



Employment Land Supply in Redditch Borough 2011 to 2017

REDDITCH BOROUGH COUNCIL



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Introduction

The purpose of this document is to present data on the employment land supply in Redditch Borough, which contributes towards the Borough's employment provision. The employment provision for Redditch Borough is for the identification of around 55 hectares of land available for employment uses between 1 April 2011 and 31 March 2030.

Following the change of Government in May 2010, proposals emerged to abolish Regional Spatial Strategies (RSS) and the development targets embedded in them and return spatial planning matters and decision making to the local level. The Localism Act (2011) made provision for the abolition of the regional planning tier, and the West Midlands RSS was formally revoked on 20 May 2013. The revocation of the RSS placed the responsibility on local Councils to determine their own development needs for the Plan period.

The information in this document shows the employment land and supply position for Redditch Borough at 1 April 2017. The information is used to monitor the progress of meeting the employment provision set out in the Borough of Redditch Local Plan No.4, which was adopted on 30 January 2017. Furthermore, this information will populate the Council's Authority Monitoring Report, which is published annually in December. It will also help with the review of Local Plan policies when adopted, and provide background information for other strategic planning documents.

Redditch Borough Council produced an Employment Land Review (ELR) (2013). The ELR together with this monitoring document forms the evidence base to support the employment development requirement for the Plan period up to 2030. Based upon the locally derived evidence, the employment provision between 1 April 2011 and 31 March 2030 is for 55 hectares of employment land, including 15ha for waste management facilities (WMAF).

This document details the completions and commitments which contribute towards meeting the Borough's employment land and provision. For the purpose of employment monitoring, 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.

The NPPF

The National Planning Policy Framework (NPPF) (March 2012), states that local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century (para 20). In order to meet these requirements, local planning authorities should prepare and maintain a robust evidence base to understand both existing business needs and likely changes in the market (para 160). Furthermore, local planning authorities should use this evidence base to assess the needs for land and floorspace for economic development for all types of economic activity over the plan period (NPPF, para 161).



Redditch's Employment Land Supply

Page 7 of this document details the employment land supply. It identifies a total supply of 22.9 hectares of employment land within Redditch Borough, and 34.79 hectares in neighbouring Districts which contributes towards the employment requirement of 55 hectares of employment land for the Borough of Redditch Local Plan period up to 31 March 2030.

Employment contributions to the land supply can be classified as follows:

- Outstanding Borough of Redditch Local Plan No.3 sites with capacity remaining at 1.4.11
- Sites allocated in the Borough of Redditch Local Plan No.4
- Sites which had a valid planning consent at 1.4.11 or have been granted planning consent since 1.4.11
- Land within Bromsgrove District
- Land within Stratford-on-Avon District
- Windfall contributions

Windfall contributions are classified under the following criteria:

- Redevelopment sites
 - ~ if the site contributed to the employment land supply in this, or the preceding Plan period, it should only count towards the provision if the marketing strategy criteria in the 2003 SPG have been met
 - ~ no floorspace threshold should be applied
- Extensions
 - ~ include only if additional staff will be employed on completion of the development, and
 - ~ if floorspace increase is at least 10% of the original Floorspace, and
 - ~ extensions can only count if the site did not form part of a site identified in this, or the preceding Plan period, as this would lead to double counting *
 - ~ count floorspace provision above ground level
- COU
 - ~ COU to B uses should count
 - ~ no floorspace threshold should be applied

* Where there is an extension to an original building or additional free-standing development on a site which has previously contributed to the employment land supply in this, or the preceding Plan period, this should only be counted if the proposed development is to be occupied by a different end user.



Employment Land Allocations at 1.4.2017

Borough of Redditch Local Plan No.3 sites carried forward to the Borough of Redditch Local Plan No.4 that at 1.4.2017 were under construction, had planning permission or were previously allocated sites

Site Reference	Area (Ha)	Capacity remaining at 1.4.2017 (Ha)	Completions up to 31.3.2017 (Ha)	B/G	Use Class
IN15	0.40	0.40	0	G	-
Woolston Road, Park Farm					
IN19*	1.44	1.44	0	B	B2
Studley Road (Aerquip)					
IN20*	7.44	7.44	0	B/G	B1, B2, B8
Old Forge Drive (BACO)					
IN34	0.65	0.65	0	G	-
Merse Road, North Moons Moat					
IN37	0.62	0.62	0	G	-
Barlett Road, Washford					
IN38	0.22	0.22	0	G	-
Adj. 47/52 Heming Road, Washford					
IN52	1.03	0	0 (1.03)	G	Non B use
Shawbank Road, Lakeside					
IN54	0.29	0.29	0	G	-
Palmer's Road, Moons Moat (E)					
IN58	1.04	1.04	0	G	-
Crossgate Road, Park Farm (N)					
IN59	0.38	0.38	0	G	-
Adj. Greenlands Business Centre, Park Farm (N)					
IN67*	6.60	6.60	0	G	B1
Land at Brockhill					
IN69*	2.00	2.00	0	G	-
Land rear of Alexandra Hospital					
Sub Total	22.11 Ha	21.08 Ha	0 Ha		

* Sites with valid planning consent
∞ Sites under construction

IN19 - 99/446 - Phase 1 completed, Phase 2 carried into BORLP4 (not started)
IN20 - This site has been enlarged for comprehensive monitoring purposes (from 1.44ha to 7.44ha) to include adjacent land - 16/350/HYB (30,745 sqm B1, B2, B8)
IN52 - Developed as part of Fly by Nite rehearsal studio complex (Non B use)

Sites allocated in the Borough of Redditch Local Plan No.4 or which have been granted planning consent since 1.4.2011

Site Reference	Area (Ha)	Capacity remaining at 1.4.2017 (Ha)	Completions up to 31.3.2017 (Ha)	B/G	Use Class
IN80*∞	0.64	0.64	0	G	B2
Land at Winayates Way/ Moons Moat Drive					
IN81*	1.85	1.85	0	G	B1
Brockhill East (Weights Lane)					
IN83	0.19	0.19	0	G	-
Land at Kingham Close/Far Moor Lane					
IN84	0.22	0.22	0	G	-
Land off Pipers Road					
Sub Total	2.90 Ha	2.90 Ha	0 Ha		

* Sites with valid planning consent
∞ Sites under construction

IN80 - 13/093 (under construction)
IN81 - 12/120/OUT (not started)



**Additional land which counts towards the Borough's employment land allocation
(Land within Bromsgrove District)**

Site Reference	Area (Ha)	Capacity remaining at 1.4.2017 (Ha)	Completions up to 31.3.2017 (Ha)	B/G	Use Class
Land at Ravensbank	5.32	1.26	4.06	G	B8
Ravensbank ADR	10.00	10.00	0	G	-
Sub Total	15.32 Ha	11.26 Ha	4.06 Ha		

* Sites with valid planning consent

∞ Sites under construction

**Additional land which counts towards the Borough's employment land allocation
(Land within Stratford-on-Avon District)**

Site Reference	Area (Ha)	Capacity remaining at 1.4.2017 (Ha)	Completions up to 31.3.2017 (Ha)	B/G	Use Class
Land at Gorcott	7.47	7.47	0	G	-
Winyates Green Triangle	12.00	12.00	0	G	-
Sub Total	19.47 Ha	19.47 Ha	0 Ha		
TOTAL	59.80 Ha	54.71 Ha	4.06 Ha		

* Sites with valid planning consent

∞ Sites under construction



Windfall sites, based on the windfall contribution criteria

Site Reference (expiry date)	Area (Ha)	Capacity remaining at 1.4.2017 (Ha)	Completions up to 31.3.2017 (Ha)	B/G	Use Class
11/024	0.04	0	0.04	B	B8
11/241	0.024	0	0.024	B	B1(c)
12/020	0.016	0	0.016	B	B2
12/032	0.37	0	0.37	B	B1(c)
12/169	0.24	0	0.24	B	B2
12/220	0.028	0	0.028	B	B2
12/222	0.027	0	0.027	B	B1(c)
12/288	0.28	0	0.28	B	B2
13/097	0.02	0	0.02	B	WMF
13/119	0.37	0	0.37	B	B2
13/223	1.90	0	1.90	B	B8
13/268	0.05	0	0.05	B	B1(c)
14/274*	0.017	0.017	0	B	B8
15/058*	0.026	0.026	0	B	B1(c)
15/119* [∞]	0.01	0.01	0	G	B1(a)
15/130*	0.013	0.013	0	B	B1(a)
15/190*	0.05	0	0.05	B	B1(c)
16/085*	0.005	0.005	0	B	B1(a)
16/248* [∞]	0.63	0.63	0	B	B2
Sub Total (rounded)	4.12 Ha	0.70 Ha	3.42 Ha		

* Sites with valid planning consent
[∞] Sites under construction



Annual Completions by Site

Site Reference	Use Class	B/G	Area (Ha)
2011/12			
11/024 49 Arthur Street (extn)	B8	B	0.04
Sub Total			0.04 Ha
2012/13			
12/169 Thorlux Lighting, Merse Road	B2	B	0.24
12/220 1B Washford Trade Park	B2	B	0.028
12/222 Unit 2A Millsborough House	B1(c)	B	0.027
12/288 Former coach depot, Oxleasow Rd	B2	B	0.28
Annual Total			0.58
SUB TOTAL (rounded)			0.62 Ha
2013/14			
11/241 7 Dunlop Road, Hunt End	B1(c)	B	0.024
13/097 Delrene Motors, Brook Street	WMF	B	0.02
13/119 Magna Interiors, Merse Road	B2	B	0.37
Annual Total			0.414
SUB TOTAL (rounded)			1.03 Ha
2014/15			
13/268 Praybourne, Eagle Road	B1(c)	B	0.05
Annual Total			0.05
SUB TOTAL (rounded)			1.08 Ha
2015/16			
12/020 18 Broadground Road	B2	B	0.016
12/032 Former Hepworth site, Brook Street	B1(c)	B	0.37
13/223 Haldex, Moons Moat Drive	B8	B	1.90
15/190 Pipers Road	B1(c)	B	0.05
Annual Total			2.336
SUB TOTAL (rounded)			3.42 Ha
2016/17			
Land at Ravensbank	B8	G	4.06
Annual Total			0.0
SUB TOTAL (rounded)			7.48 Ha

Overall Completions by Use Class

Use Class	Area (Ha)
B1(a) - Office (other than a use within Class A2, Finance)	0
B1(b) - Research and development of products or processes	0
B1(c) - For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	0.521
B2 - General Industry	0.934
B8 - Storage or Distribution	6.00
WMF - Waste Management Facilities	0.02
TOTAL (rounded)	7.48 Ha



Employment land Supply at 1.4.2017

(i) Allocated Sites carried over from BORLP3 with capacity at 1.4.2011	Commitments	=	21.08	=	0.00
(ii) Sites allocated for BORLP4	Commitments	=	2.90	=	0.00
	Completions	=	0.00	=	0.00
(iii) Additional land within Bromsgrove District	Commitments	=	11.26	=	0.00
	Completions	=	4.06	=	0.00
(iv) Additional land within Stratford-on-Avon District	Commitments	=	19.47	=	0.00
	Completions	=	0.00	=	0.00
(v) Windfalls	Commitments	=	0.70	=	0.00
	Completions	=	3.42	=	0.00
TOTAL		=	62.89 Ha	=	{34.79 Ha}

{18.78 Ha}

{34.79 Ha}

(i) Allocated Sites carried over from BORLP3 with capacity at 1.4.2011

(ii) Sites allocated for BORLP4

Commitments

Completions

(iii) Additional land within Bromsgrove District

Commitments

Completions

(iv) Additional land within Stratford-on-Avon District

Commitments

Completions

(v) Windfalls

Commitments

Completions

TOTAL

=

62.89 Ha

=

3.42

=

0.70

=

0.00

=

19.47

=

4.06

=

11.26

=

0.00

=

2.90

=

0.00

=

21.08

