

Tewkesbury Borough Plan 2011-2031 – Examination in Public

Note to Inspector on availability/deliverability of EMP2 allocations.

Introduction

At the examination hearings of the Tewkesbury Borough Plan, the Inspector queried the availability and deliverability of a number of employment sites proposed for expansion under Policy EMP2. The Inspector requested that the Council confirm the availability of the sites and provide any information relating to delivery/developer intentions. The sites in question are:

- Highfield Farm
- Knightsbridge Business Centre
- Highnam Business Centre
- Duddage Manor Business Park
- Isbourne Business Centre

The availability/deliverability status of each of these sites is set out below.

Highfield Farm

The western part of the allocated expansion land is included within Council's 2018/2019 Assessment of Land Availability (ALA) as Site ref. ELM005. The ALA finds the site to be available, suitable and achievable for employment development.

There is a pending hybrid planning application relating to the entirety of the proposed expansion land (application ref. 20/00464/FUL) seeking; 1. Full planning permission for the erection of a B2 unit (general industrial) with associated landscaping, access and parking. 2. Outline planning permission (all matters reserved except access) for a mix of B1, B2 and B8 use classes (employment).

The full application is associated with a secured end user (Ferrositi) with the outline application being speculative in nature.

The pending planning application demonstrates that the site is available for employment development with current developer interest.

Knightsbridge Business Centre

This site features in the Council's 2018/19 ALA as part of a much larger parcel 'LEI004'. The ALA finds the site to be available, suitable and achievable for employment development.

The Council has also made contact with the owner of the site who has confirmed on 14th April 2021 that the site is still available for employment development. However, a developer/land promoter has not yet been engaged to take the site forward for development.

Highnam Business Centre

The proposed expansion land is promoted by the owner of the existing business centre who confirmed on 18th March 2021 that the land is available for employment development. The promoter's planning agent has advised that the intention is to bring forward an application within the first half of 2021 for the employment land.

Duddage Manor Business Park

The site does not feature in the Council's Assessment of Land Availability.

The Council has made contact with a local land promoter with an interest in the site, who has confirmed on 29th April 2021 that it is available for new employment development and that an application for general industrial (assumed to be B2) involving the expansion of the existing Rural Business Centre will be submitted in the next few months.

Isbourne Business Centre

The site does not feature in the Council's Assessment of Land Availability.

The site is however the subject of a representation made by Ridge and Partners LLP on behalf of Bromford in response to the Regulation 19 Pre-submission Tewkesbury Borough Plan consultation¹. This confirms that the site is available for development, although the promoter's request is for the land to be allocated for residential development as opposed to employment development. The Council has been trying to obtain contact with the owner of the site to establish whether the site is still available for some employment but has not yet been successful. The Council will continue to endeavor to make contact with the owner and update the Inspector accordingly.

¹ Representation ID 383 within Core Document [CD005](#)