

## **TELFORD & WREKIN COUNCIL**

**CABINET – 14 NOVEMBER 2013**

### **NEED FOR EMPLOYMENT LAND IN NEWPORT**

**REPORT OF ASSISTANT DIRECTOR: PLANNING SPECIALIST**

**LEAD CABINET MEMBERS: COUNCILLOR CHARLES SMITH & COUNCILLOR BILL MCCLEMENTS**

## **PART A) – SUMMARY REPORT**

### **1 SUMMARY OF MAIN PROPOSALS**

- 1.1 Telford & Wrekin Council has had a longstanding aim to enable Newport to become more economically sustainable and self sufficient, by supporting opportunities for economic development and local job creation.
- 1.2 Economic development encompasses all types of activity that provide jobs and economic output, including offices, industrial units, warehouses, retail and service industries. This report focuses on offices, industrial units and warehousing insofar as they require an identifiable supply of land to cater for their development needs. The purpose of this report is to inform the Council on issues relating to the supply of land available for these employment land uses in Newport.
- 1.3 Telford & Wrekin Council has been working towards achieving its economic objectives for Newport by working in partnership with other landowners to bring forward land for employment development within mixed use schemes in order to increase the total supply of available development land. However, there is a risk that development proposals being brought forward by other land owners and developers may undermine the Council's economic objectives for Newport by reducing the supply of existing and proposed employment land and buildings, by developing them for other uses.
- 1.4 In order to understand the implications of these different development proposals, the Council has commissioned a study by Peter Brett Associates LLP to provide robust and up to date evidence of the need for employment development land in Newport.
- 1.5 This report seeks Cabinet approval to continue the Council's long term aim to increase economic activity and employment opportunities in Newport, taking in to account the evidence to be provided by the review of the need for employment land.
- 1.6 A glossary of terms is included at the end of the report.

### **2 RECOMMENDATIONS**

- 2.1 That the Council continues to pursue its objective of enhancing the economic performance of Newport, through supporting opportunities for employment development and resisting non-employment uses that would reduce the overall provision of established and available employment sites in Newport.**
- 2.2 That the Council accepts and agrees the findings set out in the attached Peter Brett Associates LLP report and supports its conclusions.**

### **3 SUMMARY IMPACT ASSESSMENT**

<b>COMMUNITY IMPACT</b>	Do these proposals contribute to Council priorities?	
	Yes	The proposals will contribute towards the council's priorities to protect and create jobs as a 'Business Supporting, Business Winning Council'
	Will the proposals impact on specific groups of people?	
	Yes	The delivery of additional employment land in Newport will provide more employment opportunities and will reduce unemployment in the borough.
<b>TARGET COMPLETION/ DELIVERY DATE</b>	The protection of the overall provision of existing and available employment uses in Newport and the development of new employment land in Newport is to be achieved over the forthcoming Shaping Places Local Plan period up to 2031. Proposals currently under consideration will be 'front-loaded', to be delivered over the next 5 years.	
<b>FINANCIAL/VALUE FOR MONEY IMPACT</b>	Yes	The commissioning of consultants to update the review of employment land provision in Newport will be funded from within existing budgets. The development of additional employment land will support the economic growth of the Borough and provide associated financial benefits to the Council from additional business rates and increased economic activity. JAC 17/10/13
<b>LEGAL ISSUES</b>	Yes	If the above recommendation is approved, this report and the Peter Brett LLP report will serve to support the current Policy position. Unlike the preparation of local development documents however, no formal process will follow should members agree the recommendation set out in this report
<b>OTHER IMPACTS, RISKS &amp; OPPORTUNITIES</b>	Yes	The delivery of additional employment land in Newport will provide more employment opportunities and will contribute to reducing unemployment in the borough.
<b>IMPACT ON SPECIFIC WARDS</b>	Yes	Newport East (Cllr Eric Carter), Newport North (Cllr Roy Scammell), Newport South (Cllr Adrian Meredith), Newport West (Cllr Adam Stanton), Edgmond (Cllr Stephen Burrell), Church Aston and Lilleshall (Cllr Andrew Eade)

### **PART B) – ADDITIONAL INFORMATION**

#### **4 INFORMATION**

4.1 In 2012, Telford & Wrekin Council commissioned Peter Brett Associates to undertake a review of employment land provision in Newport. The need for this review arose from the number of residential, retail and mixed use development proposals that have been submitted to the Council to determine in recent years, particularly in the Audley Avenue and Station Road areas of Newport.

It is therefore necessary to ensure members are aware of the position now and to ensure that opportunities for protecting or creating employment land in Newport are secured as they arise. The employment land needs for the Borough as a whole will be fully addressed in the Shaping Places Local Plan.

- 4.2 The Council has a longstanding aim to achieve greater economic activity and employment in Newport to assist it to become a more sustainable settlement through reduced levels of out-commuting of residents for work. This principle was established in the Wrekin Local Plan policy E2, which allocated 3.5 hectares of land for economic development in order to generate employment opportunities for Newport. The Core Strategy furthered this aim in policy CS6 which states that the amount of available employment land in Newport will be increased in order to provide new local employment opportunities.
- 4.3 The Council recently published its options for the future development of the borough in the Shaping Places Local Plan: Strategy & Options public consultation document. This again emphasised the Council's preferred approach of increasing the supply of land for employment development in Newport in order to generate local economic growth and employment opportunities. Option 3 within this consultation document proposed to allocate an additional 4 hectares of employment land within or adjoining the town, based upon the evidence provided by Peter Brett's review of employment land.
- 4.4 This proposed approach was supported by Newport Town Council and a local Ward Member. The Newport Regeneration Partnership has also more recently indicated their support for the principle of increasing the amount of available employment land in Newport.

## **5 Review of the need for Employment Land in Newport**

- 5.1 The review sets out the current planning policy position in respect of employment land and economic development in Newport. The review describes the context, including the workforce, employment structure and trends, and travel to work patterns. It assesses the current supply of employment land together with the demand and future need for employment floor space. In conclusion the report provides policy advice on employment land supply and demand in Newport and provides an indication that there is a requirement for around 8 hectares of B class employment land over the period to 2026 of which 4 hectares is currently provided, with only 2.6 hectares of that supply currently available.
- 5.2 Subject to Cabinet approval, Telford & Wrekin Council will continue to develop its approach for increasing the land available for economic development in Newport, by resisting the overall loss of existing and available employment uses in Newport and pursuing the allocation and development of further land through the Shaping Places Local Plan and its decisions on submitted planning applications.

## **6.0 PREVIOUS MINUTES**

Cabinet – 30<sup>th</sup> May 2013: 'Shaping Places' Local Plan: Strategy & Options

## **7.0 BACKGROUND PAPERS**

Shaping Places: Strategy & Options consultation document (June 2013)

Peter Brett Associates LLP, Newport: A Review of the Need for Employment Land (November 2012)

Wrekin Local Plan (2000)

Telford & Wrekin Core Strategy (2007)

Minutes of the Plans Board meeting held on Wednesday, 28 March 2012 (for planning application TWC/2011/0632)

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**Glossary:**

**Allocated Land:** Land which has been set aside for a specific land use within a development plan, for example for housing, retail or office development.

**AMR (Annual Monitoring Report):** A document which assesses the extent to which local planning policies are being achieved.

**B Class Development:** Any type of development that falls within the 'B' classes of the Use Classes Order 1987 (as amended) and the General Permitted Development Order 1995 (as amended). This includes employment generating uses such as offices, industrial buildings and warehousing.

**Development Plan:** A document that sets out the priorities and requirements for future development to take place in an area. This includes plans that have been formally adopted by a Local Planning Authority (Local Plan) and Parish Councils or Neighbourhood Forums (Neighbourhood Plan).

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

**National Planning Policy Framework:** The government's national planning policies (issued in March 2012) It replaces national Planning Policy Statements and Planning Policy Guidance Notes along with some circulars.

**Strategic Housing Land Availability Assessment:** An assessment which identifies sites with housing potential and assesses how deliverable they are.

**Windfall:** Windfall sites are sites that have not yet been identified, either through a planning application or development plan allocation