

Land Availability **Employment**



APRIL 2012



Bromsgrove
District Council

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Employment Land Availability Report

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Summary

The purpose of this Monitoring Report is to collate data on employment land supply in Bromsgrove District. All sites with planning permission for employment use at a snapshot date of 1st April 2012 are visited to gain accurate figures for employment completions, units under construction and units not yet started. The information is required for the preparation of the Annual Monitoring Report. It will also help with the review of existing adopted Local Plan policies, and provide background information for the Local Development Framework, including the Core Strategy. The study is available in both printed form and on the Councils website at www.bromsgrove.gov.uk/planning.

Introduction

Bromsgrove District Council as a Local Planning Authority is required to review employment development within the District.

The information obtained from monitoring is used to track the progress towards meeting the employment land requirement set out within the Draft Core Strategy 2, which was consulted on during January 2011. This employment target derived from evidence as part of the West Midlands Regional Spatial Strategy Phase 2 Revision for the period 2006 - 2026.

The monitoring will also be used to assess the effectiveness of Local Plan policies that still exist and to inform policy review, as well as contribute to the emerging Core Strategy. It also contributes to both the District's Annual Monitoring Report and DCLG employment flow returns.

The Strategic Planning team at Bromsgrove District Council produces the Employment Land Monitoring Report annually. This employment report sets out the Council's latest position on employment land supply at 1st April 2012.

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Employment Land Availability Report

The NPPF

The National Planning Policy Framework (NPPF) was published in March 2012 and supersedes guidance contained in Planning Policy Statement 4 'Planning for Sustainable Economic Development' (PPS4).

The purpose of the planning system is to contribute to the achievement of sustainable development. One of the roles of sustainable development is the need for the planning system to provide an economic role. This can be achieved through the contribution of building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.



Bromsgrove District is a Green Belt authority. This restricts the type and amount of development that is acceptable in the area. Green Belt policies generally restrict the amount of employment land, but there has been some development of 'windfall' sites, including ones in the countryside usually in the form of barn conversions. These are expected to continue to come forward as Government advice in the NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings; as well as promote the development and diversification of agricultural and other land-based rural businesses.

Employment Land Requirements

The employment requirements for Bromsgrove District were originally set by the Worcestershire County Structure Plan. This expected the District to provide 55 hectares (ha) of land for employment uses within Classes B1, B2, and B8 between April 1996 to March 2011. This figure did not include 30ha of land at Ravensbank Business Park, which was allocated to meet some of the needs of Redditch Borough.

These policies within the Worcestershire County Structure Plan have been deleted and were replaced by Regional Planning Guidance in the form of the Regional Spatial Strategy (RSS).

In 2009 the RSS underwent a partial review and the Inspectors Panel Report agreed with Policy PA6A of the Preferred Option, which indicates Bromsgrove should make provision for a continuing five-year supply reservoir of 7ha of readily available employment land outside the town centre throughout the plan period. However, the Panel Report stated that instead of multiplying this figure three times, it is more logical to apply a times four basis for the total indicative requirement over the 20 year plan period.



This means there should be an indicative long-term requirement of 28ha up until 2026. In meeting both the five-year reservoir and the longer-term requirements priority should be given to the identification and development of brownfield land in accordance with these figures. These employment targets were consulted on as part of the Bromsgrove's Draft Core Strategy 2 in January 2011. There is currently further work being undertaken as part of an updated Employment Land Review, which is expected to provide further evidence on the employment land required across the District. This work will have a new base date of 2011 for the plan period and will provide a target required up till 2030. Future Employment Land Availability Reports will be changed accordingly to reflect this updated evidence.

Employment Use Classes

Under the Use Classes Order (1987) the B use classes are defined as:

- B1** – Business (including offices that are not within A2, research and development, studios, laboratories, hi-tech uses and light industry).
- B2** – General industry i.e. manufacturing.
- B8** – Storage and distribution (including wholesale warehousing, distribution centres and repositories).

The Bromsgrove District Local Plan translates the Structure Plan employment land requirement into specific land allocations and detailed policies. The Local Plan was adopted 13th January 2004. This same concept will emerge as part of Bromsgrove District Council's Core Strategy.



Windfall Methodology

Windfall employment sites are taken to be those sites that are neither an allocated nor committed site. They are essentially sites that did not fall within the Use Class Orders B1, B2, or B8, but by virtue of planning consent for change of use now come within one of the 'B' Use Classes.

Windfall employment sites do not include land already in employment use, such as redevelopment sites or the re-use of existing industrial land. The District Council also excludes from the figures any intensification of uses or land held by existing companies/employment generations for their own expansion plans. However, development of areas of vacant land within land zoned for employment purposes are counted, as this brings previously under-utilised land into productive employment use.

Please Note

For the purposes of this Employment Land Availability Report, a target of 28 hectares for employment land from 2006 to 2026 will be used when calculating targets and five-year land supplies. This figure was the identified target recognised as part of the Council's Draft Core Strategy 2 consultation in early 2011, which was based on evidence for the RSS Phase 2 Revision. As previously mentioned these figures are likely to change as further evidence base documents are completed in line with a new plan period from 2011 to 2030.



Employment Land Supply

Employment Completions

The emerging Bromsgrove District Core Strategy must make provision for a continuing five-year reservoir of 7ha of readily available employment land and an indicative long-term requirement of 28ha up until 2026 (based on target set out in Draft Core Strategy 2 and Panel Report as part of the West Midlands RSS Phase 2 Revision).

For the purposes of this monitoring report, employment land relates to business, industrial, storage and distribution uses only, as defined by classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 and applicable 'sui generis' uses. It does not include land for retail purposes.

In order to simplify the process; a threshold has been set so that only employment land developments for 'B' Class uses of 0.1 hectares and above are monitored. Notwithstanding this, Appendix A provides details of current employment related planning permissions, irrespective of their size up until 31st March 2012.

**Figure 1: Annual employment land completions
1st April 2006 - 31st March 2012**

(Excluding land allocated at Ravensbank Business Park and Longbridge)

Year	Commitments (Sqm)	Windfalls (Sqm)	Total Completions (Sqm)
April 2006 - March 2007	22,060.97	3,754.6	25,815.57
April 2007 - March 2008	16,915.33	9,509.21	26,424.54
April 2008 - March 2009	16,787.26	0	16,787.26
April 2009 - March 2010	13,832	0	13,832
April 2010 - March 2011	0	5,205.96	5,205.96
April 2011 - March 2012	31,370	0	31,370
TOTAL:	100,965.56	18,469.77	119,435.33

Figure 1 shows that of the 28ha required as an indicative long-term requirement of readily available employment land up until 2026, development has already been completed on 11.94ha of land since 2006. This is 42.6% of the District's total employment land requirement.



Figure 2: Employment Sites Completed 1st April 2011 - 31st March 2012

(Excluding land allocated at Ravensbank Business Park and Longbridge)

Application No	Site Addresses	Parish	Commitment	Use Classes	Area (m ²)
2010/0619	Bromsgrove Technology Park, Plots 1-14	Bromsgrove	Completed	B1, B2, B8	25,700
2008/0826	Saxon Business Park, Plot 11, Phase 2	Stoke Prior	Completed	B1, B2, B8	5,670
Total					31,370

Employment Commitments

Employment commitments are defined as sites that are either under construction or have received planning permission but construction work has not started. As of 1st April 2012, 200,176m² (20.02ha) of land had planning permission for employment use. Of these, all of the commitments had not yet started and none were under construction. These commitments and their use classes are identified in **figure 3**.

Figure 3: Employment Land Not Started 1st April 2011 - 31st March 2012

(Excluding land allocated at Ravensbank Business Park and Longbridge)

Application No	Site Addresses	Parish	Commitment	Use Classes	Area (m ²)
2002/1014	Former Garringtons/ UEF works*	Bromsgrove	Not Started	B1, B2, B8	65,840
2007/0704	Buntsford Business Park, Land Adjacent Sugar Brook Mill	Bromsgrove	Not Started	B2	4400
2007/0689	Saxon Business Park - Plot 5, Phase 2	Stoke Prior	Not Started	B1, B2, B8	5000
2010/0308	Saxon Business Park - Plot 2B	Stoke Prior	Not Started	B1	1147
2009/0985	Wildmoor Mill Farm, Mill Lane	Belbroughton	Not Started	B1	4510
2009/0136	Wythall Green Business Park	Wythall	Not Started	B1, B2, B8	118000
2010/0614	Holly Tree Farm	Wythall	Not Started	B1	1279
Total					200,176

* Originally 109,000 m² - Part of site completed or under construction as part of other applications



Ravensbank Business Park

At 1st April 2012, 53,000m² (5.3ha) of land at Ravensbank Business Park had planning permission for employment use and no work on these sites has commenced. These commitments and their use classes are listed in **figure 4**.

Figure 4: Employment Land Commitments at Ravensbank Business Park 1st April 2011 - 31st March 2012

Application No	Sites	Commitment	Use	Area (m ²)
2010/0212	Ravensbank Business Park, Plot 10	Not Started	B1, B2, B8	26,800
2010/0213	Ravensbank Business Park, Heller Tools	Not Started	B2	11,200
2007/1108	Ravensbank Business Park, Plot 10A	Not Started	B1, B2, B8	15,000
			TOTAL:	53,000

Longbridge

The Longbridge Area Action Plan (AAP) was adopted in April 2009 to regenerate the area of Longbridge. The area straddles the boundary of Birmingham and Bromsgrove and consists of 195ha. At 1st April 2012, within the Bromsgrove boundary, 53,000m² (5.3ha) of land had planning permission for employment use, but no work on this large site has commenced. These commitments and their use class are listed in **figure 5**.

Figure 5: Employment Land Commitments at Longbridge 1st April 2011 - 31st March 2012

Application No	Sites	Commitment	Use	Area (m ²)	Floorspace (m ²)
2007/1115	Part Cofton Centre, Unit 6	Not Started	B2	20300	6,014
2010/0727	Part Cofton Centre, Unit 5	Not Started	B1, B2, B8	32700	14367
			TOTAL:	53,000	20,381



Conclusion

Figure 6 below provides an update on the provision of employment land for each component of employment land supply up to 1st April 2012.

Figure 6: Employment Land Supply 1st April 2006 - 31st March 2012

(Excluding land allocated at Ravensbank Business Park and Longbridge)

	Square Metres (Sqm)	Hectares (Ha)
Remaining Allocations (BROM6)	18,000	1.8
Completions - April 2012	119,435.33	11.94
Sites under construction - April 2012	0	0
Sites with planning permission not started - April 2012	200,176	20.02
Total Commitments at 1st April 2012	200,176	20.02
DCS2 Target	280,000	28
Total Employment Land April 2006 - April 2026	337,611.33	33.76

At 1st April 2012 a total of 20.02ha of land was available with planning permission (either outline or detailed permission) for employment development within Bromsgrove District. As the table above indicates, the whole 20.02ha have not started and no commitments are under construction. This consisted of 15.7ha of mixed B1/B2/B8 uses, 6.13ha of mixed B1/B2 uses, and 1.14ha for B1 use, 0.44ha for B2 use, and 0.31 for B8 use. Since 2006 (the beginning of the RSS/DCS2 plan period) there have been 8.81ha of completed development, which combined with the land not yet completed, equates to 32.55ha against the RSS/DCS2 target of 28ha for Bromsgrove District between 2006 and 2026.

A further 1.8ha of employment land is allocated in the form of BROM6 - a site identified within the District Local Plan. This brings the total employment land supply within Bromsgrove District to 34.35ha, which if all complete, would exceed the RSS/DCS2 target up until 2026.



Appendix

Employment Land Monitoring Report April 2012

	Application Number	Site area (m2)	07-08	08-09	Completions			U/C 11-12	O/S 11-12
					09-10	10-11	11-12		
Site Name 104A Birmingham Road									
at 104A Birmingham Road									
	2009/0889	165			0	0	0		165
Site Name 26 High Street									
At 26 High Street									
	2008/0134	99			0	99	0		0
Site Name 5 Hanover Place									
at 5 Hanover Place									
	2009/0405	103			0	103	0		0
Site Name Bromsgrove technology Park									
at Plots 1-14									
	2010/0619	25700			0	0	25700	0	0
Site Name Buntsford Business Park									
at Unit 5									
	2010/0057	317			0	0	0		317

Application	Site area Number	Completions (m2)	07-08	08-09	09-10	U/C 10-11	O/S 11-12	11-12	11-12
at Land Adjacent Sugar Brook Mill	2007/0704	4400	0	0	0	0	0	0	4400
Site Name Former UEF/Garringtons Works									
at Off Newton Road	2002/1014	109000	8400	0	0	0	25700	0	65840
Site Name Highfield Farm									
at Middle Lane	2009/0906	416				0	0	0	416
Site Name Holly Tree Farm									
at Dark Lane	2010/0614	1279	0	0	0	0	0	0	1279
Site Name Money Lane School Farm									
at Money Lane	2010/0633	600	0	0	0	0	0	0	600
Site Name Part Cofton Centre									
at Unit 6	2007/1115	20300	0	0	0	0	0	0	20300

	Application Number	Site area	Completions					U/C	O/S
			07-08	08-09	09-10	10-11	11-12	11-12	11-12
at Unit 5	2010/0727	32700	0	0	0	0	0	0	32700
Site Name Ravensbank Business Park									
at Plot 10, Acanthus Road	2010/0212	26800	0	0	0	0	0	0	26800
at Plot 10A	2007/1108	15000	0	0	0	0	0	0	15000
Site Name Saxon Business Park									
at Plot 11, Phase 2	2008/0826	5670	0	0	0	0	5670	0	0
at Plot 5, Phase 2	2007/0689	5000	0	0	0	0	0	0	5000
at Plot 2B, Snape Way	2010/0308	1147	0	0	0	0	0	0	1147
Site Name Wildmoor Mill Farm									
at Mill Lane	2009/0985	4510	0	0	0	0	0	0	4510

	Application Number	Site area	Completions					U/C	O/S
			07-08	08-09	09-10	10-11	11-12	11-12	11-12
Site Name	<i>Wythall Green Business Park</i>								
at	<i>Middle Lane</i>								
	2009/0136	118000	0	0	0	0	0	0	118000



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