

Tewkesbury Borough

Employment Monitoring Report

2018/19

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Tewkesbury Borough Council

Planning Policy

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LIST OF ABBREVIATIONS

JCS – Joint Core Strategy
TBP – Tewkesbury Borough Plan

INTRODUCTION

What is the Employment Monitoring Report?

- 1.1 The previous Employment Monitoring Report for the 2017/18 monitoring year, was published in August 2018 within the Authority Monitoring Report alongside the Housing Monitoring. As has been the case in previous years, for the 2018/19 monitoring year, these reports will be published separately. This report contains Tewkesbury Borough's employment monitoring for the period 1 April 2018 to 31 March 2019. The Housing Monitoring Report was published in August 2019 and is available to view on the Council's website at:
<https://www.tewkesbury.gov.uk/planning-policy#planning-policy-monitoring>
- 1.2 The purpose of the Employment Monitoring Report, is to set out the progress of approved employment planning applications and allocations within the Tewkesbury Borough Council administrative area between 1 April 2018 and 31 March 2019. This monitoring is undertaken on an annual basis in order to maintain an up-to-date record of employment development in the borough.
- 1.3 The data contained in this report is current as of 31 March 2019 and is used to inform wider reporting in the Authority Monitoring Report.

Adopted Plan Context

Joint Core Strategy

- 1.4 The Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) was adopted in December 2017 and covers the period from 2011-2031. The JCS forms part of the statutory development plan for each Council and provides the strategic planning framework for each Council's local plan. It contains a number of strategic allocations to help meet housing and employment needs as well as a suite of strategic development management policies to guide future development in the JCS area.
- 1.5 Following on from adoption, the JCS authorities are now taking forward the review. The JCS authorities published an 'Issues and Options' consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for 8 weeks between Monday 12 November 2018 and Friday 11 January 2019.
- 1.6 All information relating to the JCS examination and review is available to view on the JCS website: <https://www.jointcorestrategy.org/>

Tewkesbury Borough Plan to 2011

- 1.7 The Tewkesbury Borough Local Plan to 2011 was adopted in March 2006. Following adoption, the Local Plan retained development plan status for three years from adoption. Tewkesbury Borough Council applied to the Secretary of State to extend the saved policies beyond 31 March 2009 and, under powers given by the 2004 Planning and Compulsory Purchase Act, the Secretary of State directed which policies could be saved beyond this period. However, a number of these saved policies have now been superseded by policies contained within the adopted JCS. All information related to the Tewkesbury Borough Plan is available to view on the Council's website: <https://www.tewkesbury.gov.uk/#saved-policies-of-tb-local-plan>

Emerging Planning Policy – Tewkesbury Borough Plan

- 1.8 The Council is preparing a new Tewkesbury Borough Plan (TBP) that will sit underneath the strategic-level JCS and replace the remaining saved policies of the Tewkesbury Borough Local Plan to 2011. The TBP will help to meet the level of growth set out in the JCS by providing specific policy guidance for new development in the area and make smaller-scale site allocations. The policies that will be established through the TBP will set out specific requirements for new development and provide more detail than the policies in the JCS. All information related to the emerging Tewkesbury Borough Plan is available to view on the Council's website: <https://www.tewkesbury.gov.uk/local-plan#tewkesbury-borough-plan>

EMPLOYMENT MONITORING

Summary of Employment Monitoring

- 2.1. Between 1 April 2018 and 31 March 2019 the gross employment floor space completion figure for Tewkesbury Borough was 4689 square metres. During the same period 1378 square metres were lost, either through replacement or change of use resulting in a net completion of 3311 or 0.3 hectares. Note much of this loss occurred through change of use from one employment use to another.
- 2.2. A review of all ongoing employment planning permissions within Tewkesbury Borough reveals that a total of 55,382 gross square metres is committed and expected to come forward for employment development with a loss of 12,086 square metres. This equates to a net commitment of 43,296 square metres. Of these net commitments, 18,485 square metres are currently under construction and 24,811 square metres not yet started. Tables 1 to 4 provide a summary of the employment monitoring.

Table 1 Summary of employment completions for Tewkesbury Borough by monitoring year.

| Monitoring Year | Land Developed for Employment (ha) | |
|-----------------|------------------------------------|-----|
| | Gross | Net |
| 2011/12 | Data not available | |
| 2012/13 | 13.9 | 7.3 |
| 2013/14 | 2.1 | 1.5 |
| 2014/15 | 2.4 | 1.2 |
| 2015/16 | 1.5 | 0.7 |
| 2016/17 | 1.4 | 0.9 |
| 2017/18 | 0.9 | 0.6 |
| 2018/19 | 0.5 | 0.3 |

Table 2 Summary of employment completions and commitments for Tewkesbury Borough broken down by use class for the period 1 April 2018 to 31 March 2019.

| Employment Use Class | Completions (sq. m) | | | Net Commitments (sq. m) | |
|----------------------|---------------------|-------------|-------------|-------------------------|--------------------|
| | Gross | Loss | Net | Not Started | Under Construction |
| A1 | 0 | 68 | -68 | -91 | 6097 |
| A2 | 47 | 0 | 47 | 5 | -245 |
| A3 | 0 | 0 | 0 | 156 | 547 |
| A4 | 68 | 0 | 68 | -200 | 0 |
| A5 | 0 | 0 | 0 | 0 | 0 |
| B1 | 343 | 225 | 118 | 5223 | 12, 714 |
| B2 | 1108 | 1085 | 23 | 22, 189 | 0 |
| B8 | 1310 | 0 | 1310 | 3373 | 0 |
| C3 | | | | -63 | 100 |
| D1 | 225 | 0 | 225 | -6502 | 0 |
| D2 | 989 | 0 | 989 | 358 | -792 |
| Sui Generis | 599 | 0 | 599 | 363 | 64 |
| TOTAL | 4689 | 1378 | 3311 | 24, 811 | 18, 485 |

*Note C3 is shown in grey to highlight the use class of dwelling houses does not contribute to the employment figures.

Table 3 Summary of employment completions for Tewkesbury Borough broken down by type for the period 1 April 2018 to 31 March 2019.

| Type of Site | Gross Total Completions | | | Total Losses | | | Net Total Completions | | |
|---------------|-------------------------|-------------|------------|--------------|-------------|------------|-----------------------|-------------|------------|
| | sq. m | ha | % | sq. m | ha | % | sq. m | ha | % |
| Change of Use | 3007 | 0.30 | 64 | 293 | 0.03 | 21 | 2714 | 0.27 | 82 |
| Conversion | 170 | 0.02 | 4 | 0 | 0.00 | 0 | 170 | 0.02 | 5 |
| Extension | 626 | 0.06 | 13 | 0 | 0.00 | 0 | 626 | 0.06 | 19 |
| Replacement | 886 | 0.09 | 19 | 1085 | 0.11 | 79 | -199 | -0.02 | -6 |
| Total | 4689 | 0.47 | 100 | 1378 | 0.14 | 100 | 3311 | 0.33 | 100 |

Table 4 Summary of employment completions and commitments by parish for Tewkesbury Borough over the period 1 April 2018 to 31 March 2019 and the plan period 2011 to 2031.

| Parish | Gross Completions 2018/19 (sq. m) | Losses 2018/19 (sq. m) | Net Completions 2018/19 (sq. m) | Net Commitments Over the Plan Period (sq. m) | Net Completions Over the Plan Period (sq. m) | Net Completions + Commitments Over the Plan Period (sq. m) |
|--------------------|-----------------------------------|------------------------|---------------------------------|--|--|--|
| Alderton | 0 | 0 | 0 | 0 | -180 | -180 |
| Ashchurch | 555 | 0 | 555 | 0 | 20,261 | 20,261 |
| Ashleworth | 0 | 0 | 0 | 0 | 80 | 80 |
| Badgeworth | 19 | 0 | 19 | 0 | 1232 | 1232 |
| Bishop's Cleeve | 470 | 0 | 470 | 0 | 742 | 742 |
| Boddington | 0 | 0 | 0 | 28 | 0 | 28 |
| Brockworth | 0 | 0 | 0 | 0 | 427 | 427 |
| Buckland | 204 | 0 | 204 | 0 | -348 | -348 |
| Chaceley | 0 | 0 | 0 | 0 | 0 | 0 |
| Churchdown | 363 | 0 | 363 | 12,982 | 50,505 | 63,487 |
| Deerhurst | 0 | 0 | 0 | 0 | 0 | 0 |
| Down Hatherley | 0 | 0 | 0 | 18,933 | 0 | 18,933 |
| Dumbleton | 0 | 0 | 0 | 0 | -1510 | -1510 |
| Elmstone Hardwicke | 0 | 0 | 0 | 834 | 2046 | 2880 |
| Forthampton | 0 | 0 | 0 | 0 | 0 | 0 |
| Gotherington | 0 | 0 | 0 | 0 | 144 | 144 |
| Great Witcombe | 0 | 0 | 0 | 0 | 350 | 350 |
| Gretton | 886 | 1085 | -199 | 218 | -162 | 56 |

| Parish | Gross Completions 2018/19 (sq. m) | Losses 2018/19 (sq. m) | Net Completions 2018/19 (sq. m) | Net Commitments Over the Plan Period (sq. m) | Net Completions Over the Plan Period (sq. m) | Net Completions + Commitments Over the Plan Period (sq. m) |
|----------------|-----------------------------------|------------------------|---------------------------------|--|--|--|
| Hasfield | 0 | 0 | 0 | 0 | 0 | 0 |
| Hawling | 0 | 0 | 0 | 0 | 0 | 0 |
| Highnam | 0 | 0 | 0 | 0 | 351 | 351 |
| Hucclecote | 0 | 0 | 0 | 80 | 1736 | 1816 |
| Innsworth | 0 | 0 | 0 | 0 | 556 | 556 |
| Leigh | 0 | 0 | 0 | 0 | 168 | 168 |
| Longford | 0 | 0 | 0 | 0 | 425 | 425 |
| Maisemore | 0 | 0 | 0 | 570 | 0 | 570 |
| Minsterworth | 800 | 0 | 800 | -200 | 800 | 600 |
| Northway | 0 | 0 | 0 | 6338 | 4805 | 11, 143 |
| Norton | 0 | 0 | 0 | 0 | 3875 | 3875 |
| Oxenton | 0 | 0 | 0 | 0 | 0 | 0 |
| Prescott | 0 | 0 | 0 | 0 | 551 | 551 |
| Sandhurst | 42 | 0 | 42 | 0 | 42 | 42 |
| Shurdington | 0 | 0 | 0 | 0 | 155 | 155 |
| Snowhill | 100 | 0 | 100 | 0 | 21, 450 | 21, 450 |
| Southam | 745 | 0 | 745 | 423 | 4373 | 4796 |
| Stanton | 0 | 0 | 0 | 0 | 0 | 0 |
| Stanway | 0 | 0 | 0 | 0 | 462 | 462 |
| Staverton | 0 | 0 | 0 | 610 | 1918 | 2528 |
| Stoke Orchard | 0 | 0 | 0 | 0 | 1695 | 1695 |
| Sudeley | 0 | 0 | 0 | 0 | 0 | 0 |
| Teddington | 0 | 0 | 0 | 0 | 1388 | 1388 |
| Tewkesbury | 505 | 293 | 212 | 2650 | 6433 | 9083 |
| Tirley | 0 | 0 | 0 | 0 | 167 | 167 |
| Toddington | 0 | 0 | 0 | 0 | 264 | 264 |
| Twigworth | 0 | 0 | 0 | 0 | -103 | -103 |
| Twyning | 0 | 0 | 0 | 0 | 0 | 0 |
| Uckington | 0 | 0 | 0 | 0 | 80 | 80 |
| Walton Cardiff | 0 | 0 | 0 | 0 | 0 | 0 |
| Winchcombe | 0 | 0 | 0 | 0 | -227 | -227 |
| Woodmancote | 0 | 0 | 0 | -170 | -214 | -384 |
| Total | 4689 | 1378 | 3311 | 43, 296 | 12, 4737 | 16, 8033 |

Progress of Local Plan Allocations

- 2.3. Ten sites were allocated for employment through the Tewkesbury Borough Local Plan to 2011. A further eight existing employment sites and nine existing rural business centres were allocated under policies EMP1 and EMP3 of the Local Plan to 2011.
- 2.4. Table 5 below summarises the employment development that has occurred at the allocation sites, employment sites and rural business centres in the Local Plan to 2011. This is separated out into gross and net completions over the plan period from 2006, when the Local Plan was adopted, to 2011.
- 2.5. Also shown are the gross and net completions at the Local Plan sites post 2011, alongside the net commitments.
- 2.6. This data has been derived from the monitoring data recorded since 2006 and does not take into account existing employment development on these sites pre-2006.

Table 5 Progress of Tewkesbury Borough Local Plan (to 2011) employment allocations.

| Site | Site Area (ha) | Completions 2006-2011 | | Completions 2012-2019 | | Net Commitments |
|---|----------------|-----------------------|---------------|-----------------------|-------------|-----------------|
| | | Gross (sq. m) | Net (sq. m) | Gross (sq. m) | Net (sq. m) | |
| Local Plan to 2011 Allocations | | | | | | |
| AC3 – Cowfield Farm South, Ashchurch | 6.7 | 890 | 890 | 2841 | 2841 | 0 |
| BI1 – Gilders Corner, Bishop’s Cleeve | 0.7 | 0 | 0 | 0 | 0 | 0 |
| BI3 – Malvern View, Bishop’s Cleeve | 2.5 | 0 | 0 | 0 | 0 | 0 |
| BI4 – Cleeve Business Park | 5.5 | 0 | 0 | 0 | 0 | 0 |
| BR2 – Gloucester Business Park | 75.9 | 51,382 | 51,382 | 254 | 64 | 0 |
| BR3 – Brockworth/Hucclecote District Centre | 12.2 | 7400 | 7400 | 48,598 | 37 | 0 |
| CH1 – South East Camp, Gloucestershire Airport | 9.6 | 355 | 355 | 1834 | 1523 | 0 |
| CH2 - Gloucestershire Airport | 150 | 0 | 0 | 0 | 0 | 0 |
| TY3 – Bishops Walk/Spring Gardens, Tewkesbury | 2.5 | 0 | 0 | 0 | 0 | 0 |
| TY4 – Oldbury Employment Site, Tewkesbury | 1.2 | 0 | 0 | 0 | 0 | 0 |
| Total | 266.8 | 60,027 | 60,027 | 53,527 | 4465 | 0 |

| Site | Site Area (ha) | Completions 2006-2011 | | Completions 2012-2019 | | Net Commitments |
|---|----------------|-----------------------|----------------|-----------------------|---------------|-----------------|
| | | Gross (sq. m) | Net (sq. m) | Gross (sq. m) | Net (sq. m) | |
| Local Plan to 2011 EMP1 Major Employment Sites | | | | | | |
| Bishop's Cleeve/Southam | 41 | 467 | 467 | 449 | 442 | 0 |
| Staverton/Churchdown | 46.4 | 9088 | 9088 | 51,960 | 25,188 | 26,738 |
| Brockworth/Hucclecote | 23.7 | 0 | 0 | 130 | 130 | 0 |
| Innsworth | 4.4 | 220 | 16 | 1036 | 325 | 0 |
| Uckington | 2.4 | 0 | 0 | 0 | 0 | 0 |
| Tewkesbury/Ashchurch | 83.2 | 62,740 | 62,170 | 57,047 | 13,637 | 9383 |
| Toddington | 6.4 | 18,975 | 18,975 | 286 | 264 | 0 |
| Total | 207.5 | 91,490 | 90,716 | 110,908 | 39,986 | 36,121 |
| Local Plan to 2011 EMP3 Rural Business Centres | | | | | | |
| Knightsbridge Business Centre, Coombe Hill | 1.6 | 792 | 0 | 132 | 132 | 0 |
| Isbourne Business park, Winchcombe | 1 | 438 | 95 | 81 | 0 | 0 |
| The Steadings, Maisemore | 0.9 | 0 | 0 | 0 | 0 | 0 |
| Park Farm, Gretton | 0.9 | 0 | 0 | 886 | -199 | 0 |
| Highfield Farm, Deerhurst | 0.8 | 0 | 0 | 312 | 193 | 0 |
| Homedowns Achievement Park | 1.3 | 0 | 0 | 0 | 0 | 0 |
| Highnam Business Centre | 1.5 | 0 | 0 | 0 | 0 | 0 |
| Brockridge Farm and Duddage Farm, Twyning | 0.6 | 0 | 0 | 0 | 0 | 0 |
| Twigworth Court | 0.4 | 0 | 0 | 34 | 0 | 0 |
| Total | 9 | 1230 | 95 | 1445 | 126 | 0 |
| TOTAL | 483.3 | 15,2747 | 150,838 | 165,880 | 44,577 | 36,121 |

2.7. 7 mixed use sites were allocated within the JCS. Table 6 summarises the progress of the areas allocated for employment use.

Table 6 Progress of Joint Core Strategy (to 2031) Allocations – Employment only.

| Site | Area Allocated for Employment (ha) | Planning Reference | Status of Application | Employment Site Area (ha) | Net Internal Floorspace (sq. m) | Total Completed | Commitments Outstanding |
|----------------------------------|------------------------------------|--------------------|---------------------------|---------------------------|---------------------------------|-----------------|-------------------------|
| A1: Innsworth | 9 | 15/00749/OUT | Allowed on Appeal | 8.31 | 28, 100 | 0 | 28, 100 |
| A1: Twigworth | 17 | 15/01149/OUT | Allowed on Appeal | 0.33 | 1200 | 0 | 1200 |
| A3 North Brockworth | 3 | 12/01256/OUT | Secretary of State Permit | - | 24500 | 0 | 24500 |
| A4: North West Cheltenham | 23 | 16/02000/OUT | Awaiting Decision | 24 | 48, 050 + hotel | 0 | 48, 050 + hotel |
| A5: Ashchurch | 14 | 17/00520/OUT | Awaiting Decision | - | 2000 | 0 | 2000 |
| | | 13/01003/OUT | Permit | 21.37 | 24, 395 | 0 | 24, 395 |
| | | 19/00409/APP | Awaiting Decision | | | | |
| A7: West Cheltenham | 45 | None | N/A | N/A | N/A | N/A | N/A |

APPENDIX 1 - GUIDE TO USE CLASSES ORDER IN ENGLAND

| | | |
|--------------------|-----------------------------------|--|
| A1 | Shops | Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premise, hairdressers, funeral directors, hire shops, dry cleaners, and internet cafes. |
| A2 | Financial & Professional Services | Banks, building societies, estate and employment agencies, professional services and betting offices. |
| A3 | Food & Drink | Restaurants and cafes. |
| A4 | Drinking Establishments | Public houses, wine bars or other drinking establishments. |
| A5 | Hot Food Takeaway | For the sale of hot food consumption off the premises. |
| B1 | Business | a) Office other than a use within Class A2; b) Research and development of products or processes; c) For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area). |
| B2 | General Industry | Industrial process other than falling within Class B1. |
| B8 | Storage or Distribution | Use for storage or as a distribution centre |
| C1 | Hotels | Hotels, boarding and guest houses. |
| C2 | Residential Institutions | Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes. |
| C2a | Secure Residential Institutions | Prisons, young offenders' institutions, detention centres, secure training centres, custody centres, short term holding centres, secure hospitals, secure local authority accommodation, military barracks. |
| C3 | Dwelling houses | Use as a dwelling house by: a) A single person or by people to be regarded as forming a single household; b) Not more than six residents living together as a single household where care is provided for residents; c) Not more than six residents living together where no care is provided to residents. |
| C4 | Houses in multiple occupation | Use of a dwelling house by 3-6 residents as a 'house in multiple occupation'. |
| D1 | Non-residential institutions | Clinics, health centres, crèches, day nurseries, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship and law courts. |
| D2 | Assembly & Leisure | Cinemas, concert halls, bingo halls, dance halls, swimming baths, skating rinks, gymnasiums, other areas for indoor and outdoor sports or recreations not involving motorised vehicles or firearms. |
| Sui Generis | | Uses which do not fall within the specified use classes above, including theatres, large houses in multiple occupation, hostels, petrol stations, nightclubs, casinos, shops selling and/or displaying motor vehicles. |