

Employment Monitoring Report 2008

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Executive Summary

This Employment Monitoring Report monitors in detail the period from the 1st April 2007 to 31st March 2008 but also reports on progress since 1996. The following tables set out the key findings.

Employment Land Supply in Warwick District 1996 – 2008 (hectares)

Employment land constructed / completed	Land Under Construction	Employment land with outline / detailed planning permission	Local Plan Employment Allocations	Total Land Supply	Structure Plan Requirement
73.07	2.32	58.93	7.8	142.12	132

Employment Land Supply by Type (hectares)

Small Sites	Large Sites	Previously developed Land	Available Employment sites (under construction or available with planning permission)	Type			
				B1	B2	B8	B1, B2, B8
11.8	130.32	40.29	61.25	27.98	10.23	12.5	91.42

Available Employment Land (hectares)

Total available employment land	Large Sites	Small Sites	Available land in Leamington	Available land in Warwick	Available land in Kenilworth	Available land in the Rural Area
61.25	57.69	3.56	11.38	35.22	0.65	14

Employment Land Change during 2007/08 (hectares)

New Employment Land	Completed Employment Land	Losses of Employment Land
10.26	1.6	0.09

Office floor space changes during 2007/08 (sq m)

New Permissions for Offices	Constructed office floor space
3,211	11,425

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 2007 to 31st March 2008** 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, to indicate the effectiveness of policies in the Local Plan.
- 1.3 Alongside 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.

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 2004¹ (revised in January 2008) 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 the preferred option was published in December 2007. Policy PA6A indicates that Warwick District should make provision for a rolling five year supply of 30ha of readily available employment land (this includes a 50% share of the University of Warwick expansion) with a longer term need to find 90ha of employment. This figure is subject to review as part of the Core Strategy process.

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. Policy I.2 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. On commencement of the Planning and Compulsory Purchase Act the policies of the Structure Plan were saved until September 2007. A number of policies have been saved beyond this time, including I.2 which is saved until it is replaced by the RSS Phase Two Revision.

¹ Under the provisions of the Planning and Compulsory Purchase Act 2004

Warwick District Local Plan

- 2.1 The Council formerly adopted the Local Plan on 21st September 2007, covering the plan period to 2011.
- 2.2 Policy SSP1 of the Local Plan identifies six employment allocations which contribute 9.0 ha towards the Structure Plan requirement and the needs of the District to 2011 (only 7.8ha of this is still to obtain planning permission). 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 Policy UAP2 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 RAP6. The Local Plan also protects existing employment land and buildings from changes to other uses through policy SC2.

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 applied². From this year local authorities have also been asked to monitor sites under 0.4ha and provide a combined floor space figure for these sites.
- 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.

2. 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 2008 the total employment land supply within Warwick District was 142.12 hectares compared with the Warwickshire Structure Plan target of 132 hectares for the period 1996 to 2011. This consists of 58.93 hectares of land available with either outline or detailed planning permission, 2.32 hectares of land under construction and 73.07 hectares of completed (i.e. constructed) employment land. The balance of land is met through sites allocated in the Local Plan (7.8ha) (see Section 9).

Employment land constructed / completed	Land Under Construction	Employment land with outline / detailed planning permission	Local Plan Employment Allocations	Total Land Supply	Structure Plan Requirement
73.07	2.32	58.93	7.8	142.12	132

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 2008, a total of 11.8 hectares of employment land was made up of small sites and 130.32 hectares consisted of large sites. 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.

Previously Developed Land

- 4.3 At 1st April 2008, approximately 32.49 hectares of the completed or available employment land supply was located on previously developed land and buildings. This is 24% of the total figure and exceeds the indicative target 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 40.29 ha. This is 30% of the total figure.
- 4.4 During this monitoring year, 7,211 sq m of employment land was completed on previously developed land which was 91% of the total employment land completed for this year

Employment Land Supply by Type

- 4.5 Of the total supply 91.42 hectares is for mixed B1/B2/B8, 27.98 hectares for B1 development, 10.23 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.

Employment Land Supply by Location

- 4.6 A large proportion of the employment supply is located within Warwick and Leamington. This is due to the presence of several large sites such as Warwick Gates, South West Warwick and Tachbrook Park. A further 34.9 hectares of the supply is located in the rural area on sites such as Siskin Drive, Stoneleigh Deer Park and a number of small farm diversification schemes. Kenilworth has a very small proportion of the employment supply compared with other areas.

Site	Completed 1996-2008	Under construction	Available with permission	Total Area (hectares)	Use Class Type	Previously Developed Land
Warwick Technology Park	7.75	0.00	0.00	7.75	B1	
Tachbrook Park	17.56	0.00	7.33	24.89	B1, B2, B8	
Queensway Business Park	2.85	0.00	1.90	4.75	B1, B2, B8	✓
Spa Park	12.6	0.00	1.15	13.75	B1, B2, B8	✓
South West Warwick Severn Trent	1.51	0.33	13.76	15.60	B1, B2, B8	
South West Warwick Capital and Counties	0.00	0.00	2.50	2.50	B1, B2, B8	
South West Warwick	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	13.68	0.99	0.10	14.77	B2 - 7.39 B8 - 7.39	
Stoneleigh Business Park	0.6	1.00	0.00	1.6	B1, B2, B8	✓
Quarry Park	1.22	0.00	0.00	1.22	B8	
Pottertons, Emscote Road	0.00	0.00	0.54	0.54	B1	✓
Benfords, Cape Road	0.2	0.00	1.76	1.96	B1, B2	✓
Former Council Depot, Saltisford	1.2	0.00	0.2	1.4	B1	✓
Total: Large Employment Sites	65.53	2.32	45.37	113.22	N/A	

Table 3: Small Employment Sites 1996 – 2008						
Site	Completed 1996-2008	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	✓
Bus depot, Park Drive	0.00	0.00	0.6	0.6	B8	✓
Blick Road	0.34	0.00	0.00	0.34	B8	✓
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	0.5	0.00	0.00	0.5	B1	
Quarry Farm, Old Milverton Lane	0.00	0.00	0.35	0.35	B8	✓
Greys Mallory Police	0.00	0.00	0.3	0.3	B1	✓
1 Common Lane, Kenilworth	0.00	0.00	0.65	0.65	B8	✓
Oldhams, Barford	0.4	0.00	0.00	0.4	B1	✓
Combined Justice Centre, Leamington	0.00	0.00	0.4	0.4	B1	✓
Brandon House, Siskin Drive	0.29	0.00	0.00	0.29	B1	✓
Total: Small Employment Sites	7.54	0.00	3.3	10.84	N/A	N/A

* Individual site plans are attached at the end of this document for all sites with *available* employment land or which were completed during this monitoring year.

Please note that these tables only include sites committed at the start of the monitoring year. New sites granted planning permission this monitoring year which also contribute towards the overall employment supply are listed in table 6, Section 7 of this report.

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 2008 (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 07/08 (ha)	With outline or detailed permission (ha)	Total (ha)
Large sites	2.32	45.37	47.69
Small sites	0.00	3.3	3.3
New 07/08	0.00	10.26	10.26
			61.25

- 5.2 During this monitoring year, 2.32 hectares of employment land was **under construction** and 58.93 hectares was available with either **outline or detailed planning permission**. Of the total employment land available 47.69 hectares was made up of large sites, 3.3 hectares were small sites and the remaining 10.26 hectares consisted of land which was granted planning permission during this monitoring year

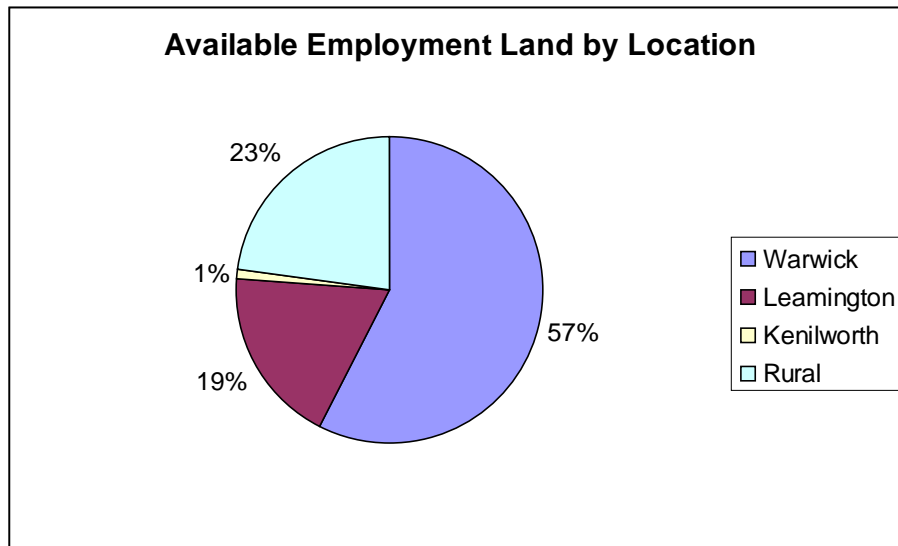
Available employment by type (B1, B2 and B8)

- 5.3 At 1st April 2008 of the available employment land within the district 44.1 hectares was proposed for mixed B1/B2/B8 uses, 12.32 hectares for B1 use, 2.685 hectares for B2 use and 2.145 hectares for B8 use.

Available employment land by location

5.4 The majority of available employment land within the district is located within Warwick (35.22ha) due to large sites such as South West Warwick and Warwick Gates but also due to smaller longstanding sites. There is 11.38ha within Leamington, 14 ha in the rural area and the remainder (0.65 ha) is located within Kenilworth.

Graph 1



6. Completions (2007/08)

6.1 For the purposes of regional monitoring, 7,883 sqm (1.6 ha) of new employment floor space was completed on sites over 0.4 within this monitoring year (see Table 5) of which 7,211 sqm of employment floor space was developed on previously developed land. This was 91% of the total employment land completed compared with 21% in 2006/07

Site	Area (ha)	(sqm)	B1	B2	B8	Previously developed land
The Piggery, Hatton	0.5	672	✓			
Cape Road, Warwick	0.2 (part of larger site)	985		✓	✓	✓
Former Council Depot, Saltisford	0.5	4669	✓			✓
Oldhams, Barford	0.4	1557	✓			✓

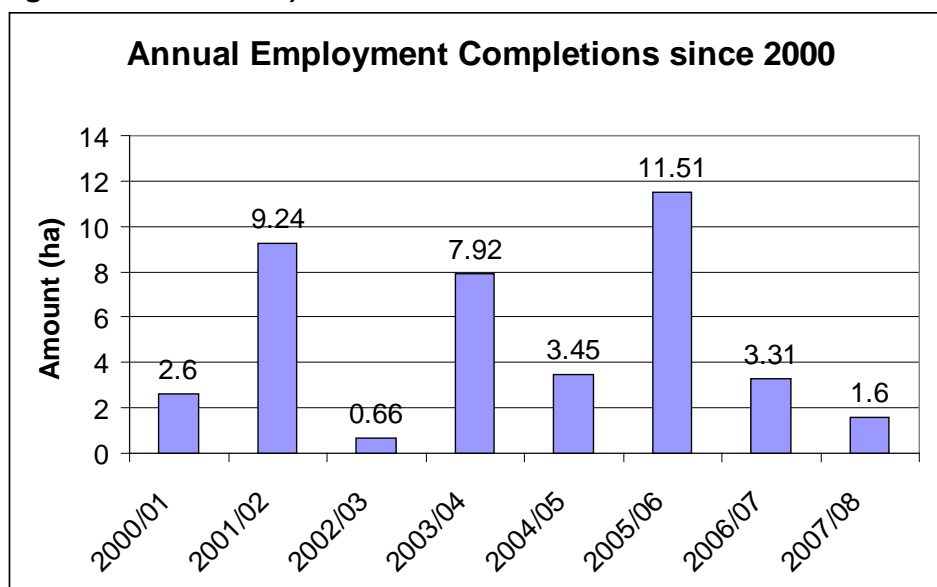
Completions by Use Class Type (B1, B2, B8)

6.2 During this monitoring year 6898 sqm was developed for B1 (office) use, and the remainder 985 for mixed B1, B2 (general industrial) and B8 (warehouse / storage).

Annual Employment Completions (2000 to 2008)

6.3 Since 2000, an average of 5 hectares of employment land has been completed per annum.

Graph 2: Annual Employment Completions since 2000 (sites 0.4ha, and over excluding town centre sites)



7. New Employment Land (2007/08)

- 7.1 During this monitoring year 10.26 hectares of new employment land (on sites over 0.2ha) was granted planning permission all of which is located in the rural area.

Table 6: Permissions granted for **new** employment sites during 2007/08.

Site	Completed 2008	Under Construction	Available with permission	Total Area	Use Class Type	Previously developed land
Former Honiley Airfield	0.00	0.00	10	10	B1	✓
Ivy House Farm, Hockley Heath	0.00	0.00	0.26	0.26	B2	
Total new permissions:	N/A	N/A	10.26	10.26	N/A	N/A

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

- 7.2 A further 0.099 ha of employment land was granted on sites under 0.4ha, of which 0.399ha was completed during the monitoring year. However as the majority of applications under 0.2 hectares are small extensions it would be misleading to include these within the overall employment figures.

8. Losses (2007/08)

- 8.1 During the monitoring year, a total of 0.09 hectares of employment land was potentially lost to residential use by the grant of planning permission for housing. Of this, conversions accounted for 0.02 hectares and redevelopment accounted for 0.07 hectares. In addition to this, 0.96 hectares of employment land was lost through the commencement of work on residential developments.

9. Local Plan Employment Allocations

Previous Warwick District Local Plan (1989 – 2001)

- 9.1 Two major employment commitments were brought forward from the previous 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).

Warwick District Local Plan (1996 – 2011)

- 9.2 The following table shows progress on the employment allocations in the Local Plan.

Table 7: Progress on current employment allocations

	Site	Area (ha)	Progress in 2007/08
A	Station Goods yard, Leamington	2.1	A planning application for 8,048 sq m of B1 offices was granted in October 2007 however the section 106 agreement has not yet been signed.
B	Land at High St/Lower Avenue, Leamington	0.2	No progress during this monitoring year.
C	Land at Queensway, Leamington	3.2	No progress during this monitoring year.
D	Land R/O Homebase, Leamington	1.8	No progress during this monitoring year.
E	Saltisford Depot, Warwick	1.2	The office development on this site was completed during this monitoring year and is now occupied by Warwickshire County Council. A further 0.2 ha of employment land, which does not form part of the Local Plan allocation, is yet to be started
F	Land off Nelson Lane, Warwick	0.5	No progress during this monitoring year.
	Total outstanding employment allocations:	7.8ha	

10. Office Development 2007/08

New development granted planning permission

- 10.1 During this monitoring year, a total of 3,211 sq m of new office floor space was granted planning permission.

Table 8: New Office Sites granted Planning Permission during 2007/08	
Sites	Area (sqm)
Plot 4001, SWW Severn Trent, Warwick	1349
Former York Road Centre, Avenue Road, Leamington	1162
New Era Farm, Kings Hill Lane, Finham	700
Total	3211

Office completions

- 10.2 A total of 11,425 sqm of office development was completed during this monitoring year.

Table 9: Office Completions 2007/08	
Site	Area (sqm)
Plot 4040, Siskin Drive, Coventry	3693
The Piggery, Brownley Green Lane, Hatton	672
6 Dormer Place, Leamington	1135
Oldhams, Barford	1557
Site 1100 (Phase 1), Tachbrook Park, Leamington	2540
Site 1100 (Phase 2), Tachbrook Park, Leamington	1258
Brandon House, Siskin Drive, Coventry	570
Total	11,425

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 2004.

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*

Appendix 1: Site Plans

Key Map 1: District Wide

Key Map 2: Urban Areas

1. Tachbrook Park
2. Queensway
3. Spa Park
4. South West Warwick (1)
5. South West Warwick (2)
6. South West Warwick (3)
7. Warwick Gates
8. Siskin Drive
9. Stoneleigh Deer Park
10. Pottertons, Emscote Road
11. Cape Road, Warwick
12. Thwaites, Welsh Road
13. Park Drive, Leamington
14. The Piggery, Hatton
15. Saltisford, Warwick
16. Quarry Farm, Old Milverton Lane
17. Police Depot, Greys Mallory
18. 1 Common Lane, Kenilworth
19. Oldhams, Barford
20. Combined Justice Centre, L/Spa
21. Brandon House, Siskin Drive
22. Ivy House Farm
23. Former Honiley Airfield

Employment Allocations

Plan A: Station Goods Yard, Station Approach

Plan B: Land at High Street / Lower Avenue

Plan C: Land at Queensway, Leamington Spa

Plan D: Land Rear of Homebase, Princes Drive

Plan E: Saltisford Depot, Saltisford

Plan F: Land at Nelson Lane, Warwick

Please note that these plans are indicative only and should not be regarded as being an exact representation of employment land available.