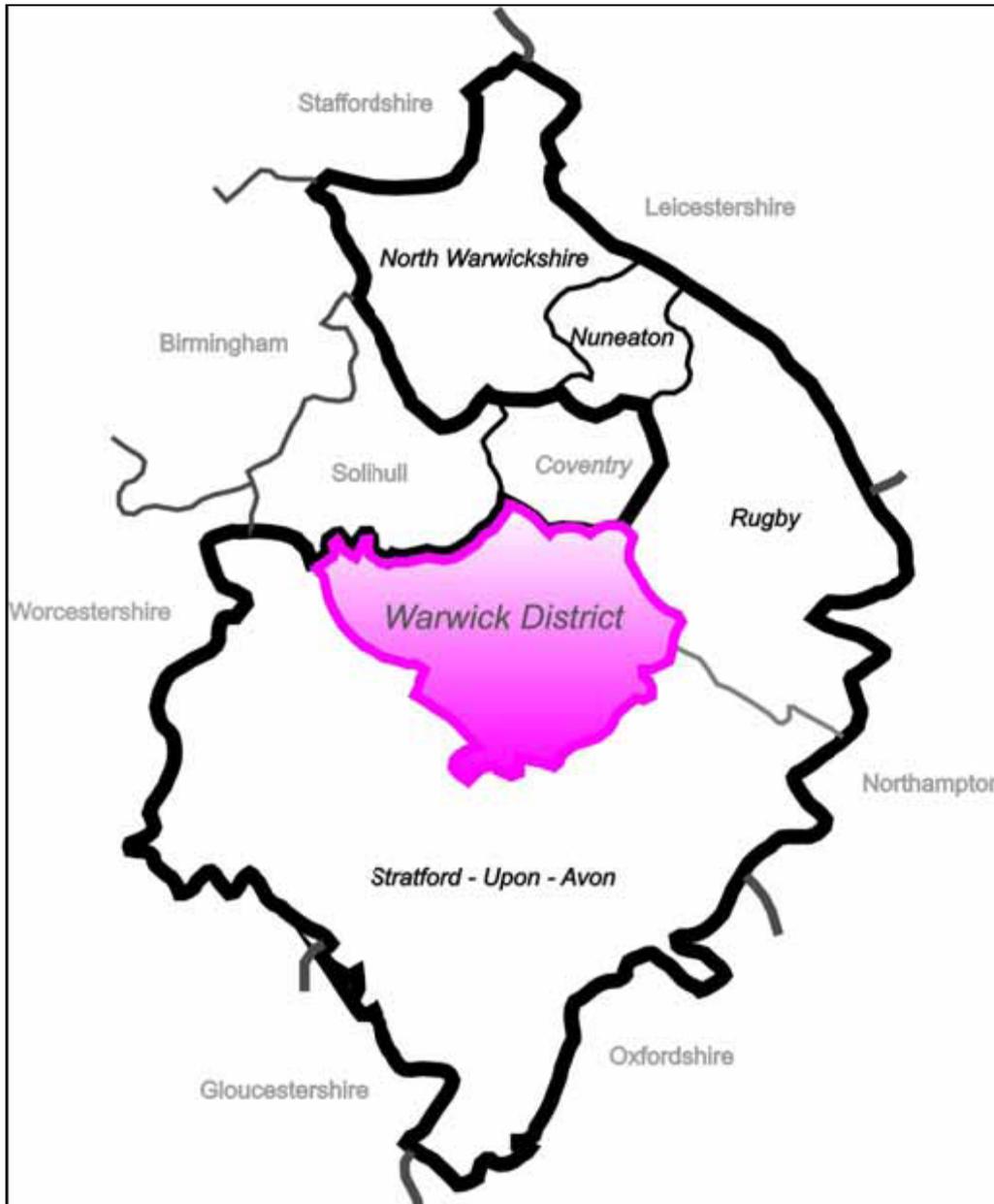
completed of which 13,255 sq m was made up of sites with existing planning permission.

Profile of the District

- 1 Warwick District covers an area of 28,266 hectares and has a population of approximately 140,300¹, 85% of whom live within urban areas. It is one of five districts located within the county of Warwickshire (see Map 1). Quality of life is high with life expectancy for both males and females above the national average.
- 2 The main centres of population are the four main towns of Royal Leamington Spa, Warwick, Kenilworth and Whitnash. The towns have a rich history with Warwick and, in particular the famous Castle, being a major tourist destination. The historical nature of the District is exemplified by the presence of over 1,500 listed buildings and 26 Conservation Areas.
- 3 There is a well developed highway network linking the district to other settlements in the West Midlands. In particular the M40 passes through the district with access to Warwick and Leamington and the A46 provides the main north-south route intersecting with the motorway at Junction 15. The district is well connected in terms of rail services with stations at Leamington Spa, Warwick, Warwick Parkway, Hatton and Lapworth providing direct services to London Marylebone and Birmingham Snow Hill.
- 4 In 2004/05 the District experienced nearly half of all population growth in the County and it continues to experience the greatest rate of growth. As such there is significant pressure for development.
- 5 The district is generally affluent with unemployment below the Warwickshire and national average and the presence of a highly skilled population, with 29% having a degree or higher qualification. The proportion of those claiming key benefits is below the county and national average.
- 6 Employment is split between light engineering, high technology business and the service sector, the latter of which is still growing. A number of major institutions are located in the District including the National Agricultural Centre (now known as Stoneleigh Park), the University of Warwick and Coventry Airport. The district is consistently a preferred location for inward investment enquiries in the County. There are however, pockets of deprivation particularly within the Old Town area of Leamington which has been the focus of a major regeneration program over the last five years.
- 7 In recent years the decline of traditional manufacturing industries within the district has provided the opportunity for the redevelopment of former industrial premises. This has led to developments such as Spa Park located on the site of the former AP factory and most recently the redevelopment of the former Pottertons factory for a mixed use scheme.
- 8 Within the West Midlands region, the Regional Spatial Strategy directs employment development to the Major Urban Areas (MUAs) with growth encouraged to the northern part of Coventry and the North East Warwickshire

¹ Mid 2005 estimate Office for National Statistics.

sub region. Employment in other areas including Warwick and Leamington should be at a level which does not undermine the regeneration of metropolitan areas. Warwick District is however identified as being part of the Coventry, Solihull and Warwickshire High-Technology corridor. In these areas development should be targeted at urban areas where these are well served by public transport.



Map 1: Location of Warwick District within Warwickshire County

1. Introduction

- 1.1 This report is produced by Warwick District Council to monitor the development and availability of employment land within the district. It covers in detail the period from the **1st April 2005 to 31st March 2006** but also provides an overview of employment development since 1996.
- 1.2 The purpose of this report is to monitor progress towards achieving the targets set out in the Warwickshire Structure Plan 1996 – 2011 and, in the future the West Midlands Regional Spatial Strategy, and to indicate the effectiveness of policies in the Local Plan.
- 1.3 Along with the Housing Monitoring Report it expands in more detail on the information provided in the Annual Monitoring Report which the Council is required to produce under the provisions of the Planning and Compulsory Purchase Act 2004.

Contacts

- 1.4 If you would like more information about the Local Plan or this report please email the Local Plan team on localplan@warwickdc.gov.uk. Alternatively a member of the team can be contacted on the following numbers (01926):

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2. Policy Context

West Midlands Spatial Strategy 2001 - 2021

- 2.1 The West Midlands Regional Planning Guidance (RPG 11) became Regional Spatial Strategy (RSS) in September 2004² and as such now forms part of the development plan for Warwick District. The current RSS does not, however, identify an industrial land requirement at the County or District level. As part of the Phase Two Revision of the RSS a sub regional study of employment land provision is currently underway to establish the future requirement. This takes into account the needs of the five Warwickshire districts together with the metropolitan areas of Coventry and Solihull. It is anticipated that the final draft of this will be available shortly.

² Under the provisions of the Planning and Compulsory Purchase Act 2004

Warwickshire Structure Plan

- 2.2 The Warwickshire Structure Plan (WASP) was adopted by Warwickshire County Council on the 20th August 2001 and covers the period 1996 to 2011. It identifies a requirement of 132 hectares of industrial land for Warwick District between 1996 and 2011 which should be met by a combination of 110 hectares of Large Investment Sites (LIS) and 22 hectares of Small Investment Sites (SIS). The Structure Plan gives a target of 10% to be built on previously developed land.

Warwick District Local Plan (Revised Deposit Version)

- 2.3 The adopted Warwick District Local Plan (1995) was written in conformity with the previous now superseded Structure Plan and covers the period 1989 to 2001. The review of the Local Plan commenced in 2001 and the First Deposit Version was published for consultation purposes in November 2003. In July 2005 the Revised Deposit Version was published for consultation. The Local Plan Inquiry opened on the 4th April 2006 and was closed by the Inspector on the 6th September 2006. It is anticipated that the Inspector's Report will be available in spring 2007.
- 2.4 Policy SSP1 of the Revised Deposit Local Plan identifies seven employment allocations which contribute 10.9³ha towards the Structure Plan requirement and the needs of the District to 2011. These are all located on previously developed land the choice of which was guided by the findings of the Warwick District Urban Capacity Study (2002). Outside of these areas the Local Plan directs new employment development using a sequential approach with first preference given to previously developed land in town centre locations. It also allows for small scale employment development to meet local needs in rural areas according to the requirements of Policy RAP7.
- 2.5 The Local Plan protects existing employment land and buildings from changes to other uses through policy SC2.

³ This figure has been reduced to 9.7 hectares to take into account the permission granted for employment development at the former Saltisford Depot (Employment Allocation E).

3. Methodology

- 3.1 Employment development within use classes B1 (business), B2 (general industry) and B8 (storage and distribution) is monitored on an annual basis covering the year from April to the following March.
- 3.2 The following sites are monitored:
 - Sites granted planning permission during the monitoring year.
 - Sites with extant planning permission
 - Sites which were under construction during the previous monitoring year.
- 3.3 Each site is visited as soon as possible after the end of the monitoring period to assess what progress has been made. All sites with a gross area of 0.2ha or over are monitored and contribute towards the Structure Plan requirement. However for the purposes of the Regional Employment Land Survey (RELS) a 0.4ha threshold is applied⁴.
- 3.4 Large sites which are the subject of more than one planning permission are divided into separate plots which are individually monitored. These collectively are used to assess the progress of the site.
- 3.5 The Council also separately monitors in more detail office development over 500 sq m within Use Class B1 (a). This information along with the general employment monitoring figures is provided to the Regional Planning Body on an annual basis.

⁴ Smaller sites of less than 0.4ha will also be included where these are part of a larger development of 0.4ha or over (i.e. business park).

4. Employment Land Supply (1996 to 2011)

Progress towards the Warwickshire Structure Plan (1996 - 2011) target

- 4.1 At 1st April 2006 the total employment land supply within Warwick District was 124.35 hectares against the Warwickshire Structure Plan target of 132 hectares for the period 1996 to 2011. This consisted of 53.17 hectares of land available with either outline or detailed planning permission, 5.21 hectares of land under construction and 65.97 hectares of completed employment land. The balance of land required to meet the Structure Plan target is met through sites allocated in the Local Plan (see Section 9).

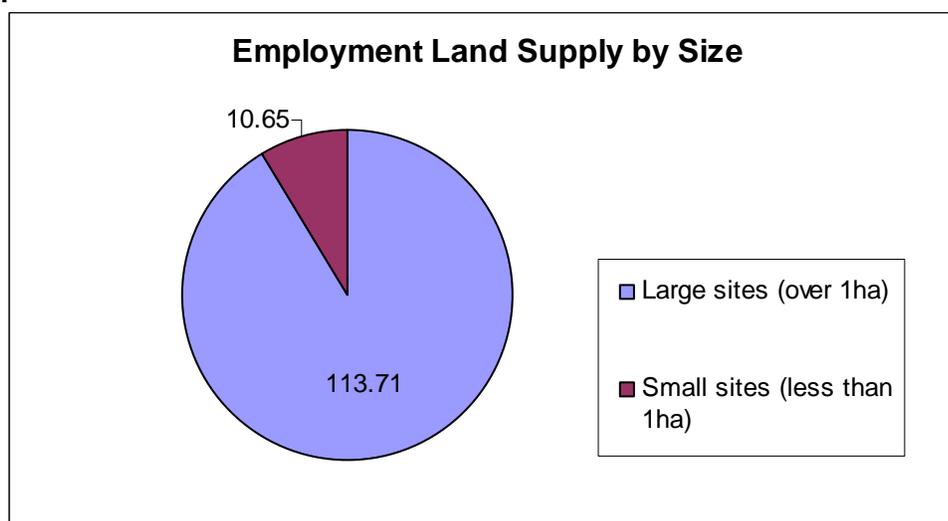
Table 1: Employment Land Supply in Warwick District (ha)

Structure Plan Requirement	Completed Land	Under Construction	Outline	Detailed Permission	Total Supply
132	65.97	5.21	38.52	14.65	124.35

Employment Land Supply by Site Size

- 4.2 The supply is made up of large sites of 1ha and over and small sites of less than 1ha (see Tables 2, 3 and 7). At 1st April 2006 a total of 10.65 hectares (9.15ha existing and 1.5ha new sites) of employment land was made up of small sites and 113.71 (112.51 existing and 1.2ha new) consisted of large sites (see Graph 1). The total amount of small sites is under the target of 22 hectares set by the Structure Plan. However some of the sites that are larger than 1 hectare (and classified as Large Sites) have been subdivided into plots or units of less than 1 hectare and therefore in practice would also contribute towards the provision of small sites.

Graph 1



Previously Developed Land

4.3 At 1st April 2006 approximately 32 ha of the supply was located on previously developed land and buildings. This is 26% of the total figure and exceeds the indicative figure of 10% in the Structure Plan. In addition all of the remaining allocated employment sites set out in Local Plan Policy SSP1 (see Section 9) are on previously developed land bringing the total to 41.7 ha. This is 31% of the total figure.

Employment Land Supply by Type

4.4 Of the total supply 83.62 hectares is for mixed B1/B2/B8, 17.37 hectares for B1 development, 10.87 hectares for B2 and 12.5 hectares for B8. The high proportion of land recorded as being for mixed B1, B2 and B8 use is due to large sites such as South West Warwick, Warwick Gates and Tachbrook Park where detailed planning permissions have yet to come forward or the type of existing development is unknown. Since 2004/05 it has been possible to provide more detailed information regarding the *type* of completed and new employment land.

Employment Land Supply by Location

4.5 Graph 2 shows that a large proportion of the employment supply is located within the Warwick Area. This is due to the presence of several large sites such as Warwick Gates, South West Warwick and Tachbrook Park. A further 19% of the supply is located in the rural area on sites such as Siskin Drive, Stoneleigh Deer Park and a number a farm diversification schemes. Kenilworth has a very small proportion (1%) of the employment supply compared with other areas.

Graph 2

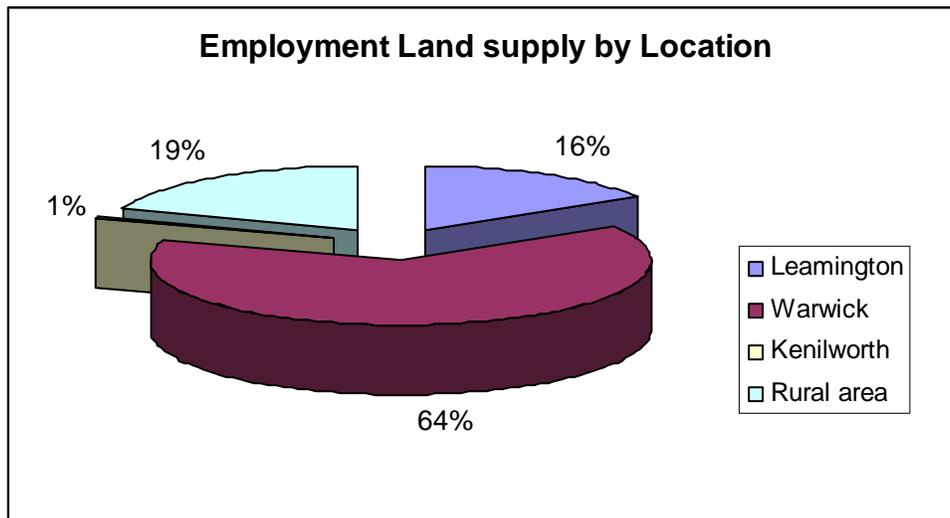


Table 2: Large Employment Sites (over 1ha) 1996 to 2006						
Site	Completed 1996-2006	Under construction	Available with permission	Total Area (hectares)	Use Class Type	Previously Developed Land
*Tachbrook Park	16.76	0.00	8.13	24.89	B1, B2, B8	
*Queensway Business Park	2.85	0.00	1.90	4.75	B1, B2, B8	✓
*Spa Park	12.4	0.00	1.35	13.75	B1, B2, B8	✓
Warwick Technology Park	7.75	0.00	0.00	7.75	B1	
*South West Warwick (1)	0.00	1.51	14.09	15.60	B1, B2, B8	
*South West Warwick (2)	0.00	0.00	2.51	2.51	B1, B2, B8	
*South West Warwick (3)	0.00	0.00	2.46	2.46	B1, B2, B8	
*Warwick Gates	4.40	0.00	13.67	18.07	B1, B2, B8	
Volvo Trucks	1.96	0.00	0.00	1.96	B1	✓
*Siskin Drive	11.68	2.00	1.09	14.77	B2 - 7.39 B8 - 7.39	
*Stoneleigh Business Park	0.6	0.00	1.00	1.6	B1, B2, B8	✓
Quarry Park	1.22	0.00	0.00	1.22	B8	
*Pottertons, Emscote Road	0.00	0.00	1.22	1.22	B1	✓
*Benfords, Cape Road	0.00	0.00	1.96	1.96	B1, B2	✓
Total: Large Investment Sites	59.62	3.51	49.38	112.51	N/A	

Table 3: Small Employment Sites 1996 – 2006						
Site	Completed 1996-2005	Under Construction	Available with permission	Total Area (hectares)	Use Class Type	Previously Developed Land
Corner of Queensway	0.6	0.00	0.00	0.6	B2	✓
*Thwaites	0.00	0.00	1.00	1	B2	✓
*Park Drive	0.00	0.00	0.6	0.6	B8	✓
Blick Road	0.34	0.00	0.00	0.34	B8	✓
*Montague Road	0.00	0.00	0.7	0.7	B2	✓
Farmer Ward Road 1	0.2	0.00	0.00	0.2	B1	✓
Farmer Ward Road 2	0.16	0.00	0.00	0.16	B1	✓
Poplar Farm, Sherbourne	0.95	0.00	0.00	0.95	B1	
Shrewley Farm	0.85	0.00	0.00	0.85	B1	
Ricardo, Radford Semele	0.46	0.00	0.00	0.46	B1	✓
Squab Hall Farm	0.65	0.00	0.00	0.65	B8	
Manor Farm, Old Milverton	0.26	0.00	0.00	0.26	B1	
Broxell Close	0.19	0.00	0.00	0.19	B1	✓
Corunna Road	0.39	0.00	0.00	0.39	B1	✓
Lower Heathcote Farm	0.20	0.00	0.00	0.2	B8	
Pools Peace Poultry Farm	0.9	0.00	0.00	0.90	B8	
Berrington Road	0.20	0.00	0.00	0.20	B8	✓
*The Piggery, Hatton	0.00	0.5	0.00	0.5	B1	
Total: Small Investment Sites	6.35	0.5	2.3	9.15	N/A	

* Individual site plans are attached at the end of this document for all sites with *available* employment land.

5. Available Employment Land

- 5.1 For the purposes of monitoring, **available employment land** is land which was either under construction or had outline or detailed planning permission at 1st April 2006 (Individual plans for sites with available employment land are attached at the end of this document). The Local Plan allocations also form part of the employment supply but are not considered here unless planning permission has been granted.

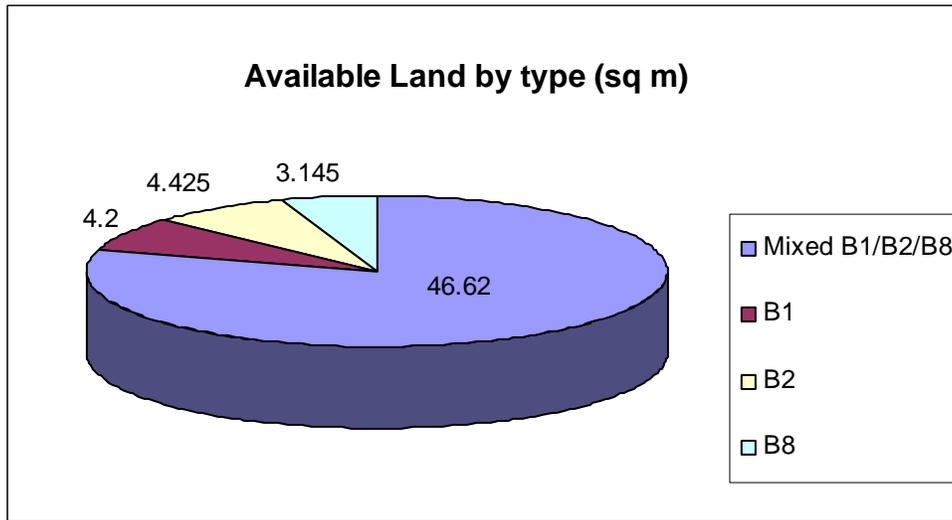
Table 4: Available Employment Land			
	Under construction 05/06 (ha)	With outline or detailed permission (ha)	Total (ha)
Large sites	3.51	49.37	52.88
Small sites	0.5	2.3	2.8
New 05/06	1.2	1.5	2.7
	5.21	53.17	58.38

- 5.2 During this monitoring year 5.21 hectares of employment land was **under construction** and 53.17 hectares was available with either **outline or detailed planning permission**. Of the total employment land available 52.88 hectares was made up of large sites, 2.8 hectares were small sites and the remaining 2.7 hectares consisted of land which was granted planning permission during this monitoring year

Available employment by type (B1, B2 and B8)

- 5.3 At 1st April 2006 of the available employment land within the district 46.62 hectares was proposed for mixed B1/B2/B8 uses, 4.2 hectares for B1 use, 4.425 hectares for B2 use and 3.145 hectares for B8 use

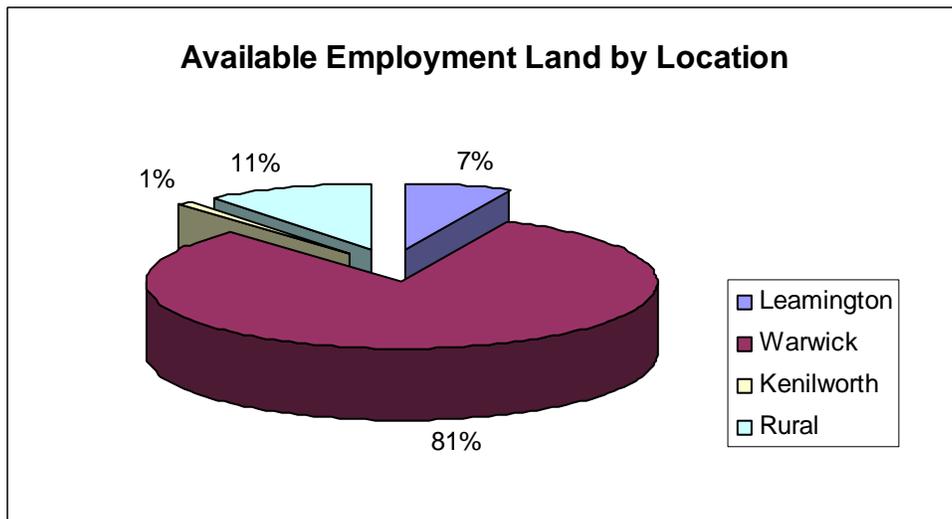
Graph 3



Available employment land by location

5.4 The majority of available employment land within the district is located within Warwick due to large sites such as South West Warwick and Warwick Gates but also due to smaller longstanding sites such as Montague Road.

Graph 4



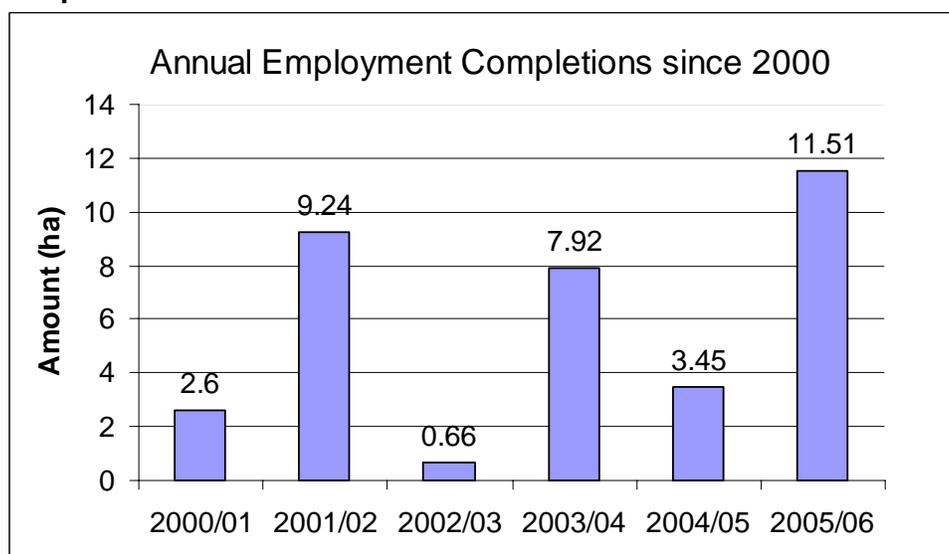
6. Completions (2005/06)

6.1 During this monitoring year 49,894 sq m (11.51 ha) of new employment floor space was completed within Warwick District (see Table 5).

Table 5: Employment Completions 2005/06		By Type (sq m)				
Site	Area (ha)	B1	B2	B8	Total	
Tachbrook Park	1.6	5,950	---	---		
Queensway Business Park	0.46	---	1140	---		
Spa Park (Tachbrook Road)	8.85	7,009	---	34415		
Stoneleigh Deer Park	0.6	1,380	---	---		
Total	11.51	Total	14,339	1,140	34,415	49,894

6.2 This was the highest level of annual employment completions since 2000 compared with a yearly average of 5.9 hectares (see Graph 5). The high level of completions during this monitoring year is due to the erection of a new office headquarters (Phase 1) and warehouse on 8.85 hectares of previously developed land for Wolseley UK at Spa Park. A further application has since been submitted to amend the design of Phase 2 of the office headquarters.

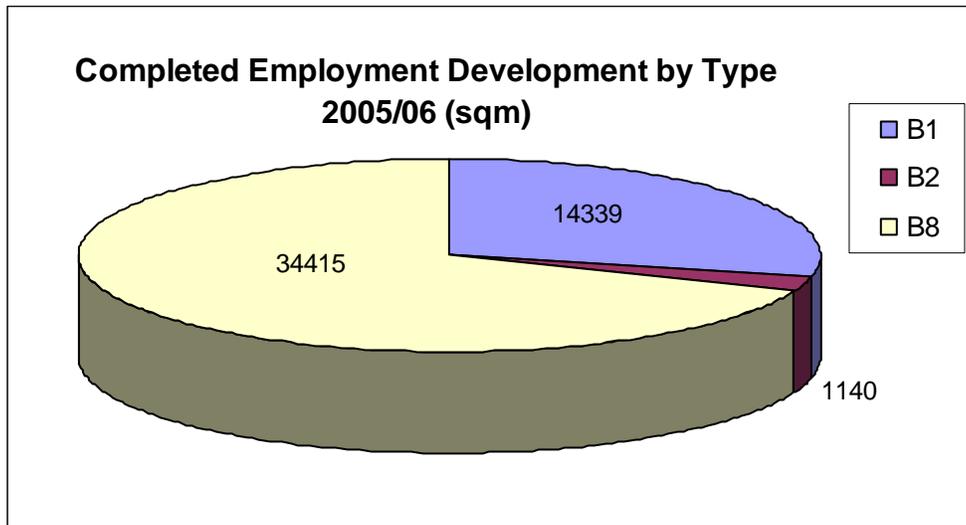
Graph 5



Completions by Use Class Type (B1, B2, B8)

6.3 During this monitoring year 14,339 sq m was developed for B1 (office) use, 1140 sq m for B2 (general industrial) use and the remainder, 34,415 sq m for B8 (warehouse/storage) use. The high proportion of B8 development is due to the warehouse building built as part of the development for Wolseley UK.

Graph 6



Greenfield and Brownfield Completions 2005 - 2006

6.4 During this monitoring year 43,944 sq m of employment floor space was developed on previously developed land. This was 88% of the total employment land completed compared with 98% for 2004/05. The reduction from last year is due to the development of two sites on green field land at Tachbrook Park.

Graph 7

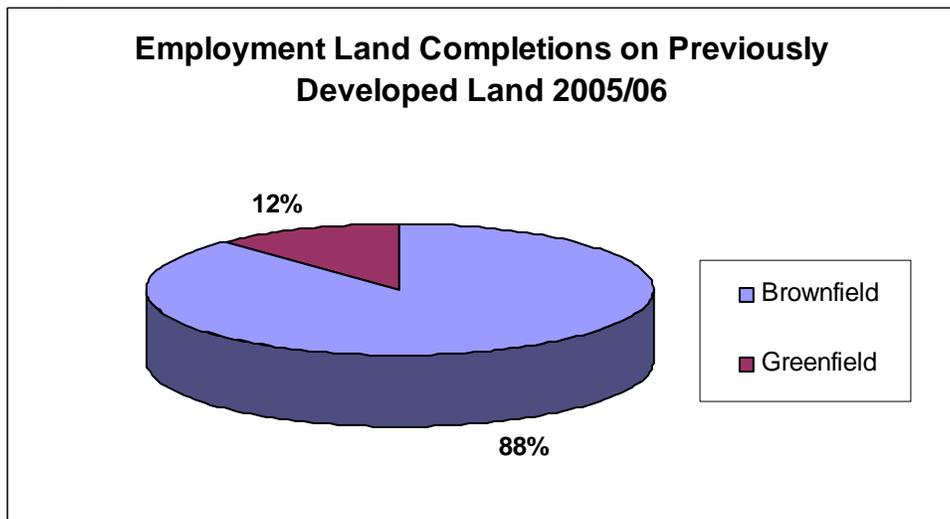


Table 6: Employment on Previously Developed Land		
Type	Completions on PDL (sq.m)	% Total
B1	8,389	19
B2	1,140	3
B8	34,415	78
Total	43,944	100

7. New Employment Land (2005/06)

- 7.1 During this monitoring year 2.7 hectares of new employment land (on sites over 0.2ha) was granted planning permission all of which is located on previously developed land.
- 7.2 Of these sites 1.5 hectares is proposed for B1 use, 0.2 ha for B2 use and 1 ha for B8 use.

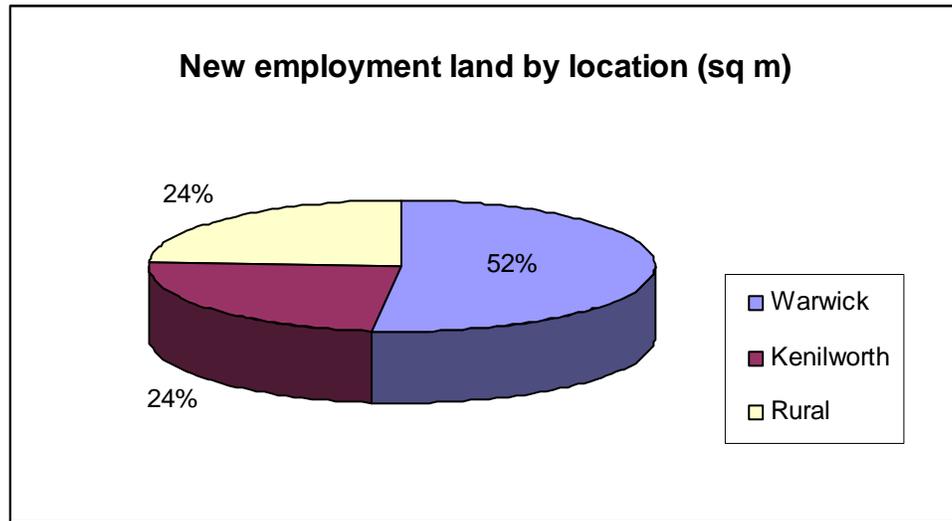
Table 7: Permissions granted for new employment sites during 2005/06.

Site	Area (ha)	Under Construction	Available with permission	Completed 2006	Type	Previously developed land
*Former Council Depot, Saltisford	1.2	1.2	0.00	0.00	B1	✓
*Quarry Farm, Old Milverton Lane	0.35	0.00	0.35	0.00	B8	✓
*Lock Lane	0.20	0.00	0.2	0.00	B2	✓
*Greys Mallory Police	0.30	0.00	0.3	0.00	B1	✓
*1 Common Lane, Kenilworth	0.65	0.00	0.65	0.00	B8	✓
Total						2.7

* Individual site plans are attached at the end of this document for all sites with available employment land.

- 7.3 Over half of the new employment floor space granted permission during this monitoring year was located in Warwick due to the development of the former Council Depot at Saltisford. There was no new employment land granted planning permission in Leamington during this monitoring year.

Graph 8



8. Losses (2005/06)

- 8.1 There were no significant losses of employment land in identified employment or regeneration areas within the district during this monitoring year. However a total of 1.55 hectares of employment land was potentially lost to residential use by the grant of planning permission for housing. Of this 0.17 hectares was lost through conversion and 1.38 hectares was lost through redevelopment.

9. Local Plan Employment Allocations

Warwick District Local Plan 1989 - 2001

- 9.1 Two major employment commitments were brought forward from the adopted local plan at South West Warwick and Warwick Gates. These sites are intended for mixed B1, B2 and B8 use and have a total area of 38.64 hectares (South West Warwick - 20.57 ha, Warwick Gates - 18.07 hectares). At South West Warwick three reserved matters applications for office development have now been granted permission (one during this monitoring year). One of these for the development of an office village was under construction this year. There has been no progress at Warwick Gates during this monitoring year.



Significant progress has been made on landscaping at South West Warwick setting the context for the employment development.

Warwick District Local Plan 1996 – 2011 (Revised Deposit Version)

- 9.2 The following table shows progress on the employment allocations in the Revised Deposit Version of the Local Plan. During this monitoring year permission was granted for the development of the former Saltisford Depot (employment allocation E) for offices. This was under construction at 1st April 2006.

Table 8: Progress on current employment allocations				
	Site	Area (ha)	Progress in 2005/06	Area with pp (ha)
A	Station Goods yard, Leamington	2.1	No progress during this monitoring year.	0
B	Land at High St/Lower Avenue, Leamington	0.2	No progress during this monitoring year.	0
C	Land at Queensway, Leamington	3.2	No progress during this monitoring year.	0
D	Land R/O Homebase, Leamington	1.8	No progress during this monitoring year.	0
E	Saltisford Depot, Warwick	1.2	Permission was granted during this monitoring year for the erection of two and three storey B1 office units. At 1 st April 2006 these were under construction.	1.2
F	Land off Nelson Lane, Warwick	0.5	No progress during this monitoring year.	0
G	Land off Wedgenock Lane, Warwick	1.9	No progress during this monitoring year.	0
	Total outstanding employment allocations (ha):	9.7 ⁵	Total land with planning permission (ha):	1.2

⁵ This total only includes those allocated sites which have yet to receive planning permission. The site at the former Saltisford Depot (1.2ha) is not therefore included, however it now appears in table 7 (new sites granted permission during this monitoring year).

10. Office Development 2005/06

New development granted planning permission

- 10.1 During this monitoring year a total of 19,755 sq m of new office floor space was granted planning permission. It should be noted that office sites over 0.2 ha are also included in the total Employment Land Supply figure.

Table 9: New office sites granted permission during 2005/06

Sites	Area (sq m)
Plot 4040 Siskin Drive	3,693
Pottertons, Emscote Road	2,323
Plot 6000, South West Warwick	2,906
Former Council Depot, Saltisford	7,663
6 Dorma Place, Leamington Spa	1,135
Plot 1500B Tachbrook Park	1,084
Europa House, Heathcote Lane	951
Total	19,755

Office completions

- 10.2 A total of **14,339** sq m of office development was completed during this monitoring year. A large proportion of this involved the development of an office headquarters (phase 1) at Spa Park for the operations of Wolseley UK. Three sites were completed at Tachbrook Park.

Table 10: Completed Office Development (2005/06)

Sites	Area (sq m)
Site 1400 Tachbrook Park	2,473
Site 1500A Tachbrook Park	2,393
Site 1500B Tachbrook Park	1,084
Plot 1 Stoneleigh Deer Park (AGCO)	1,380
Spa Park (Wolseley Headquarters)	7,009
Total	14,339



Completed Office Development at Tachbrook Park

11. Glossary

Annual Monitoring Report (AMR) - The report prepared by the Council to assess the implementation of the *Local Development Scheme* and the extent to which the policies of the *Local Development Framework* are being achieved.

Employment Land – Land allocated or with planning permission for business (B1), industrial (B2) and storage / distribution uses (B8).

Large Investment Sites – sites over 1 hectare to cater for the needs of larger firms

Local Plan - is a land use document which regulates the development and use of land in the public interest. The aim of a local plan is to reconcile the demand for development and the protection and enhancement of the environment, social well-being and economic vitality. Local Plans forms part of the *Development Plan* and they are prepared by District Councils. Proposals should be in conformity with the strategic policies set in the *Structure Plan*

Planning and Compulsory Purchase Act - This is the Act of Parliament which introduced the legislation associated with the new planning system in 2004

Previously Developed Land (PDL) - land which was or is occupied by a permanent structure including the curtilage of the development. It excludes agricultural or forestry buildings and land which has been previously developed but where there is a clear reason not to re-use the site such as its contribution to nature conservation PDL is often referred to as "*brown field*" land. A full definition is available in PPG3 Annex C

Regional Employment Land Survey (RELS) – an annually updated database to monitor the availability of industrial land in the West Midlands.

Regional Spatial Strategy - is prepared at the regional level and is a formal part of the development plan. RPG11 for the West Midlands was automatically converted to RSS through the Planning & Compulsory Purchase Act.

Revised Deposit Local Plan – the version of the local plan which is subject to public consultation. The introduction to the *Local Plan* details the various stages that a local plan must go through before becoming adopted as part of the *Development Plan* for the district.

Smaller Investment Sites – sites up to 1 hectare to cater for the needs of smaller firms.

Structure Plan - the document setting the strategic planning framework within which local plans must be prepared. Structure Plans form part of the *development plan* for each district and Local Plans must be in conformity with this document. Warwickshire County Council adopted the latest version of the Structure Plan in 2001

Windfalls or Windfall Sites - sites that come forward for development that have not been specifically identified as available for development within the *local plan*