

## **Assessment of Industrial Land provision in Stratford-on-Avon District since 2008**

### **See Schedule of Sites as at 1 April 2011**

#### **1. Current Position:**

The overall amount of employment land provided in the District since April 2008 is 80.1 hectares. This includes land with planning permission at 31 March 2008 or granted permission since that date, and land allocated for employment purposes in the Stratford-on-Avon District Local Plan Review.

There are two sites that make a substantial contribution to this provision:

- (i) Gaydon Proving Ground – there is a planning permission for a large office building for Jaguar Landrover involving a site of 14 hectares.
- (ii) Long Marston Depot – permanent planning permission was granted in December 2009 for industrial and warehouse uses involving 30.0 hectares. This site has had a series of temporary permissions for a number of years, but only by gaining permanent permission has it been included in the industrial land supply for the District,

#### **2. Recent Changes and Developments**

Ryon Hill Office Park on Warwick Road just outside Stratford-upon-Avon is now fully implemented. 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 also 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 recent years on two employment sites in the Main Rural Centres in the District. A greenfield site off Kineton Road on the edge of Southam, known as Holywell Business Park, is being developed for a mix of B1, B2 and B8 uses; although about a quarter of the site has now been taken by a foodstore. Construction has also started on the employment allocation off Darlingscote Road, Shipston-on-Stour, also for a range of B1, B2 and B8 uses, although progress is disappointingly slow.

There is a substantial amount of land (over 5 hectares) for industrial development in Wellesbourne, but very little is available in the other Main Rural Centres.

Across the rural areas of the District there is a number of permission granted for small-scale industrial uses. Some of these have been implemented, others remain available sometimes through renewal of planning permission, while some lapse.

#### **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.

Although the maintenance of a five year portfolio of employment land is unlikely to be taken forward due to the abolition of Regional Spatial Strategies, it is appropriate to assess the current provision of industrial land against this factor.

The assessment carried out for the latest round of monitoring shows that at 1 April 2011, 30.7 hectares are readily available for employment development.