

Assessment of Industrial Land provision in Stratford-on-Avon District 1996-2011

See Schedule of Sites as at 1 April 2009

1. Current Position:

The overall amount of employment land provided so far during the period 1996-2011 is 134.5 hectares (as at 31.3.09). This exceeds significantly the Warwickshire Structure Plan requirement of 81 hectares (gross) for the current plan period.

This is mostly due to the major developments at Gaydon Proving Ground for Landrover and Aston Martin, which cumulatively total about 46 hectares. Much of this was granted planning permission on the basis that it was in the national and regional interest to provide scope for motor vehicle-related operations to expand at this location.

It should also be noted that 20 hectares of industrial land has been lost to other uses since 1996; thus making an overall net provision of approx. 114 hectares.

About 89 hectares have been developed for employment uses since 1996, a further 1.5 hectares were under construction at 31.3.09 and just nearly 44 hectares have planning permission or are otherwise committed.

About 97 hectares (72%) of the overall provision is on brownfield land. This compares favourably with the Structure Plan target of 60%.

2. Recent Changes and Developments

In the past five years (April 2004-March 2009), a further 18.3 hectares (net) have been added to the overall employment land provision in the District. During this same period 21.8 hectares have been implemented for employment development.

Ryon Hill Office Park on Warwick Road just outside Stratford-upon-Avon is now completed. Shottery Brook Business Park (which now forms part of Stratford Enterprise Park that also includes the established industrial areas on Timothy's Bridge Road and Masons Road) on the northern side of the town is almost completed. The entire Stratford Business & Technology Park on Banbury Road has planning permission although a number of plots are still to be commenced. All three schemes are contributing to the developing role of the town as a focus for office and high tech. companies.

Progress has been made in the past year on a number of employment sites in the Main Rural Centres in the District. A major greenfield site on the edge of Southam, known as Holywell Business Park, is being developed for a mix of B1, B2 and B8 uses; about one-third is already built. Construction has also started on the employment allocation off Tilemans Lane, Shipston-on-Stour, also for a range of B1, B2 and B8 uses. The office development off High Street, Henley-in-Arden, is now completed.

A long-standing permission for a rural office scheme near Studley, known as Chestnut Farm, has recently been completed.

3. Pipeline

Very few of the sites available are affected by anything more than minor physical or infrastructure constraints to their implementation. However, a small number are probably held back due to financial viability or lack of interest due to their nature and location. This is particularly the case with permissions involving the re-use of buildings in relatively remote rural locations.

The Local Development Framework for Stratford-on-Avon District will make provision for sufficient employment land to meet the requirements of the Regional Spatial Strategy Revision for the period 2006-2026. The emerging figure is 68 hectares although this is still to be confirmed by the Secretary of State. It is expected that the District Council should make provision for a continuing five-year reservoir of readily available employment land. This is currently set at 17 hectares.

An assessment has been carried out for the latest round of monitoring. This shows that at 1 April 2009, 18.5 hectares are readily available, plus 1.5 hectares that were under construction at that date, making 20.0 hectares in all.