

Availability of Employment Land

1 April 2009 - 31 March 2010



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Summary

Structure Plan Requirement (SP), 1 April 2006 - 31 March 2011	120 ha
RSS Phase 2 Revision Preferred Option requirement (RSS), 1 April 2006 - 31 March 2026	42 ha
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Completions, 1 April 1996 - 31 March 2009 (SP)	31.92 ha
Completions, 1 April 2006 - 31 March 2009 (RSS)	1.55 ha
New Completions , 1 April 2009 - 31 March 2010	0 ha
Redevelopment Completions, 1 April 2009 - 31 March 2010	0 ha
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Under Construction, New Employment (position as at 31 March 2010)	0.4 ha
Under Construction, Redevelopment (position as at 31 March 2010)	0.08 ha
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New Employment Land Commitments (position as at 31 March 2010)	14.78 ha
Redevelopment Commitments (position as at 31 March 2010)	0.69 ha
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Local Plan Allocation Sites (excluding those with planning permission, under construction and completed)	0 ha
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All Local Plan Allocation sites have been removed as a consequence of a High Court challenge in November	
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Total Provision (SP)	47.87 ha
Total Provision (RSS)	17.50 ha
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The summary shows requirements for both the Structure Plan (SP) and the Regional Spatial Strategy (RSS) due to uncertainties in the future of Regional targets.

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 (sq.m)	Additional Information
New Employment Land												
Amington Employment Area (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)
Amington Employment Area	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	
Amington Employment Area	Land adjacent 34 Pebble Close	Full	0142/2005	03/06/2005	03/06/2010	B1 office block	0.15	0.15	0	0	0	
Cardinal Point Employment Area	Winchester Road	Reserved Matters	0257/2008	27/10/2008	27/10/2013	Development of plot 5 For B2 and B8	0.46	0.46	0	0		Site was previously included in 0345/2002 application.

Bonehill Road Employment Area	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	
Centurion Park Employment Area	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	
Amington Employment Area	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		New site for 09/10 monitoring year
							16.49	14.78	0.4	0	0	

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 (sq.m)	Additional Information
Redevelopment sites												
Amington Employment Area	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 sq.m). 1472.5 sq.m of industrial floorspace yet to commence
Cardinal Point Employment Area	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
Beachamp Employment Area	Former Carla Group Learning Centre	Full	0554/2007	28/01/2008	28/01/2011	Demolition of existing offices and erection of new garage repair workshop, MOT testing station with ancillary offices and trade counter	0.32	0.32	0	0	0	Site should have been included in previous year
							1.06	0.69	0.08	0	0	

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
Belgrave	Reserved Matters	0569/2008	18/12/2008	N/A	New community fire station	0.87	0	0.87	0	Previous outline permission: 0617/2006
Lichfield Street	Full	0528/2006	22/12/2006	01/01/2010	Erection of new showroom extension	0.43		0	0.43	Complete
River Drive	Full	0244/2007	11/07/2007	01/09/2009	Construction of 5 storey 120 no bedroom C1 hotel, with additional landscaping and car parking facilities. Increase and reconfiguration of car park	2.63	0	0	2.63	Complete
Cardinal Point, Junction off Ventura Park Road	Reserved Matters	0494/2008 (Outline ref 0345/2002)	28/01/2009	28/01/2014	Application for reserved matters for 7432 sqm of retail floorspace divided into two units.	2.6	2.6	0	0	Site was also subject to applications to discharge conditions: 0048/2009, 0049/2009 (landscaping) and 0111/2009 (Mezzanine and subdivision)
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	0635/2007	06/03/2008	01/10/2009	Erection of motor vehicle dealership, Plot 2	1.22	0	0	1.22	Complete

Cardinal Point, Winchester Road	Outline	0113/2009	31/03/2009	30/09/2012	Application for 3,716 sqm mezzanine space	0.37	0.37	0	0	Mezzanine space within 7432 sqm permitted development
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	2.02	0	0	
						10.56	5.41	0.87	4.28	

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
Tame Valley Industrial Estate	MFI store, Ninian Way	0176/2008	16/06/2008	0.57	5746	Yes	Gain	Change of use of premises from A1 to B1,B2 and B8
Tame Valley Industrial Estate	Quiss Technology, Claymore	0227/2008	15/07/2008	0.42	180	Yes	N/A	Change of use of part of the B8 floorspace to B1
Wilnecote	5A Bowling Green Avenue	0261/2009	08/10/2009	0.04	35	Yes	Gain	Retrospective application to change use of first floor flat from residential (C3) to office use (B1) and use garage for related storage
				1.06	5961		5781 (Gain)	

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
Lichfield Road Industrial Estate	1 & 2 Tripark	0196/2008	27/06/2008	2.36	13243	Yes	Loss	Change of use from B2/B8 to Car Sales
Tame Valley Industrial Estate	Unit 4, Tame Valley Business Park	0406/2008	25/09/2008	0.08	92.9	Yes	Loss	Change of use to fitness centre
Tame Valley Industrial Estate	Unit 5, Claymore	0454/2008	10/11/2008	0.04	458.1	Yes	Loss	Change of use from employment (B1,B2 and B8) to hot food (A3)
Tame Valley Industrial Estate	Unit 5, Tame Valley Business Park, Magnus	0164/2009	28/04/2009	0.1	92.9	Yes	Loss	Change of use to fitness centre
Town Centre	1 Marmion Street	0231/2009	07/08/2009	0.01	36	Yes	Loss	Change of use to A3 (café/restaurant)
				2.75	14934.33		-13922.9 (Loss)	

This table shows change of use from a B class use to a non B class use 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
Beauchamp Industrial Estate	Unit 8	0549/2008	29/01/2009	0.03	169.5	Yes	N/A	Retrospective application for change of use from kitchen manufacturer and sales to motorcycle repairs, sales and storage
Kettlebrook Road Industrial Estate		0379/2009						Retrospective application to change use of from carpet retail (A1) to car sales (Sui Generis)
	Kettlebrook Road		14/12/2009	0.03	304.1	Yes	N/A	
Town Centre	21 Church Street	0415/2009	09/11/2009	0.02	225	Yes	N/A	Change of use from commercial/office to premises for dental practice (D1)
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	0.1	188.53	No	N/A	Change of use from A2 offices to D1 childrens day nursery
				0.19	1011.43		-698.6 (loss)	

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

Loss of Employment land beyond Change of Use



Additional Loss of Employment

Location	Description of development	Planning Status	Planning Permission	Date of Permission	Total Site Area (in ha)	Started?
Land South of St Peters Close	Allocated for housing in Adopted Local Plan, outline planning permission for 87 dwellings	Outline	0322/2008	31/09/2009	2.61	No
					2.61	

Sites completed in the previous year



Redevelopments Sites Completed in Previous Year												
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 (in ha)	Completed floorspace m2	Additional Information
Amington Industrial Estate	Calico Business Park, Sandy Way	Full	0087/2007	20/04/2007	N/A	Proposed construction of 1 new office building, proposed floor area 2104 sqm over 3 storeys	0.33	0	0	0.33	2104	
Amington Industrial Estate	Calico Business Park, Sandy Way	Full	0088/2007	06/04/2007	N/A	Proposed construction of 1 new office building, proposed floor area 686 sqm over 2 storeys	0.08	0	0	0.08	686	
Amington Industrial Estate	Calico Business Park, Sandy Way	Full	0358/2007	17/08/2007	N/A	Proposed construction of 1 new office building, proposed floor area 1132 sqm over 2 floors	0.12	0	0	0.12	1132	
							0.53 ha			0.53 ha	3922 sq.m	

Other Employment sites Completed In Previous Year										
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
Brewers Fayre, Centurion Park, Wilnecote	Approval with conditions	0459/2007	29/10/2007		Erection of a two storey 20 bed Premier Travel Inn with associated car parking and landscaping	0.58	0	0	0.58	

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
Tame Valley Industrial Estate	Ninian Way	Full	0040/2007	30/03/2007	30/03/2010	Two storey office building	0.2	Planning permission has expired
Bitterscote South	Land south of the A5	Outline	0688/2005	12/07/2006	12/07/2009	Land for B1, B2, B8	9.3	Planning permission has expired

Map showing all Employment Sites