

**EXECUTIVE
COMMITTEE**

26th May 2010

EMPLOYMENT LAND REVIEW UPDATE

Relevant Portfolio Holder	To be appointed at the Annual Meeting
Relevant Head of Service	Ruth Bamford, Head of Planning and Regeneration
Key Decision	

1. SUMMARY OF PROPOSALS

The report seeks the endorsement of the Employment Land Review update for 2009/10. This replaces the Employment Land Review for 2008/9. The Employment Land Review being a factual monitoring document, endorsement is also sought for officers to review and prepare the Employment Land Review update annually in the future, subject to there being no issues highlighted from monitoring.

2. RECOMMENDATIONS

The Committee is asked to RECOMMEND that:

- 1) the Employment Land Review as attached in Appendix A be endorsed as part of the Local Development Framework Evidence Base; and**
- 2) for the 2010/11 period onwards, Authority be delegated to Officers (Head of Planning and Regeneration) to review and annually update the Employment Land Review, subject to there being no indication that policies need to be reviewed.**

3. BACKGROUND

3.1 The Employment Land Review was approved for consultation purposes on the 27th March 2009. The document attached at Appendix A represents an update to the previous Employment Land Review. There is a need to update the Employment Land Review for the following reasons:

- a) To take account of the new Planning Policy Statement 4 (published 29th December 2009);
- b) The West Midlands Regional Spatial Strategy Revision is an emerging piece of work. The need to update the Employment Land Review offers the opportunity for the review to take account of the Proposed

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changes to the revision. These proposed changes are significantly different to the version of the RSS that the Employment Land Review previously considered;

- c) Several sites which had planning permission during the completion of the Employment Land Review have since seen their permissions expire. There is a need to re-assess these sites to identify whether or not they are still suitable for employment purposes;
- d) To assess some sites which were not assessed through the Employment Land Review to identify whether or not they are suitable for employment purposes.

3.2 This Employment Land Review update seeks to achieve the above updates and in doing so, provides a portfolio of local employment sites to meet local and strategic planning objectives for the Borough.

4. KEY ISSUES

- 4.1 The Borough of Redditch needs to identify an employment land supply of 33.3ha. Although the total requirement is 70.3ha of which 12ha is to be provided in Stratford-on-Avon District and a maximum of 25ha to be provided in Bromsgrove District.
- 4.2 This updated Employment Land Review identifies sufficient potential employment sites to meet the 33.3ha requirement. Actual allocations of land for employment to meet the requirements are to be made in the forthcoming Site Allocations and Policies DPD.
- 4.3 The findings of the study form part of the evidence base for the Local Development Framework and specifically the development of the Core Strategy.
- 4.4 For some of the identified employment sites it is recommended that they be developed solely for offices. Where this is the case the Employment Land Review proposes that these sites be progressed through a more detailed planning document such as a Supplementary Planning Document to ensure that the appropriate end use is brought forward.
- 4.5 A mixed use proposal is recommended at the Land to the Rear of Alexandra Hospital. This should therefore be designated as a Strategic site in the Core Strategy given the importance of the site in its potential contribution of

offices and residential development towards meeting Redditch's development targets.

- 4.6 There is a need to identify sites to meet a five year rolling reservoir of readily available sites. The Employment Land Review identifies sites to meet the reservoir requirement.
- 4.7 In addition to this, the Employment Land Review identifies potential employment land sites that are more likely to come forward in the longer term. These sites are either considered to require greater infrastructure requirements to enable any development to come forward or there is a level of uncertainty as to when the site could come forward.
- 4.8 As part of the Employment Land Review consultation was undertaken with landowners to ascertain viability of sites. Although a deadline was set for landowners to respond, not all responses have been received. At this stage it is proposed that until the landowner identifies a site is not viable, the site be progressed and notwithstanding any other issues the site be considered as a potential employment site.

5. FINANCIAL IMPLICATIONS

This assessment was funded from existing Development Plans budgets. Redditch Borough Council Officers carried out the production of this report in-house.

6. LEGAL IMPLICATIONS

The Employment Land Review update forms part of the Core Strategy evidence base. Redditch Borough Council is required, under the Planning and Compulsory Purchase Act 2004, to produce a Core Strategy DPD. Without a credible and robust evidence base to draw upon the production of a Core Strategy is at risk of being found 'unsound'. The Employment Land Review update helps to inform policies in the Core Strategy.

7. POLICY IMPLICATIONS

The Employment Land Review update will inform the continuing preparation of the Core Strategy. The Core Strategy will replace many policies within the Borough of Redditch Local Plan No.3. It will be the first Development Plan Document (DPD) to be produced as part of Redditch Borough Council's Local Development Framework (LDF) and forms part of the development plan for the area.

8. COUNCIL OBJECTIVES

Employment development would contribute to an Enterprising Community, and will contribute to objective EC3.

9. RISK MANAGEMENT INCLUDING HEALTH & SAFETY CONSIDERATIONS

The Core Strategy requires a credible and robust evidence base to formulate appropriate policies. Without the evidence base to rely on, the delivery of the Core Strategy would be at risk. There are policies in the Core Strategy that rely upon the Employment Land Review evidence, therefore not adopting the Employment Land Review update could put at risk the achievement of a credible Core Strategy.

10. CUSTOMER IMPLICATIONS

None identified.

11. EQUALITIES AND DIVERSITY IMPLICATIONS

None identified.

12. VALUE FOR MONEY IMPLICATIONS, PROCUREMENT AND ASSET MANAGEMENT

None identified.

13. CLIMATE CHANGE, CARBON IMPLICATIONS AND BIODIVERSITY

13.1 The Employment Land Review identifies potential sites to meet long term Employment Land Requirements. Allocations will formally be made through a Site Allocation Development Plan Document. When development does occur there will be an inevitable impact on the environment. However in order to minimise impact the site assessment process considered environmental implications.

13.2 National planning policy has a requirement to address adaptation to and mitigation of the effects of climate change. The Core Strategy and other Local Development Documents will seek to implement this at a local level.

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14. HUMAN RESOURCES IMPLICATIONS

None identified.

15. GOVERNANCE/PERFORMANCE MANAGEMENT IMPLICATIONS

None identified.

**16. COMMUNITY SAFETY IMPLICATIONS INCLUDING SECTION 17 OF
CRIME AND DISORDER ACT 1998**

None identified.

17. HEALTH INEQUALITIES IMPLICATIONS

None identified.

18. LESSONS LEARNT

None identified.

19. COMMUNITY AND STAKEHOLDER ENGAGEMENT

As part of the update process consultation was undertaken with landowners in order to assess viability of sites.

20. OTHERS CONSULTED ON THE REPORT

Portfolio Holder	Yes
Chief Executive	No
Executive Director (S151 Officer)	No
Executive Director – Leisure, Cultural, Environmental and Community Services	No
Executive Director – Planning & Regeneration, Regulatory and Housing Services	No

REDDITCH BOROUGH COUNCIL

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Director of Policy, Performance and Partnerships	No
Head of Service	Yes
Head of Resources	No
Head of Legal, Equalities & Democratic Services	No
Corporate Procurement Team	No

21. WARDS AFFECTED

All wards.

22. APPENDICES

Appendix A - Employment Land Review update

23. BACKGROUND PAPERS

Employment Land Review Stage 1 (2009)

Employment Land Review Stage 2 (2009)

Employment Land Review Stage 3 (2009)

AUTHOR OF REPORT

Name: Ashley Baldwin
E Mail: ashley.baldwin@redditchbc.gov.uk
Tel: 01527 64253 (Ext: 3376)