

employment monitoring report 2007



Local Development Framework



December 2007



# **Employment Monitoring Report 2007**

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 contact the Planning Policy Team on (01926) 456331 or [ldf@warwickdc.gov.uk](mailto:ldf@warwickdc.gov.uk)

**December 2007**

**John Archer  
Planning and Engineering**



## Contents

---

Executive Summary	3
Profile of the District	5
1. Introduction	7
2. Policy Context	7
3. Methodology	9
4. Employment Land Supply (1996 – 2011)	11
5. Available Employment Land	15
6. Completions (2006/07)	17
7. New Employment Land (2006/07)	19
8. Employment Land Losses (2006/07)	20
9. Local Plan Employment Allocations	21
10. Office Development	23
11. Glossary	25
12. Appendix 1 (Site Plans)	27



---

## Executive Summary

---

1. This Employment Monitoring Report monitors in detail the period from the 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2007 but also reports on progress since 1996.
2. At 1<sup>st</sup> April 2007, the **total employment land supply** within Warwick District was 124.75 hectares against the Warwickshire Structure Plan target of 132 hectares for the period 1996 to 2011. Of this, 69.28 hectares was completed, 4.78 hectares was under construction and 50.69 was available with outline or full planning permission.
3. The employment land supply is made up of 11.53 hectares of **small sites** (of 1ha and under) and 113.22 hectares of **large sites** (over 1ha). 27% 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 55.47 hectares of **available employment land** within the district, (sites under construction or available with planning permission) 45.1 hectares is proposed for mixed B1/B2/B8, 4.1 hectares for B1 use, 3.675 for B2 use and 2.595 for B8 use.
5. During this monitoring year 3.31 hectares of employment land was **completed** providing 13,774 sq m of completed floor space. Since 2000, an average of 5.5 hectares of employment land has been completed per annum. During this monitoring year, 21% of completions occurred on **previously developed land**.
6. A further 1.08 hectares of **new employment land** was granted planning permission during this monitoring year all of which was located on previously developed land. All of this is proposed for B1 use.
7. During this monitoring year 0.3 hectares of employment land was lost (on sites of 0.2ha or over) in identified employment or regeneration areas within the district. A further 2.63 hectares was potentially lost by the grant of planning permission for housing.
8. There are six **employment allocations** in the Local Plan of which 7.8 hectares is left to obtain planning permission.
9. During this monitoring year 9,602 sqm of **new office floor space** was granted planning permission. A total of 7,790 sqm of new office floor space was completed all of which had existing planning permission.





---

## Profile of the District

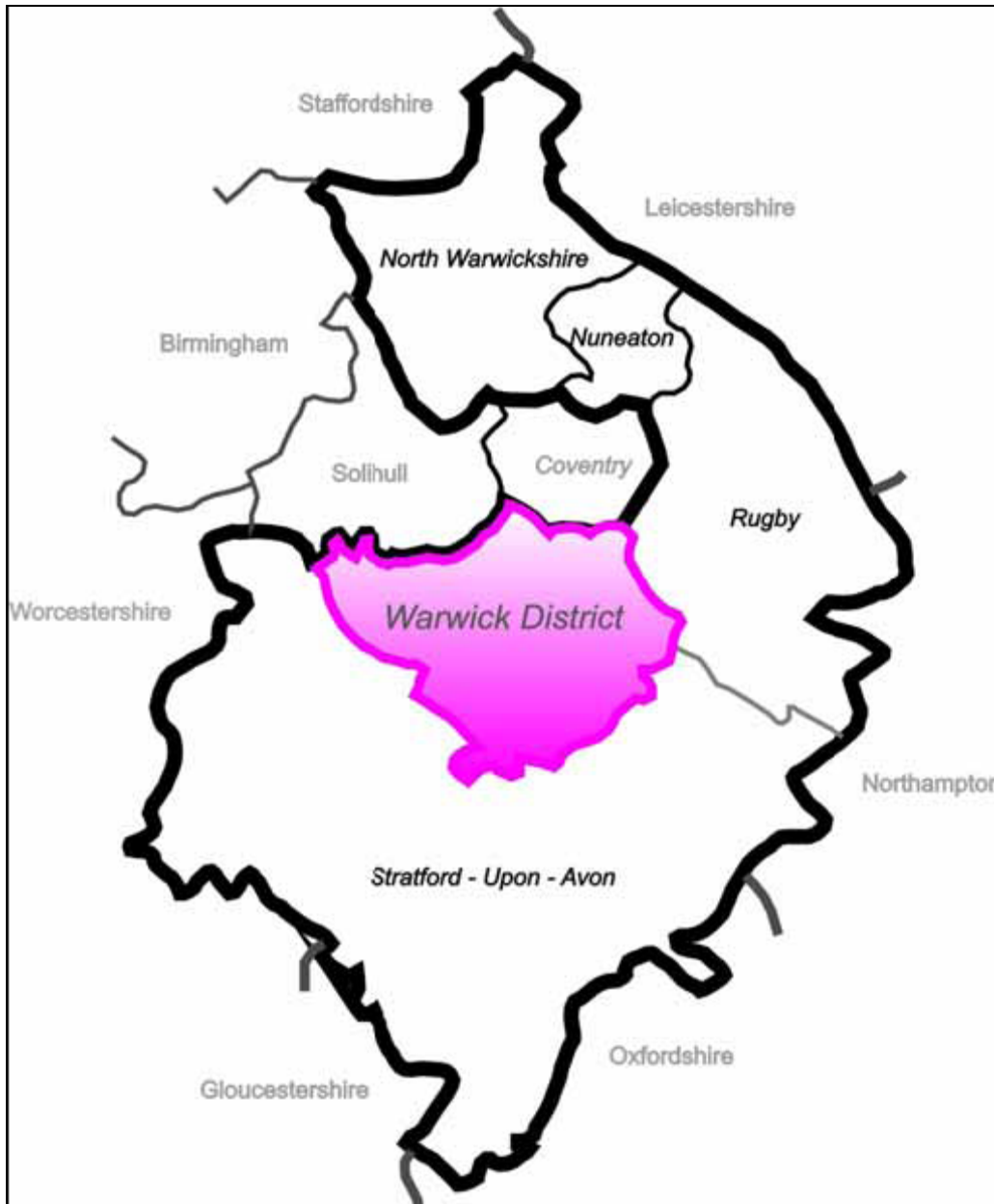
---

- 1 Warwick District covers an area of 28,266 hectares and has a population of approximately 140,300<sup>1</sup>, 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 29 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

---

<sup>1</sup> 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 **1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2007** 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, Local Development Framework or this report please email the Local Plan team on [ldf@warwickdc.gov.uk](mailto:ldf@warwickdc.gov.uk). Alternatively a member of the team can be contacted on the following numbers (01926):

Claire Parlett	456331
Sally Jones	456330
Philip Clarke	456502
Tony Ward	456503
Dan Robinson	456504
Lorna Coldicott	456505

## 2. Policy Context

---

### West Midlands Spatial Strategy 2001 - 2021

The West Midlands Regional Planning Guidance (RPG 11) became Regional Spatial Strategy (RSS) in September 2004<sup>2</sup> 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 the Spatial Options were published in Spring 2007 for consultation between the 8<sup>th</sup> January to 5<sup>th</sup> March 2007. The Preferred Option was approved by the Regional Planning Partnership in October 2007 for consultation in early January 2008. This proposes an indicative long term requirement of 90 hectares for the District to 2026 and within this there must be a rolling five year reservoir of 30 hectares (this includes a 50% share of the University of Warwick expansion).

---

<sup>2</sup> Under the provisions of the Planning and Compulsory Purchase Act 2004

### **Warwickshire Structure Plan**

- 2.1 The Warwickshire Structure Plan (WASP) was adopted by Warwickshire County Council on the 20<sup>th</sup> 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. These policies were saved until September 2007 but now cease to have effect, however the Structure Plan figures are now contained in Local Plan policies.

### **Warwick District Local Plan**

- 2.2 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 4<sup>th</sup> April 2006 and was closed by the Inspector on the 6<sup>th</sup> September 2006. **The Council formerly adopted the Local Plan on the 21<sup>st</sup> September 2007.**
- 2.3 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 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 RAP6.
- 2.4 The Local Plan 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 applied<sup>4</sup>. From this year local authorities have also been asked to monitor sites under 0.4ha and provide a combined floorspace 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.

---

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 1<sup>st</sup> April 2007 the total employment land supply within Warwick District was 124.75 hectares against the Warwickshire Structure Plan target of 132 hectares for the period 1996 to 2011. This consists of 50.69 hectares of land available with either outline or detailed planning permission, 4.78 hectares of land under construction and 69.28 hectares of completed employment land. The balance of land is met through sites allocated in the Local Plan (7.8ha) (see Section 9). This brings the total employment land supply within Warwick District to 132.5 hectares meeting the Structure Plan target.

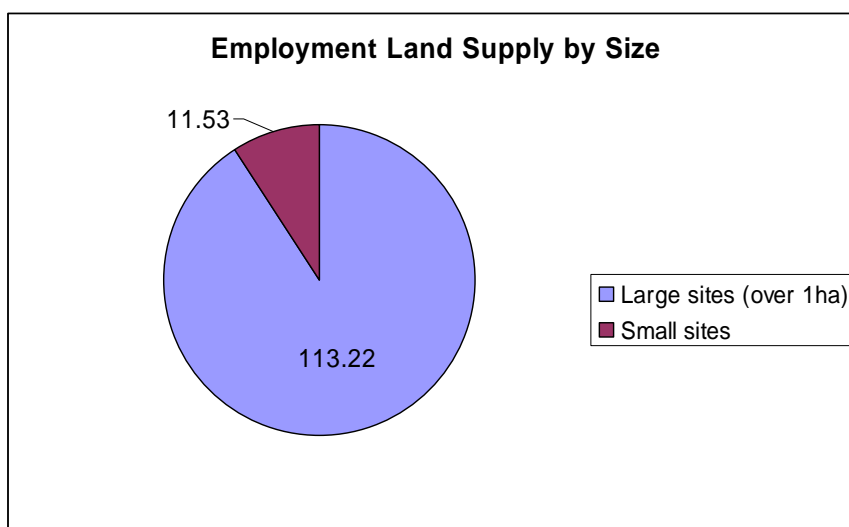
**Table 1: Employment Land Supply in Warwick District (ha)**

Structure Plan Requirement	Completed Land	Under Construction	Outline	Detailed Permission	Total Supply
132	69.28	4.78	36.30	14.39	124.75

### 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 1<sup>st</sup> April 2007 a total of 11.53 hectares ( 10.45ha existing and 1.08 new sites) of employment land was made up of small sites and 113.22 hectares consisted of large sites all of which were existing 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 1<sup>st</sup> April 2007 approximately 33.18 hectares of the supply was located on previously developed land and buildings. This is 27% 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 40.98 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, 17.97 hectares for B1 development, 10.67 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

4.5 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 14.77 hectares 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**

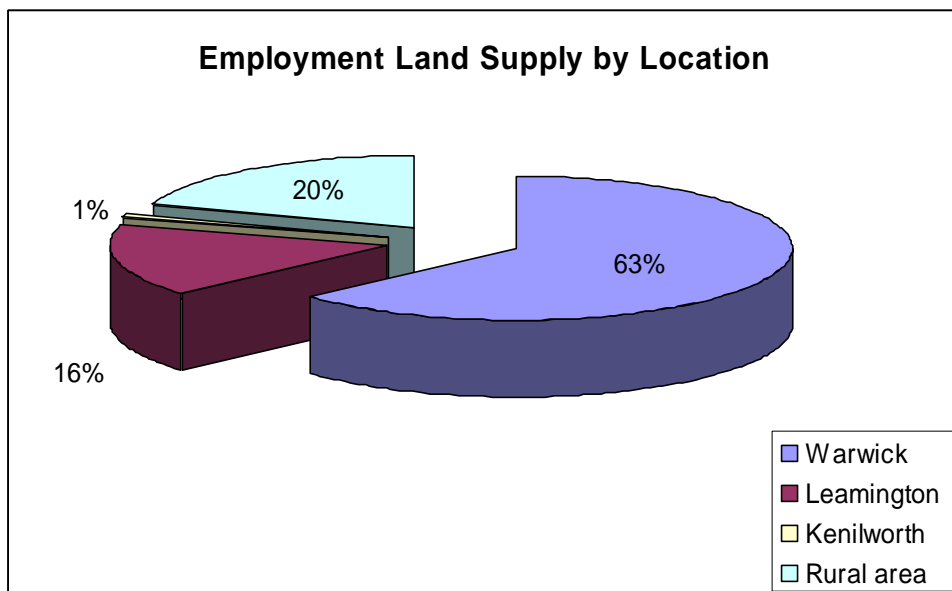




Table 2: Large Employment Sites (over 1ha) 1996 to 2007

Site	Completed 1996-2007	Under construction	Available with permission	Total Area (hectares)	Use Class Type	Previously Developed Land
Tachbrook Park	16.76	0.80	7.33	24.89	B1, B2, B8	
Queensway Business Park	2.85	0.00	1.90	4.75	B1, B2, B8	✓
Spa Park	12.4	0.2	1.15	13.75	B1, B2, B8	✓
Warwick Technology Park	7.75	0.00	0.00	7.75	B1	
South West Warwick Severn Trent	1.51	0.00	14.09	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	12.78	0.90	1.09	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 <sup>4</sup>	B1	✓
Benfords, Cape Road	0.00	0.2	1.76	1.96	B1, B2	✓
Former Council Depot, Saltisford	0.7	0.5	0.2	1.4	B1	✓
Total: Large Investment Sites	62.93	3.6	46.69	113.22	N/A	

<sup>4</sup> Reduced from 05/06 figure to reflect amended site area

Table 3 Small Employment Sites 1996 – 2007

Site	Completed 1996-2007	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	✓
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	
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	✓
Total: Small Investment Sites	6.35	0.5	3.6	10.45	N/A	N/A

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

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 1<sup>st</sup> April 2007 (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.

<b>Table 4: Available Employment Land</b>			
	<b>Under construction 06/07 (ha)</b>	<b>With outline or detailed permission (ha)</b>	<b>Total (ha)</b>
Large sites	3.6	46.69	50.29
Small sites	0.5	3.6	4.1
New 05/06	0.68	0.4	1.08
			<b>55.47</b>

- 5.2 During this monitoring year 4.78 hectares of employment land was **under construction** and 50.69 hectares was available with either **outline or detailed planning permission**. Of the total employment land available 50.29 hectares was made up of large sites, 4.1 hectares were small sites and the remaining 1.08 hectares consisted of land which was granted planning permission during this monitoring year

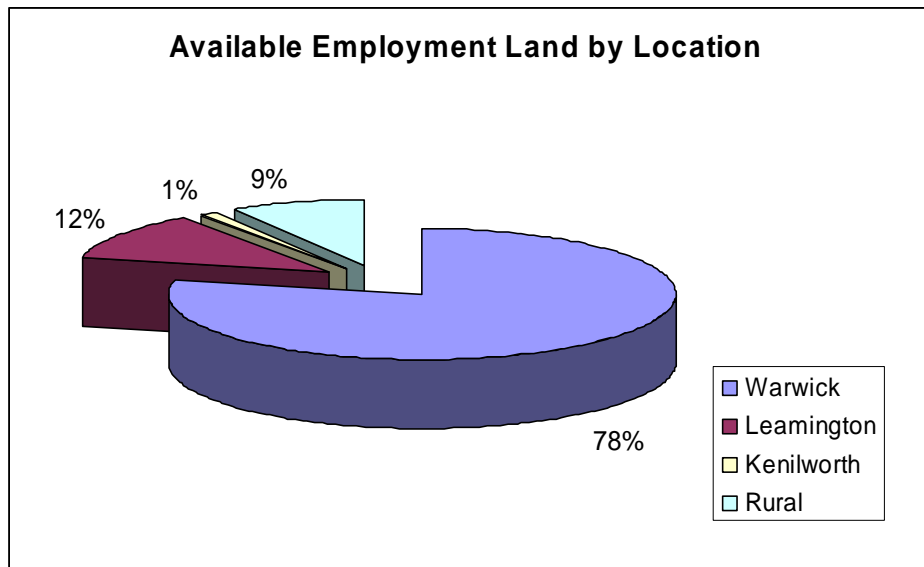
### **Available employment by type (B1, B2 and B8)**

- 5.3 At 1<sup>st</sup> April 2007 of the available employment land within the district 45.1 hectares was proposed for mixed B1/B2/B8 uses, 4.1 hectares for B1 use, 3.675 hectares for B2 use and 2.595 hectares for B8 use

### 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.

**Graph 4**



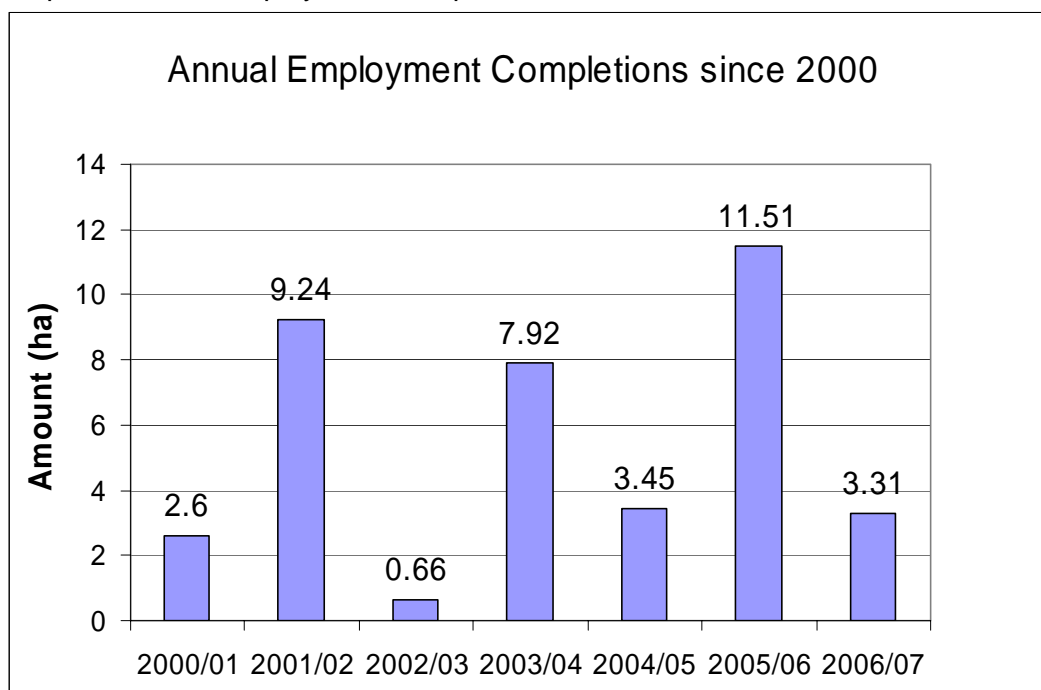
## 6. Completions (2006/07)

6.1 During this monitoring year 13,774 sqm (3.31 ha) of new employment floor space was completed within Warwick District (see Table 5).

Table 5: Employment Completions 06/07					
Site	Area (ha)		B1	B2	B8
Plot 3040 Siskin Drive	1.1	4103	✓	✓	✓
SWW Severn Trent Plot 9000	1.51	6839	✓		
Former Council Depot, Saltisford	0.7	2832	✓		

6.2 Since 2000, an average of 5.5 hectares of employment land has been completed per annum.

Graph 5: Annual Employment Completions since 2000



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

6.3 During this monitoring year 9,671 sqm was developed for B1 (office) use, and the remainder 4,103 for B1, B2 (general industrial) and B8 (warehouse / storage).

### **Greenfield and Brownfield Completions 2006/07**

- 6.4 During this monitoring year 2,832 sqm of employment floor space was developed on previously developed land. This was 21% of the total employment land completed compared with 88% for 2005/06.

## 7. New Employment Land (2006/07)

7.1 During this monitoring year 1.08 hectares of new employment land (on sites over 0.2ha) was granted planning permission all of which is located on previously developed land. All of this is proposed for B1 use.

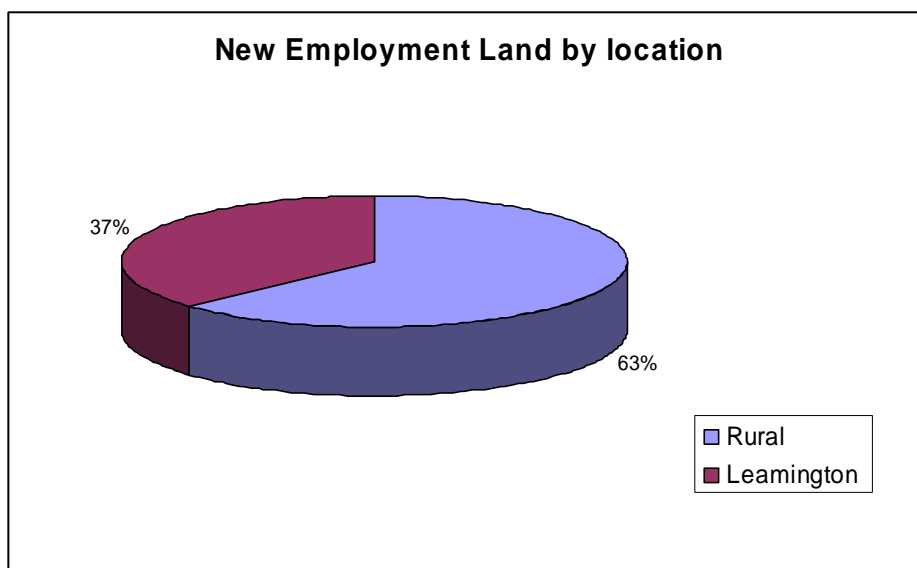
**Table 6: Permissions granted for new employment sites during 2006/07.**

Site	Completed 2007	Under Construction	Available with permission	Total Area	Use Class Type	Previously developed land
Oldhams, Barford*	0.00	0.39	0.00	0.39	B1	✓
Combined Justice Centre, Leamington*	0.00	0.00	0.4	0.4	B1	✓
Brandon House, Siskin Drive*	0.00	0.29	0.00	0.29	B1	✓
<b>Total new permissions:</b>	0.00	0.68	0.4	1.08	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 1.6 ha of employment land was granted on sites under 0.2ha, of which 0.22ha was completed during the monitoring year. However as the majority of applications under 0.2 are small extensions it would be misleading to include these within the overall employment figures.

Graph 6



## **8. Losses (2006/07)**

---

- 8.1 During this monitoring year 0.3 hectares of employment land was lost (on sites of 0.2ha or more). This involved the change of use of industrial premises for a children's indoor play centre and childcare facility at Woodhams Road on the Middlemarch Business Park. A further 2.63 hectares was potentially lost to residential use by the grant of planning permission for housing. Of this, 0.44 hectare was lost through conversion and 2.19 hectares were lost through redevelopment.



## 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). During this monitoring year an office village was completed at South West Warwick and permission was granted for the construction of a local centre to service the residential development. It is anticipated that this will include retail units, a nursery, community hall, place of worship, doctor's surgery, public house and 24 flats. This is currently under construction. There has once again been no progress at Warwick Gates during this monitoring year.



Development of the Local centre at South West Warwick

### 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 2006/07
A	Station Goods yard, Leamington	2.1	During the monitoring year, a planning application for 8,048 sq m of B1 offices was submitted on this site. This application had not been determined at the end of the monitoring year (however was granted in October 2007).
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	At April 2007, two office blocks occupying 0.7 ha had been completed and were occupied by Warwickshire County Council. A further 0.5 ha was under construction. (NB: The site is shown in table 1 as now being 1.4 ha. This is because an adjacent piece of land has been given permission which does not form part of the Local Plan allocation.)
F	Land off Nelson Lane, Warwick	0.5	No progress during this monitoring year.
G	Land off Wedgenock Lane, Warwick	Nil	No progress during this monitoring year. (NB: This 1.9ha site was deleted as an allocation from the Local Plan in the Inspector's report following the Public Inquiry in 2006.)
	<b>Total outstanding employment allocations:</b>	<b>7.8ha<sup>5</sup></b>	

<sup>5</sup> 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 2.

## 10. Office Development 2006/07

### New development granted planning permission

- 10.1 During this monitoring year a total of 9,602 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.

Sites	Area (sqm)
Oldhams, Barford	1557
Combined Justice Centre, Newbold Terrace, Leamington	2391
Site 1100 (Phase 1) Athena Drive, Tachbrook Park	2540
Site 1100 (Phase 2), Athena Drive , Tachbrook Park	1258
Former Sikh Community Centre, Mill Street, Leamington	500
Land at Budbrooke Road, Warwick	786
Brandon House, Siskin Drive	570
Total	9,602

### Office completions

- 10.2 A total of 7,790 sqm of office development was completed during this monitoring year. The majority of this was for an Office village at South West Warwick.

Table 9

Site	Area (sqm)
South West Warwick	6839
Europa House, Heathcote Lane.	951
Total	7,790



Completed Office Development at South West Warwick.



## 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. Montague Road, Warwick
15. The Piggery, Hatton
16. Saltisford, Warwick
17. Quarry Farm, Old Milverton Lane
18. Police Depot, Greys Mallory
19. 1 Common Lane, Kenilworth
20. Oldhams, Barford
21. Combined Justice Centre, L/Spa
22. Brandon House, Siskin Drive

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

