

Overview & Scrutiny Committee

**Third evidence gathering session for the scrutiny review into
employment sites and premises.**

**The Publication Draft Local
Plan: Employment Land Supply
12th July 2017**

Employment Land Needs Assessment (ELNA)

Supply

- Based on Employment Land survey on October 2014
- Identified Clusters of B Class uses, 0.25ha+
- Submissions in Call for Sites 2014 and Draft Local Plan consultation June 2016

Demand Assessment

- 53,400 – 66,800 sqm B1 (office)
- 7.5 – 11ha (other B class uses)
- Medium growth scenario Total 49.6ha

AECOM

Braintree District
Employment Land
Needs Assessment

Final Report

Prepared for Braintree
District Council

August 2015

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Publication Draft Local Plan June 2017

- Policy LPP2
- 51.1ha allocated

Policy LPP 2

Location of Employment Land

The Council and its partners will be driving forward the growth of the economy in the District and provide for the 32.1ha of industrial land and 19.5ha of office land in the District to support this.

All employment sites and sites or buildings in current or recent use as an employment site, will be retained for such uses where they continue to offer a viable and sustainable location for such employment uses.

New strategic employment sites and the proposed uses for those sites are set out in the table below.

Ref	Site	Proposed Uses	Area (ha)
a)	Extension to Springwood Drive industrial area in Braintree	10ha employment policy area.	10
b)	Land to the west of the A131 at Great Notley 'Eastlink 120'	18.5ha Innovation and Enterprise Business Park for uses in the B1, B2, B8. Part of the site may be developed for a hotel (C1 use) B8 uses should be restricted to no more than 40% of the total floor area and no single unit should be larger than 7,500sq m. The site also includes 7ha of structural landscaping.	18.5
c)	Extension to Eastways Industrial Estate, Witham, in Rivenhall Parish	Employment policy area	8.8
d)	Extension to Bluebridge Industrial Estate, Halstead	Employment policy area	2

Ref	Site	Proposed Uses	Area (ha)
e)	Land East of Great Notley	Up to 3ha employment policy area. To be determined through Masterplan Framework	3
f)	Land East of Broad Road	Up to 3ha employment policy area. To be determined through Masterplan Framework	3
g)	Land at Feering	Up to 4ha employment policy area. To be determined through Masterplan Framework	4
h)	Maltings Lane Business Park (Gershwin Park)	Retained allocation for business uses	3.8
Major Business Park on the West Braintree Garden Community		To be determined through a Strategic Growth DPD	
Major Business Park on the Marks Tey Garden Community		To be determined through a Strategic Growth DPD	
Total identified new employment land allocations for B1, B2 and B8:			51.1

Employment Land Needs Assessment (ELNA)

Recommendations (Appendix 1)

- R1 Level of demand for offices – opportunity for small office units
- R2 Retain allocation at Maltings Lane
- R3 Re-designate Halstead Town Centre
- R4 Level of demand for industrial uses
- R5 Recommended sites to designate/allocate to meet identified demand
- R6 De-designations of less suitable industrial locations
- R7 Monitoring

Justification on pages 85 – 94 of the ELNA

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Employment Land Needs Assessment (ELNA)

- New allocations:
 - Extensions to Eastways, Panfield Lane and Bluebridge industrial estate.
 - Sites at Gosfield Airfield and Earls Colne Airfield were partly taken forward as allocations.
- Rejected sites:
 - Land at Four Elm Mills, Bardfield Sailing,
 - Infill at Blue Bridge Industrial Estate, Halstead
 - land to the west of Eastlink120

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DEMAND

B1 Offices

	Area (Sqm/ha)
ELNA forecast requirements (mid point of range 53,400 to 66,800 sqm) (ELNA, 2015. Table 6-1)	60,100
Convert to Employment Land (plot ratio 1:0.25 to 1:0.4 - mid-point 1:0.325 used)	195325
Net new employment land forecast requirement for offices	19.5325

Other B class uses (Industrial uses)

	Area (ha)
ELNA recommended de-designations of non-performing/less suitable employment land (ELNA, 2015. R6)	-14
ELNA forecast requirements for industrial land use (mid-point of range)	9.2
Redevelopment and de-designation since ELNA publication (August 2015)	-6.9
Net new employment land for Industrial uses	30.1

Demand Assessment

- 53,400 – 66,800 sqm B1 (office) = 19.5ha
- 7.5 – 11ha (other B class uses) + Losses and de-designations = 30.1ha

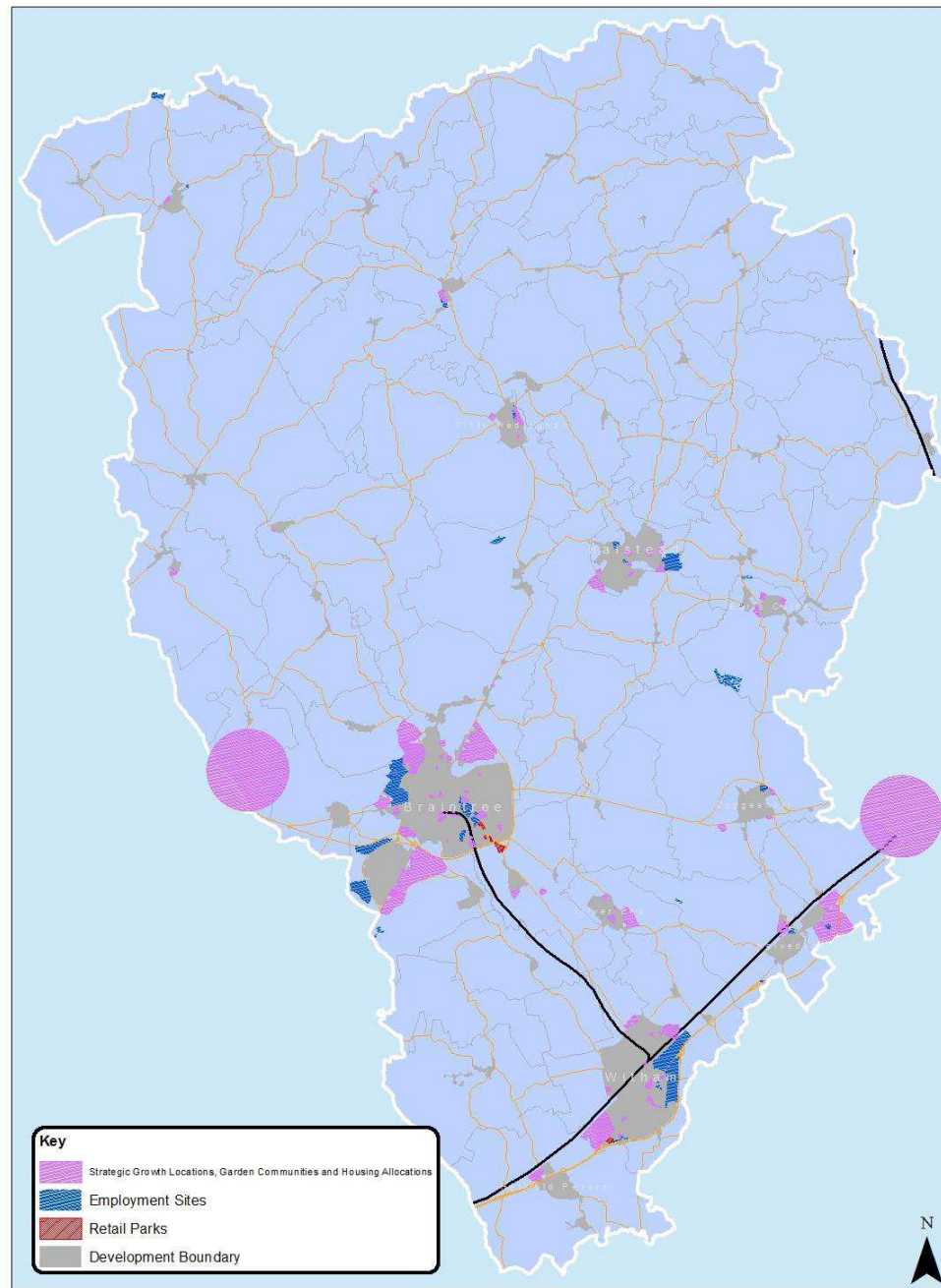
Total 49.6ha

SUPPLY

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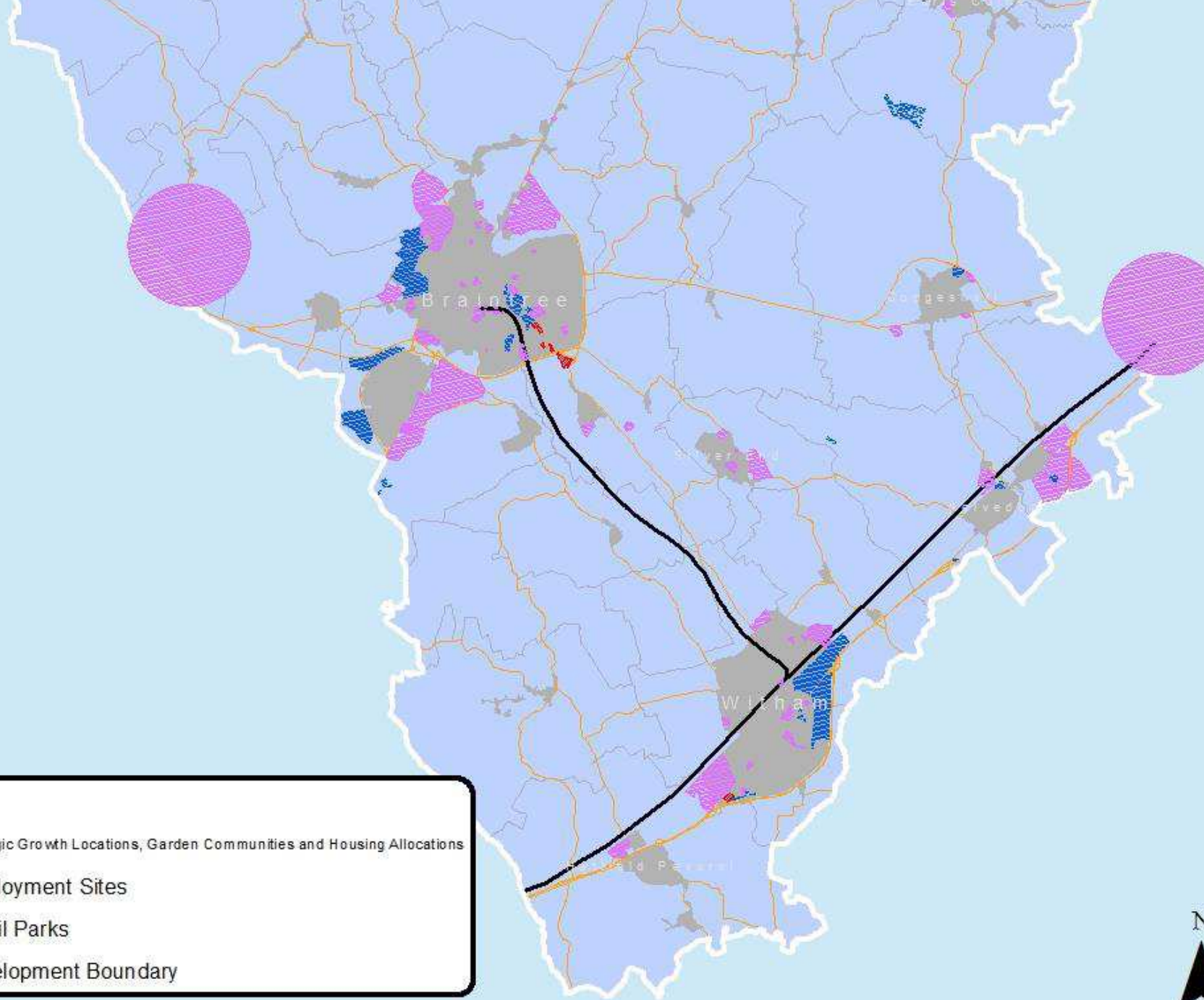
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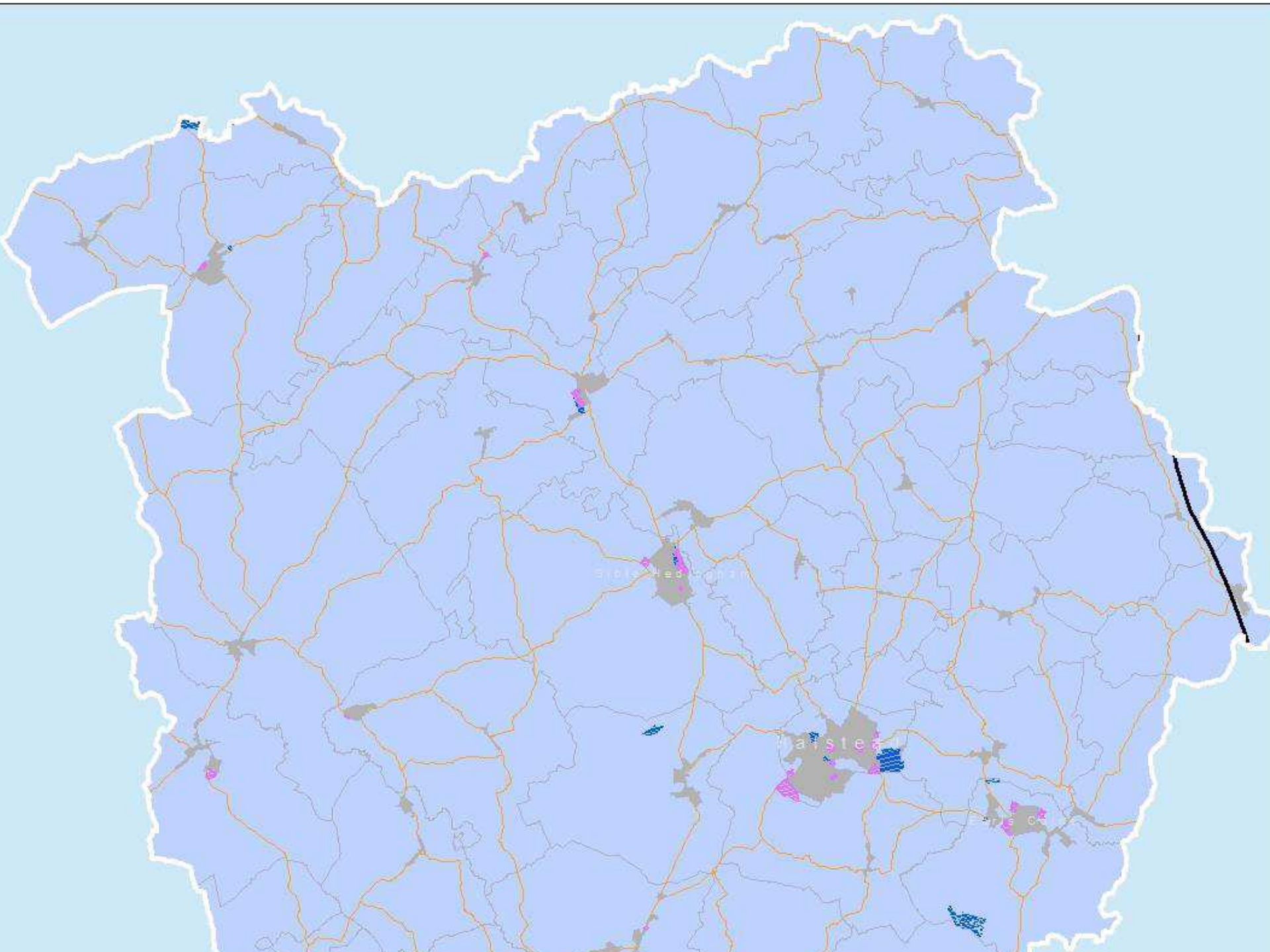
Braintree Publication Draft Local Plan 2017 - 2033

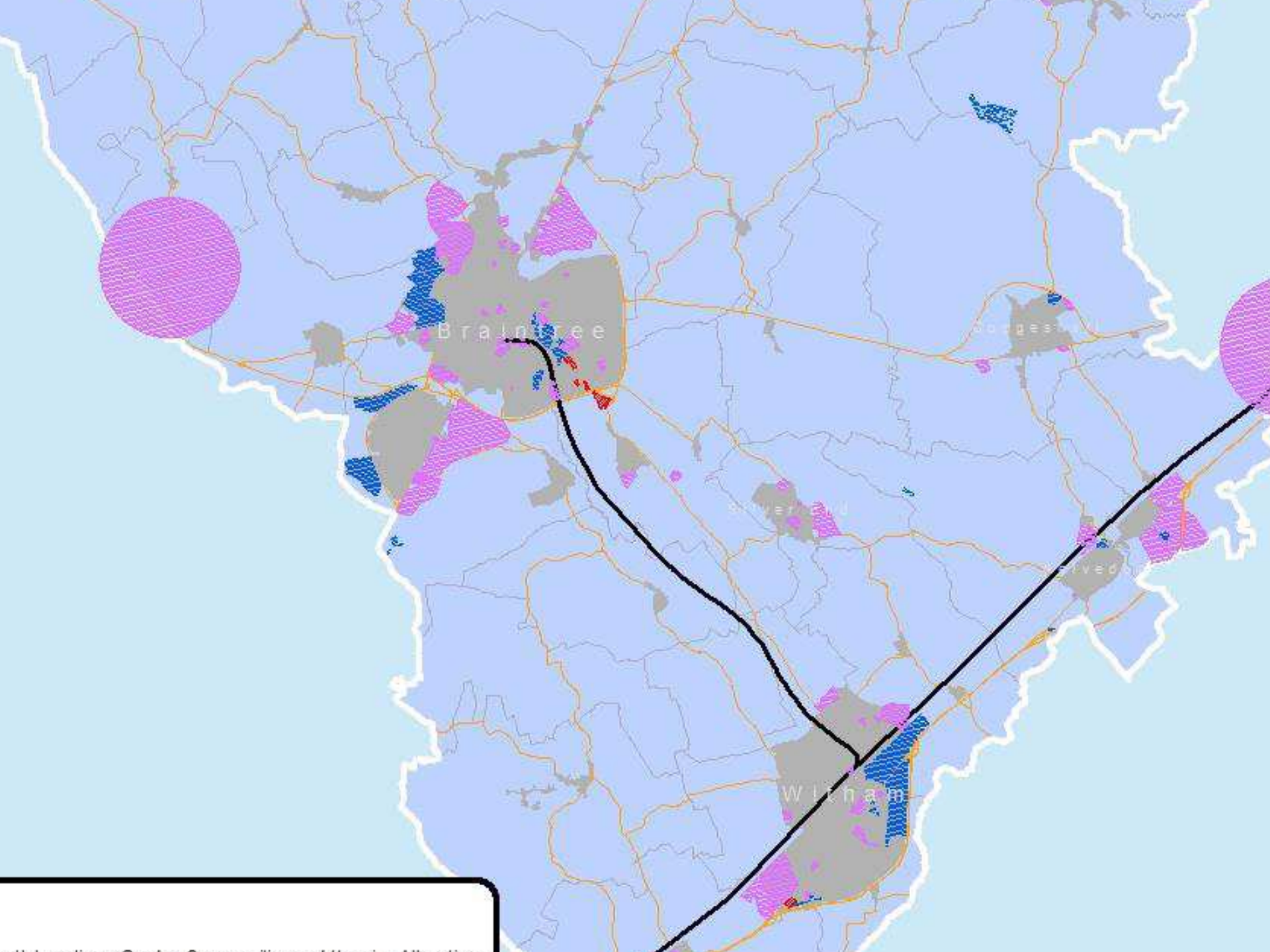


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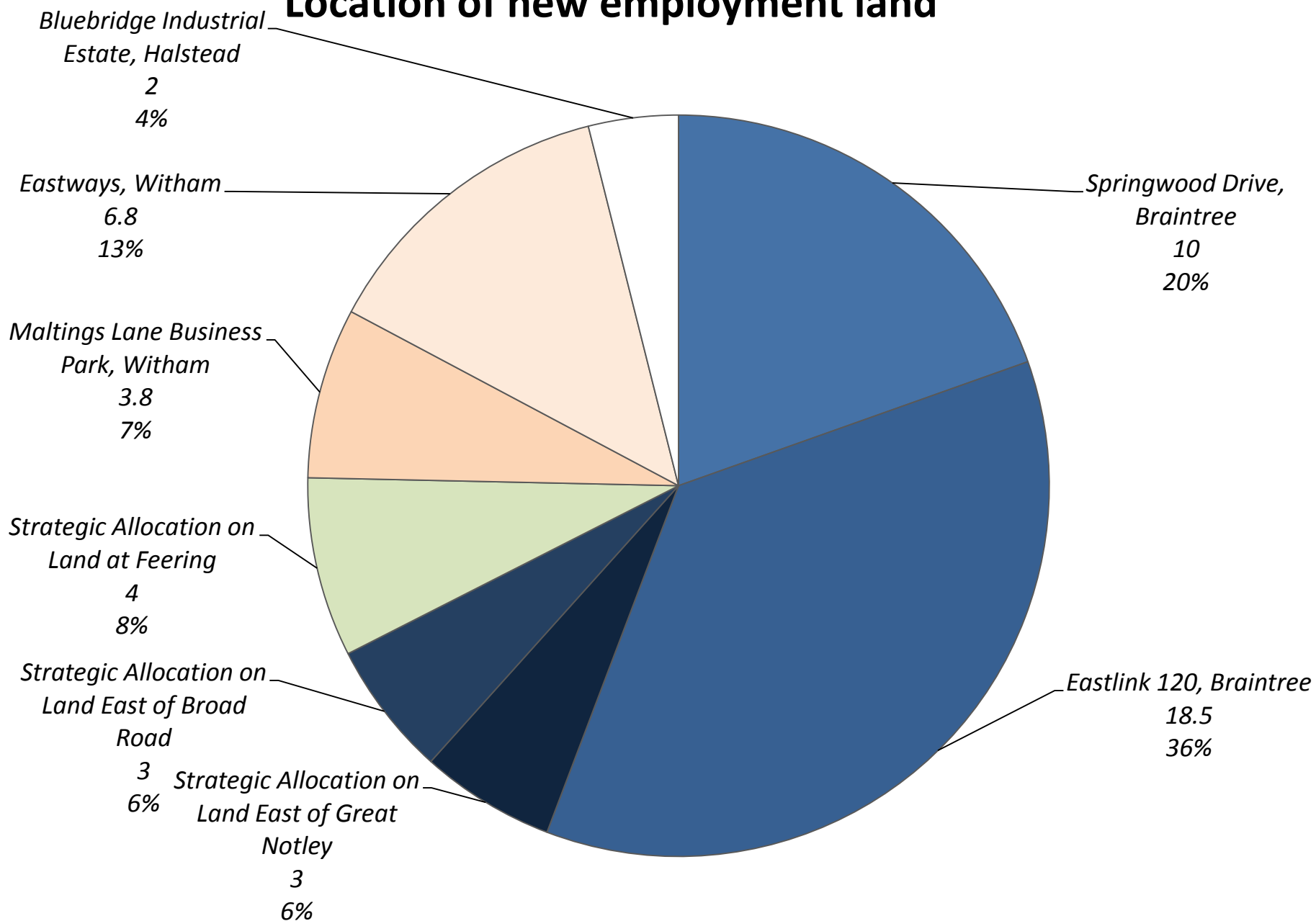
-  Strategic Growth Locations, Garden Communities and Housing Allocations
-  Employment Sites
-  Retail Parks
-  Development Boundary







Location of new employment land



QUESTIONS