

Land Availability **Employment**



APRIL 2011



Bromsgrove
District Council

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Employment Land Availability Report

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Employment Land Availability Report

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 by the Regional Spatial Strategy for the period 2006 - 2026. It 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.

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 2011.

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 Draft National Planning Policy Framework (July 2011) states that planning strategies should maintain a prosperous rural economy by supporting the sustainable growth of rural businesses.

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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 These policies within the Worcestershire County Structure Plan have been deleted as they have been replaced by Regional Planning Guidance in the form of the Regional Spatial Strategy (RSS).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 Policy PA1. However, Bromsgrove District Council should view these longer term requirements as indicative and subject to testing and possible revision as part of their Core Strategy. The Panel Report also identified that Bromsgrove will also seek to accommodate an 8ha rolling five-year reservoir employment land provision and 24ha indicative long-term requirement employment land provision in conjunction with Stratford-on-Avon District Council to meet the needs for Redditch Borough.

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

The Examination in Public into the Phase 2 Revision of the Regional Spatial Strategy was held in spring 2009. The Panel recommended an allocation of 28 hectares of employment land in Bromsgrove for the period 2006-2026. However, following the change in Government the policy situation is complex. A draft of the Localism Bill was published in December 2010 highlighting the Government's intention to abolish Regional Spatial Strategies. The Localism Bill is still passing through Parliament and is not likely to receive Royal Assent until later in the year. Whilst changes are being made to it during its passage through Parliament the Government have regularly reiterated their intention to abolish Regional Spatial Strategies. A series of legal challenges have been made by Cala Homes and on 27th May 2011 the Court of Appeal dismissed Cala Home's claim that the Government's intention to revoke regional strategies could never be a lawful material consideration in planning decisions. It has been recognised in the majority of cases that the RSS is still a material consideration and therefore the employment figures set out in the Phase 2 Revision are still relevant.

For the purposes of this Employment Land Availability Report, the Panel Reports' recommendation of 28 hectares over the plan period will be used when calculating targets and five-year land supplies. This figure was also the identified target recognised as part of the Council's Draft Core Strategy 2 consultation in early 2011.



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.

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, the appendix provides details of current employment related planning permissions, irrespective of their size up until 31st March 2011.

**Figure 1: Annual employment land completions
1st April 2006 - 31st March 2011**

(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
TOTAL:	69,595.56	18,469.77	88,065.33

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 8.81ha of land since 2006. This is 31.5% of the District's total employment land requirement.



Figure 2: Employment Sites Completed 1st April 2010 - 31st March 2011

(Excluding land allocated at Ravensbank Business Park and Longbridge)

Application No	Site Addresses	Parish	Commitment	Use Classes	Area (m ²)
2007/1246	Barnsley Hall Farm,	Bromsgrove	Completed	B1	5,205.96
Total					5,205.96

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 2011, 237,446m² (23.74ha) of land had planning permission for employment use. Of these, 211,746m² (21.17ha) were not started and 25,700m² (2.57ha) were under construction. These commitments and their uses classes are identified in **figures 3** and **4**.

Figure 3: Employment Land Not Started 1st April 2010 - 31st March 2011

(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	61340
2007/0704	Buntsford Business Park, Land Adjacent Sugar Brook Mill	Bromsgrove	Not Started	B2	4400
2008/0602	Bromsgrove Technology Park, Plot 19	Bromsgrove	Not Started	B1	4500
2005/0377	Harris Business Park, Plot 19	Stoke Prior	Not Started	B8	3100
2006/0791	Harris Business Park, Unit A	Stoke Prior	Not Started	B1, B2, B8	2800
2007/0689	Saxon Business Park, Plot 5, Phase 2	Stoke Prior	Not Started	B1, B2, B8	5000

Table continued on page 7



Figure 3: Employment Land Not Started
1st April 2010 - 31st March 2011 *continued*

Application No	Site Addresses	Parish	Commitment	Use Classes	Area (m ²)
2008/0826	Saxon Business Park, Plot 11	Stoke Prior	Not Started	B1, B2, B8	5670
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					211,746

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

Figure 4: Employment Land Under Construction
1st April 2010 - 31st March 2011

(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	Under Construction	B1, B2, B8	25700
Total					25,700



Ravensbank Business Park

At 1st April 2011, 41,800m² (4.1ha) 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 5**.

Figure 5: Employment Land Commitments at Ravensbank Business Park 1st April 2010 - 31st March 2011

Application No	Sites	Commitment	Use	Area (m ²)	Floorspace (m ²)
2010/0212	Ravensbank Business Park, Plot 10	Not Started	B1, B2, B8	26,800	9,819
2007/1108	Ravensbank Business Park, Plot 10A	Not Started	B1, B2, B8	15,000	3,716
TOTAL:				41,800	13,535

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 2011, 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 6**.

Figure 6: Employment Land Commitments at Longbridge 1st April 2010 - 31st March 2011

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 7 below provides an update on the provision of employment land for each component of employment land supply up to 1st April 2011.

Figure 7: Employment Land Supply 1st April 2006 - 31st March 2011

(Excluding land allocated at Ravensbank Business Park and Longbridge)

	Square Metres (Sqm)	Hectares (Ha)
Remaining Allocations (BROM6)	18,000	1.8
Completions - April 2011	88,065.33	8.81
Sites under construction - April 2011	25,700	2.57
Sites with planning permission not started - April 2011	211,746	21.17
Total Commitments at 1st April 2011	237,446	23.74
RSS/DCS2 Target	280,000	28
Total Employment Land April 2006 - April 2026	343,511.33	34.35

At 1st April 2011 a total of 23.74ha of land was available with planning permission (either outline or detailed permission) for employment development within Bromsgrove District. As the table above indicates, 21.17ha were not started and 2.57ha were 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 2011

	<i>Application Number</i>	<i>Site area</i>	<i>Completions</i>				<i>U/C</i>	<i>O/S</i>	
			<i>06-07</i>	<i>07-08</i>	<i>08-09</i>	<i>09-10</i>	<i>10-11</i>	<i>10-11</i>	<i>10-11</i>
Site Name 104A Birmingham Road									
at 104A Birmingham Road									
	2009/0889	165	0	0	0	0	0	0	165
Site Name 26 High Street									
at									
	2008/0134	99	0	0	0	0	0	0	99
Site Name 5 Hanover Place									
at 5 Hanover Place									
	2009/0405	103	0	0	0	0	0	0	103
Site Name Barnsley Hall Farm									
at Barnsley Hall Farm									
	2007/1246	5205.96	0	0	0	0	5205.96	0	0
Site Name Bromsgrove Technology Park									
at Plot 19									
	2008/0602	4500	0	0	0	0	0	0	4500

	Application Number	Site area	Completions					U/C	O/S
			06-07	07-08	08-09	09-10	10-11	10-11	10-11
at <i>Plots 1-14</i>									
	2010/0619	25700	0	0	0	0	0	25700	0
Site Name	<i>Buntsford Business Park</i>								
at <i>Plot 3A</i>									
	2006/1249	3746	0	0	0	0	0	0	3746
at <i>Land Adjacent Sugar Brook Mill</i>									
	2007/0704	4400	0	0	0	0	0	0	4400
at <i>Unit 5</i>									
	2010/0057	317	0	0	0	0	0	0	317
Site Name	<i>Former UEF/Garringtons Works</i>								
at <i>Off Newton Road</i>									
	2002/1014	109000	9060	8400	0	0	0	25700	61340
Site Name	<i>Harris Business Park</i>								
at <i>Unit A</i>									
	2006/0791	2800	0	0	0	0	0	0	2800
Site Name	<i>Highfield Farm</i>								
at <i>Middle Lane</i>									
	2009/0906	416	0	0	0	0	0	0	416

	Application Number	Site area	Completions					U/C	O/S
			06-07	07-08	08-09	09-10	10-11	10-11	10-11
Site Name	<i>Holly Tree Farm</i>								
at	<i>Dark Lane</i>								
	2010/0614	1279	0	0	0	0	0	0	1279
Site Name	<i>Money Lane School Farm</i>								
at	<i>Money Lane</i>								
	2010/0633	600	0	0	0	0	0	0	600
Site Name	<i>Part Cofton Centre</i>								
at	<i>Unit 6</i>								
	2007/1115	20300	0	0	0	0	0	0	20300
at	<i>Unit 5</i>								
	2010/0727	32700	0	0	0	0	0	0	32700
Site Name	<i>Ravensbank Business Park</i>								
at	<i>Plot 10A</i>								
	2007/1108	15000	0	0	0	0	0	0	15000
at	<i>Plot 10, Acanthus Road</i>								
	2010/0212	26800	0	0	0	0	0	0	26800

	Application Number	Site area	Completions					U/C	O/S
			06-07	07-08	08-09	09-10	10-11	10-11	10-11
Site Name <i>Saxon Business Park</i>									
at	<i>Plot 5, Phase 2</i>								
	2007/0689	5000	0	0	0	0	0	0	5000
at	<i>Plot 11, Phase 2</i>								
	2008/0826	5670	0	0	0	0	0	0	5670
at	<i>Plot 2B, Snape Way</i>								
	2010/0308	1147	0	0	0	0	0	0	1147
Site Name <i>Wildmoor Mill Farm</i>									
at	<i>Mill Lane</i>								
	2009/0985	4510	0	0	0	0	0	0	4510
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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