

# Availability of Employment Land

1 April 2010 - 31 March 2011



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## Summary

RSS Phase 2 Revision Preferred Option requirement, 1 April 2006 - 31 March 2026	42 ha
Completions, 1 April 2006 - 31 March 2010	1.55 ha
New Completions , 1 April 2010 - 31 March 2011	0 ha
Redevelopment Completions, 1 April 2010 - 31 March 2011	0 ha
Under Construction, New Employment (position as at 31 March 2011)	0.89 ha
Under Construction, Redevelopment (position as at 31 March 2011)	0.08 ha
New Employment Land Commitments (position as at 31 March 2011)	14.17 ha
Redevelopment Commitments (position as at 31 March 2011)	0.69 ha
Local Plan Allocation Sites (excluding those with planning permission, under construction and completed)	0 ha
All Local Plan Allocation sites have been removed as a consequence of a High Court challenge in November 2007	
<b>Total Provision</b>	<b>17.38 ha</b>

# New Employment Sites and Redevelopment Sites (B1, B2 and B8)



Location	Site	Planning Status	Planning Permission Number	Date of Permission	Expiry Date/Date of completion (if started)	Description of development/Use classes	Total Site Area (in ha)	Remaining Area (in ha)	Under Construction (in ha)	Completed during monitoring year (in ha)	Completed floorspace during monitoring year (sqm)	Additional Information
<b>New Employment Land</b>												
Amington Industrial Estate (New Employment Land)	Land off Sandy Way, Sandy Hill Business Park site	Outline	0041/2001	28/03/2001	N/A as site has started	Business (B1) and general industrial (B2) use	2.53	1.22	0	0	0	1.31 HA previous completed (939 sqm) U/C
Amington Industrial Estate	Phase 3 of Sandy Hill Business Park, Unit 5	Full	0183/2006	02/06/2007	N/A as site has started	Unit 5 Sandy Hill Business Park, B1	0.3	0	0.3	0	0	U/C
Cardinal Point	Winchester Road	Reserved Matters	0257/2008	27/10/2008	N/A as site has started	Development of plot 5 For B2 and B8	0.46	0	0.46	0	0	Site was previously included in 0345/2002 application. U/C
							3.29	1.22	0.76	0	0	

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<b>New Employment Land</b>												
Bonehill Road	Land adj. Dunstall Lane	Reserved Matters	0436/2002	27/11/2002	N/A as site has started	Development of land for B1, B2 and B8 purposes	11.9	11.8	0.1	0	0	U/C
Centurion Park	Britvic Soft Drinks Ltd	Full	0183/2008	17/09/2008	17/09/2011	Proposed alteration and extension of existing B1,B2 and B8 unit associated works including dock loading bays, servicing, parking and landscaping	0.68	0.68	0	0	0	Not started
Amington Industrial Estate	Land at Sandy Way	Outline	0096/2009	28/01/2010	28/01/2013	Construction of B1 (a, b, c) development and associated works	0.47	0.47	0	0		Not started
Lichfield Industrial Estate	Landsberg. Lichfield Road Estate. B79 7XB	Approval with conditions	0567/2010	28/01/2011	N/A as site has started	Two storey office extension (B1)	0.033	0	0.03			U/C
							<b>13.083</b>	<b>12.95</b>	<b>0.13</b>	<b>0</b>	<b>0</b>	
<b>Totals</b>							<b>16.373</b>	<b>14.17</b>	<b>0.89</b>	<b>0</b>	<b>0</b>	

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<b>Redevelopment sites</b>												
Amington Industrial Estate	Calico Business Park, Sandy Way	Full	0003/2007	06/03/2007	N/A as site has started	Demolition of existing industrial unit at the north of the site and proposed construction of 1 new office building	0.66	0.37	0	0	0	0.29 ha completed (845 sqm). 1472.5 sqm of industrial floorspace yet to commence
Cardinal Point	Central Independent Newspapers	Full	0036/2009	23/4/09	23/04/2012	Conversion of ground and first floor within existing warehouse to office accommodation and curtain wall facade	0.08	0	0.08	0	0	New site for 09/10 monitoring year. 826 sq m
Beauchamp Employment Area	Former Carla Group Learning Centre	Full	0554/2007	28/1/08	28/01/2011	Demolition of existing office and erection of new garage repair workshop. MOT testing station with ancillary offices and trade counter.	0.32	0.32				<b>New site for 2010/2011 (from 2009/10 year)</b>
							<b>1.06</b>	<b>0.69</b>	<b>0.08</b>	<b>0</b>	<b>0</b>	

# Other Employment Sites (Not B1, B2 or B8)



Site	Planning Status	Planning Permission	Date of Permission	Date of Expiry / Date of completion	Description of development	Site Area (in ha)	Remaining Area (in ha)	Under Construction (in ha)	Completed (in ha)	Additional Information
<b>Other Employment Sites</b>										
Belgrave	Reserved Matters	0569/2008	18/12/2008	N/A	New community fire station	0.87	0	0	0.87	Previous outline permission: 0617/2006 Completed
Cardinal Point, Junction off Ventura Park Road	Reserved Matters	0494/2008 (Outline ref 0345/2002)	28/01/2009	NA as started	Application for reserved matters for 7432 sqm of retail floorspace divided into two units (additional 1858 sq. m for garden centre as part of application)	2.6	0	2.6	0	Site was also subject to applications to discharge conditions: 0048/2009, 0049/2009 (landscaping) and 0111/2009 (Mezzanine and subdivision) U/C
Cardinal Point, Winchester Road	Outline	0635/2007	06/03/2008	06/03/2013	Erection of motor vehicle dealership, Plot 1	0.42	0.42	0	0	
Cardinal Point, Winchester Road	Reserved Matters	0558/2010 (0113/2009)	22/11/2010	11/11/2013	Application for 984.3 sqm mezzanine space	0.09	0.09	0	0	984.3 sqm to be developed a part of Mezzanine space within 7432 sqm permitted development
Cardinal Point, Winchester Road	Outline	0113/2010	30/09/2009	30/09/2012	Application for 3716 sqm mezzanine space	0.37	0.37	0	0	

Site	Planning Status	Planning Permission	Date of permission	Date of Expiry/Date of completion	Description of development	Site Area (in HA)	Remaining Area (in Ha)	Under construction (in ha)	Completed (in ha)	Additional Information
Land adj to Tamworth Herald	Reserved Matters	0476/2008	08/01/2009	08/01/2014	Reserved Matters in relation to Outline permission for DIY/ Bulky Goods store	2.02	0	2.02	0	U/C
Unit D Ventura Retail Park.(Outfit) Tamworth	Approval subject to S106 agreement	0268/2010	15/07/2010	15/07/2013	Insertion of mezzanine floor and revision to frontage glazing of existing retail unit.	0.04	0	0	0.04	
Former car dealership and petrol filling station	Approval subject to S106 agreement	0172/2010	15/07/2010	15/07/2013	Redevelopment of former Bolebridge Street Garage and petrol filling station to a Lidl Neighbourhood food store (A1) of 1063 sqm sales floor and 66 bedrooms travel lodge hotel (C1)	0.09	0.09	0	0	Not started

Site	Planning Status	Planning Permission	Date of permission	Date of Expiry/Date of completion	Description of development	Site Area (in HA)	Remaining Area (in Ha)	Under construction (in ha)	Completed (in ha)	Additional Information
Gungate Precinct and Surrounding land and buildings, Tamworth.	Approval subject to conditions and S106 agreement	0557/2008	01/07/2010	01/07/2013	Redevelopment of Gungate Precinct and adjacent land and buildings to provide 20,660 sqm of A1 retail floorspace with provision for up to 732 car parking spaces	1.63	1.63	0	0	Not started
						<b>8.13</b>	<b>2.6</b>	<b>4.62</b>	<b>0.91</b>	

# Change of Use



Change of Use into Employment or within Employment Uses (B1,B2 and B8)								
Location	Site	Planning Permission	Date of Permission	Total Site Area (in ha)	Floorspace m2	Completed?	Gain/Loss	Description of development
Change of Use into Employment or within Employment Uses (B1,B2 and B8)								
Amington Industrial Estate	1 Galena Close. Amington Industrial Estate. B77 4DT	0127/2010	15/07/2010	0.04	428		0.0428	Change of use from Warehousing (B8) to business (B1 & B8)
Lichfield Road Industrial Estate	Unit 4. Castle Trading Centre, Lagrange. Lichfield Industrial Estate	0425/2010	27/10/2010	0.03	319		0.0319	Change of use from existing industrial unit to MOT station
				0.07	747	0	0.0747	

Change of use out of employment e.g non-B1,B2 and B8								
Location	Site	Planning Permission	Date of Permission	Total Site Area (in ha)	Floorspace m2	Completed?	Gain/Loss	Description of development
Tame Valley Industrial Estate	Unit 9-10 Tame Valley Business Park	0414/2010	06/10/2010	0.02	1858			Change of use from Industrial units (B1, B2, B8) to dance studio (D2)
Amington Industrial Estate	21 Tamworth Business Centre. Amber Close. Tamworth B77 4RP	0040/2010	11/03/2011	0.00	43			Change of use from display room for kitchens and bathrooms (studio) to tanning and beauty parlour
Kettlebrook Industrial Estate	Unit 2 Heron Court. Kettlebrook Road. Kettlebrook. Tamworth. B77 1AG	0607/2010	13/12/2010	0.03	300	Yes	loss	Change of use from B2/B8 storage to tyre repair service (sui generis)
				0.05	2201	0	0	

This table shows change of use not including B use class but within established employment areas and the Town Centre.

Change of use not including B1,B2 and B8 but located within an Employment Area								
Location	Site	Planning Permission	Date of Permission	Total Site Area (in ha)	Floorspace m2	Completed?	Gain/Loss	Description of development
Town Centre	37 Aldergate	0423/2009	21/12/2009	0.01	124.3	No	N/A	Change of use to A5
Town Centre	26 Albert Road	0029/2010	18/03/2010	0.10	188.53	No	N/A	Change of use from A2 offices to D1 children's day nursery
Lichfield industrial Estate	Unit 3 Tri Park, Mariner. Lichfield Road Industrial Estate. Tamworth. B79 7TB	0553/2010	13/12/2010	0.03	300	yes	300	Hand wash on industrial/warehouse site (temporary 3 years)
Town Centre	1 King Street. Tamworth. B79 7DB	0085/2010	27/04/2010	0.01	71	yes	71	Change of use from record store (A1) to drop in centre (D1)
Town Centre	Casa Bar. Lower Gungate. B79 7AT	0150/2010	25/05/2010	0.01	144	no	144	Change from media centre to bar and formation of first floor terrace
Town Centre	49 Lower Gungate. Tamworth. B79 7AS	0161/2010	04/06/2010	0.01	92	yes		Change from Retail to multi use cancer centre
Town Centre	8&9 Colehill, Tamworth. B79 7HE	0328/2010	07/07/2010	0.07	705	no		Conversion of existing 1st & 2nd floor offices to one and two bed apartments. Alteration to ground floor for office and retail space.
Town Centre	12 George Street & 31 Ankerside. B79 7LG	0368/2010	14/09/2010	0.07	704	no		combine first floor area of both buildings and change to use class A3, A4 & A5
Town Centre	65 Church Street. Tamworth.	0071/2011	24/03/2011	0.00	40.2	yes		Proposed change of use from A1 to A2 (financial and professional)
Town Centre	17 Lower Gungate	0598/2010	02/04/2011	0.01	63	yes		Change of use from A1 retail to A5 Italian Shop

Location	Site	Planning Permission	Date of permission	Total site area (in HA)	Floorspace m2	Completed?	Gain/loss	Description of development
Kettlebrook	unit 2, 125 Kettlebrook Industrial Estate. Tamworth B77 1AG	0313/2010	10/11/2010	0.10	98.6	yes		Change of use from motor home sales to car sales/storage
Town Centre	Philip Dix Centre, Corporation Street. Tamworth	0006/2011	03/03/2011	0.01	130	yes		Change of Philip Dix meeting hall and external alterations in relation to the relocation of the Tamworth Information Centres
Kettlebrook Industrial Estate	Motor World Limited 151 Kettlebrook Industrial Estate Kettlebrook Road Kettlebrook Tamworth Staffordshire B77 1AG	0435/2010	12/10/10	0.26	0.0263	no		A1 retail demolition of rear section of existing building and erection of new extension for A1 retail. U/C
				0.70	2660.6563	0	515	

# Loss of Employment land beyond Change of Use



No sites were lost beyond Change of Use

# Sites completed in the previous year



No sites were completed in the previous monitoring year, 2010/2011.

# Sites removed



Location	Site	Planning Status	Planning Permission	Date of Permission	Expiry date/ Date of completion	Description of development	Total Site Area (in ha)	Reason for removal/alteration
Amington Industrial Estate	Land adjacent 34 Pebble Close	Full	0142/2005	03/06/2005	03/06/2010	B1 office block	0.15	Planning permission has expired.
Total							0.15	