

Rutland Take Up and Objectively Assessed Needs Review

Rutland County Council



May 2018

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EXECUTIVE SUMMARY

Introduction

- i) This report provides an addendum to the Rutland Employment Land Assessment Update, undertaken on behalf of Rutland County Council (the Council) in 2015-16. It updates the Objectively Assessed Needs (OAN) element of that work, specifically the preferred model based on forward projection of historic land take up trends. This reflects concerns raised on the quality of employment land monitoring data provided by the Council to inform that model and the enhanced monitoring processes now implemented by Council.
- ii) To ensure the accuracy of the Local Plan Review evidence base on employment land needs, this Review Paper provides a more detailed analysis of Council completions from 2012/13 onwards, which have been reassessed by the Council using the revised Monitoring System. The amended take up figures are then used to provide an amended OAN for Rutland over 2016-2036.

Take Up Analysis

- iii) Completions were analysed in terms of what change has taken place and if that change has increased or decreased the supply of developed employment land in Rutland. The criteria of what constitutes an increase in employment floorspace (new build development, rebuilds with floorspace gain, extensions, changes of use) and what constitutes a reduction (demolitions, changes of use out of the B-Classes, rebuilds with floorspace loss) were established. The size of the completion was double checked against planning application data and, where possible, study has visually determined that the external changes identified in the Completion Record have been undertaken.
- iv) Once valid completions are identified, the floorspace (sqm) is converted to land (hectares) at a uniform ratio of 3,900 sqm/hectare, which gives the following results:
 - 2012-2013 - 1.67 ha completed
 - 2013-2014 - 0.34 ha completed
 - 2014-2015 - (0.04) completed, i.e. losses exceeded gains this year
 - 2015-2016 - 0.18 ha completed
 - 2016-2017 - 0.60 completed.

Objectively Assessed Need

- v) The revised take up figures have been used to create two revised historic land take up models:
- Long Term Take Up Scenario: Uses all available take-up data possessed by the Council – 1996-2017
 - Short Term Take Up Scenario: Only uses data which has been fully analysed in this study – 2012-2017.
- vi) These can be measured against the realistic land supply of 18.93 ha, identified in the Rutland Employment Land Assessment Update. As in the 2016 Employment Land Assessment Update, a deduction of 3.20 ha in the land need is also made to allow for Rutland residents working from home. The outputs from all the models are outlined in Table ES1.

Table ES1 – Land Forecast Models – Summary

Model	Land Stock 2015, ha*	Land Need 2015-2036, ha	Buffer (five years take-up rate) ha	Deduction for Homeworking	Surplus (Shortfall), ha	Assumptions
Long Term Land Take-up	18.93	38.64	9.20	-3.20	(25.71)	Based on historic (21 years) take-up of 1.84 ha/pa.
Short Term Land Take-up	18.93	11.55	2.75	-3.20	7.83	Based on last five years take-up of 0.55 ha/pa.

Source: BE Group, 2018

*Realistic land supply at 31st March 2015

- vii) If long term (21 year) take-up rates are used, then Rutland needs another 25.71 ha of land (see Table ES1). However, this study can only account for data from 2012 onwards and, as noted, there are questions as to the accuracy of data collected, or at least analysed, prior to that.
- viii) The preferred forecasting method is therefore a projection forward of short term (five year) past take-up rates. Under this model, Rutland has an oversupply of 7.83 ha.

Recommendations

- ix) The key recommendations are:

- That the Council should adopt the short term land take-up scenario. This gives a gross land need of 11.10 ha to 2036
- That the Council use the OAN findings of this Study over those of the Rutland Employment Land Assessment Update to inform future calculations of B-Class land need in the Local Plan process.
- That Rutland County Council maintain a flexible employment land supply, which can meet the full range of needs to 2036, provide choice and flexibility in supply, allowing for likely further losses.

Monitoring Arrangements Recommendations

x) Current monitoring protocols appear to be working well and represent a significant improvement over the previous methodology. There is little more that could be done to improve the data collection method generally. In terms of data analysis, suggestions are:

- Only developments which involve a quantifiable gain or loss of floorspace should be identified as employment completions – new build developments; rebuilds where there is a gain/loss of floorspace; extensions (and particularly horizontal extensions, vertical extensions represent an increase in floorspace but not land); changes of use into/out of the B-Class uses.
- Avoid duplications – Some duplication of records was noted in the analysis of recent completions
- When employment land gain/loss figures (hectares) are required, i.e. for future Employment Land Assessments, it is recommended that floorspace change be converted to land a uniform ratio of 3,900-4,000 sqm/hectare.
- Numbers of proposed jobs, land ownerships, greenfield/brownfield development and potentially parking ratios/operational restrictions are useful additional data sources which could be recorded to inform future analysis.

1.0 INTRODUCTION

- 1.1 This report provides an addendum to the Rutland Employment Land Assessment Update, undertaken on behalf of Rutland County Council (the Council) in 2015-16. That Employment Land Assessment reviewed the need for, and supply of, employment land (Use Class B1, B2, B8) the County of Rutland over the period 2015-2036. It forms an evidence base document for the Rutland Local Plan Review 2016-2036.
- 1.2 To assess the need for employment land in the County, three recognised forecasting methods were used in the Employment Land Assessment Update:
1. Forward projection of historic land take up trends
 2. Labour demand – jobs growth
 3. Resident workforce forecast – examining growth in the local labour force.
- 1.3 For reasons discussed further in Section 2.0 of this report, the preferred forecast method was identified as a projection forward of short term (nine year) past take-up rates.
- 1.4 That forecast model utilised past completion (take up) data for the County for 2007/08-2014/15. However, since the completion of the Rutland Employment Land Assessment Update in January 2016, questions have been raised about that data and the scale and nature of the individual property completions included within those annual take up figures, i.e. do they represent genuine provision of new B-Class premises?
- 1.5 To address these issues and ensure the accuracy of the Local Plan Review evidence base on employment land needs, this Review Paper provides a more detailed analysis of Council completions from 2012/13 onwards (the period where detailed information on individual property completions is available). These completions have been updated and reassessed by the Council based on a revised Monitoring System which is discussed further in Section 6.0.
- 1.6 Having reviewed completions, a revised take up model is then completed to provide a new estimate of Objectively Assessed Needs (OAN) over 2016-2036, reflecting Planning Practice Guidance on employment land reviews.

2.0 RUTLAND EMPLOYMENT LAND ASSESSMENT UPDATE OVERVIEW

- 2.1 In 2016, BE Group was commissioned to “*assess the supply, need and demand for employment land and premises in Rutland over the 21-year period to 2036 and to make recommendations as to the Council as to the future approach to employment land provision in its Local Plan.*” The Study updates the 2013 Employment Land Assessment, bringing it into line with Planning Practice Guidance.
- 2.2 Against a realistic B-Class land supply of 18.93 ha, the Assessment used three recognised methods of forecasting to identify Objectively Assessed Needs:
- Forward projection of historic land take up trends – Short term (9-year)/Long term (19-year)
 - Labour demand – jobs growth, as identified in East of England (2014) forecast modelling
 - Resident workforce forecast – examining growth in the local labour force.
- 2.3 The Forward projection of historic land take up trends used employment land take-up data, as annually recorded by the Council through building completions for B-Class employment uses. Data was then recalculated from the 2013 Study. The building completions were provided on a sqm basis and then a land area is calculated using a formula that assumes buildings occupy land on a ratio of 3,900 sqm/ha. As Table 1 shows, between 1996 and 2015 that dataset identified that 48.08 ha of land had been developed in Rutland, an average of 2.53 ha/year.

Table 1 – Employment Land Take-Up 1996-2015

Completion Period	Total (ha), 2015 Calculation
1996/97 to 2005/06	22.80 ¹
2006-2007	0.19 ²
2007-2008	0.10
2008-2009	3.03
2009-2010	1.33
2010-2011	3.02
2011-2012	5.48
2012-2013	1.26
2013-2014	9.99 ³
2014-2015	0.88

Completion Period	Total (ha), 2015 Calculation
Total (exclusive of Oakham Enterprise Park)	48.08 (40.52)
Average Annual Take-up, ha/year – 19 years	2.53 (2.13)
Average Annual Take-up, ha/year – 9 years (exclusive of Oakham Enterprise Park)	2.81 (1.97)

Source: RCC/BE Group, 2015

1 From 2008 Rutland Employment Land Study

2 From Rutland CCDC Annual Monitoring Report

3 2.43 ha excluding Oakham Enterprise Park

2.4 The dataset was examined in detail and two issues emerged:

- Figures prior to 2006/7 are treated with caution, as they are derived from a secondary data source, the 2008 Rutland Employment Land Study. To allow for a degree of uncertainty in this older data, both short term (2007/08-2014/15) and long term (the whole period from 1996) take up figures were provided. The short-term take-up average is 2.81 ha/year
- The take up figure for 2013/14 (9.99 ha) stands out as being unusually high. This is due to the inclusion of 29,000 sqm or 7.56 ha of completions at Oakham Enterprise Park for that year. However, that figure incorporates the entire former prison complex, including properties that were refurbished and premises now in D1 or D2 leisure, education or medical uses. It may also include some new build development which has yet to be completed. Its inclusion is felt to provide an unrealistic picture of past development in Rutland and accordingly average annual take up rates, which are provided in Table 1, exclude that take up.

2.5 This Study also used a forward projection of 2011 Census figures on home-based employment to estimate that some 498 (17.8 percent) of the 2,800 new jobs which are forecast in the East of England (2014) modelling to 2036, will be home based and not require B-Class accommodation. This finding allows a calculation of the impact of homeworking on floorspace and land needs over the next 21 years, specifically that a deduction of 3.20 ha in the land need should be made to allow for homeworking.

2.6 This deduction was applied to the Long or Short Term Take-Up projections only. It is not applied to the Employment Based or Resident Workforce models which incorporate their own assumptions about what proportions of jobs, in each sector, will be based in B1/B2/B8 accommodation and what proportions will be housed elsewhere, including home based employment.

2.7 The outputs from all the forecast models are outlined in Table 2.

Table 2 – Land Forecast Models – Summary

Model	Land Stock 2015, ha*	Land Need 2015-2036, ha	Buffer (five years take-up rate) ha	Deduction for Homeworking	Surplus (Shortfall), ha	Assumptions
Long Term Land Take-up	18.93	44.73	10.65	-3.20	(33.25)	Based on historic (19 years) take-up of 2.13 ha/pa. Exclusive of take-up at Oakham Enterprise Park
Short Term Land Take-up	18.93	41.37	9.85	-3.20	(29.09)	Based on last nine years take-up of 1.97 ha/pa. Exclusive of take-up at Oakham Enterprise Park
Employment based on adjusted stock	18.93	+8.11 Growth +6.84 Change	+9.85 +9.85	N/A	1) 0.97 2) 2.24	Based on 1) projected growth sectors 2) projected employment change across sectors
Resident Workforce based on adjusted stock	18.93	+2.22 Growth -5.70 Change	+9.85 +9.85	N/A	1) 6.86 2) 14.78	Based on 1) projected growth sectors 2) projected employment change across sectors

Source: BE Group, 2015

*Realistic land supply at 31st March 2015

2.8 If long term (19 year) take-up rates are used, then Rutland needs another 33.25 ha of land (see Table 2). However, this scenario includes older take up data (pre-2006) which is derived from secondary data sources and cannot be independently verified as accurate. For this reason, it was not recommended as the preferred forecast method.

2.9 The two jobs based forecast models (employment and resident workforce) suggested the County has an oversupply of employment land. However, the market assessment, completed in Sections 4.0-5.0 of the Study, and a review of the historic trends in employment change and land take up, completed in Section 8.0, suggest that these forecasts underestimate land needs significantly.

2.10 Thus, the preferred forecasting method was a projection forward of short term (nine year) past take-up rates, excluding large and undifferentiated take up at Oakham Enterprise Park. An additional **29.09 ha** was required based on this model. The calculation by which this need figure was reached is summarised below:

Short Term (Nine Year) Take-Up Model

1. Nine years of recorded take-up 2006/07-2014/15, excluding take-up at Oakham Enterprise Park = 17.72 ha
2. Average annual take up rate: $17.72 \div 9 = 1.97$ ha/year
3. Forward projection of average annual take-up rate 2015-2036 (21 years): 1.97 ha/year x 21 = 41.37 ha
4. Additional buffer, five years of further take-up at 1.97 ha/year: 1.97 ha/year x 5 = 9.85 ha
5. Total need, inclusive of buffer: 41.37 ha + 9.85 = 51.22 ha
6. Less realistic land supply (18.93 ha) = 32.29 ha
7. Less an allowance of 3.20 ha for homeworkers, who will not need B-Class premises = **29.09 ha (remaining need)**.

3.0 TAKE UP ANALYSIS CRITERIA

3.1 To support this, Take Up and OAN Review, the Council has provided updated take-up data for the years 2013/14-2014/15, plus two further years take up, 2015/16-2016/17, to allow for growth and development in the County since completion of the 2016 Rutland Employment Land Assessment Update. Details of how the Council assembled this dataset are considered further in Section 6.0. These completions are analysed in the following way.

Categorisation of Completion

3.2 The Completions are analysed in terms of what change has taken place and if that change has increased or decreased the supply of developed employment land in Rutland. Changes which **do** increase the land supply are:

- New build development of B1/B2/B8 premises
- Rebuilds of B1/B2/B8 premises, where there is a gain in floorspace
- Horizontal extensions of B1/B2/B8 premises
- Changes of use from non B-Class uses to B1/B2/B8.

3.3 Changes which **reduce** the supply of B-Class land locally are:

- Demolition of B1/B2/B8 premises, or rebuilds with a loss of floorspace
- Changes of use from B1/B2/B8 to non B-Class uses
- Rebuild with a reduction in floorspace.

3.4 Changes which **neither increase nor decrease** the land supply are:

- Rebuilds with no gain/loss of floorspace
- Changes of use within the B-Classes, i.e. no gain or loss of premises overall
- Vertical only extensions
- Erection of portable facilities or minor infrastructure such as fencing, advertisements, etc.

Confirmation of Completion

3.5 Where practically possible, this study has visually determined that the external changes identified in the Completion Record (new buildings developed, existing properties extended, etc) have been undertaken. The size of the premises delivered/alterd, as recorded by the Council, is compared to that identified in the planning permission and any discrepancies are reviewed.

Converting Premises to Land

- 3.6 Once valid completions are identified, the floorspace (sqm) is converted to land (hectares) at a uniform ratio of 3,900 sqm/hectare, which reflects developer norms. Estimates of site area, given in planning applications, are not used as these frequently overestimate the amount of land affected, for example, by including a whole factory complex and curtilage when, in practice, only one property within that complex is altered. The only exception is where the planning application relates to a change of use of an area of land only, i.e. conversion of agricultural land into a construction compound, with no development of property on that land. Then, subject to an assessment of realism, the stated land area, from the planning application/monitoring, is used.

4.0 TAKE UP ANALYSIS

- 4.1 Tables 3-7 provide an analysis of Completions over 2012/13-2016/17, using the criteria set out in Section 3.0.

Table 3 – Completions 2012/13 Analysis

Council Data								BE Group Analysis				
Parish	App No.	Address	Approved	Complete	Use Class	Area (sqm)	Details	Categorisation	Valid Emp. Land Gain/Loss (Yes/No)	Visual Evidence of Completion (Yes/No/Unclear)	Floorspace matches App. Data, Any Issues?	Land Gained/Lost (3,900 sqm/ha)
Gains												
Barleythorpe	APP/2011/0829	Westward, Cold Overton Road	07/02/12	19/07/12	B8	557	Retrospective application for the change of use from agricultural land to Builders Yard	Change of Use into B-Class Use	Yes	Yes	Match	0.06
Edith Weston	APP/2012/0146	St Georges Barracks, Welland Road	19/04/12	01/06/12	B8	5,520	Erection of warehouse building	New build, B-Class	Yes	Yes	Match	1.42
Morcott	APP/2012/0521	Morcott Tyre and Exhaust, Glaston Road	14/09/12	01/12/12	B1(a)	-	Erection of portable office and site fencing to the north boundary	Portable facility/minor infrastructure	No	-	-	-
Oakham	APP/2012/0300	Rutland Autos, 31a Pillings Road	18/06/12	21/11/12	B2	270	Change of use from furniture store and retail to motor repair etc	Change of Use into B-Class Use	Yes	Yes	Match	0.07
Oakham	APP/2011/0929	RPC Schofield Road	02/03/12	08/03/13	B2	-	Change of use of existing warehouse from storage to use as a production hall	Change of Use within the B Use Classes	No	-	-	-
Oakham	APP/2011/0237	Rutland County Council, Station Approach	01/06/11	01/10/12	B1(c)	910	Change of use from sui generis highway depot to B1/B8 use	Change of Use into B-Class Use	Yes	Yes	Match	0.23
						Sub-Total, Gain	7,257					1.78
Losses												
Ketton	APP/2012/0268	Bridge Farm, Luffenham Road	09/07/12	01/11/12	B2	444	Temporary change of use of existing B2 industrial building to place of worship	Change of Use out of B-Class use	Yes	Yes	March	0.11
						Sub-Total, Loss	444					0.11
						Net Gain	6,813					1.67

Source: Rutland CC and BE Group, 2018

Table 4 – Completions 2013/14 Analysis

Council Data								BE Group Analysis				
Parish	App No.	Address	Approved	Complete	Use Class	Area (sqm)	Details	Categorisation	Valid Emp. Land Gain/Loss (Yes/No)	Visual Evidence of Completion (Yes/No/Unclear)	Floorspace matches App. Data, Any Issues?	Land Gained/Lost (3,900 sqm/ha)
Gains												
Brooke	2013/0522/FUL	Priory Farm, Oakham Road	12/08/13	13/01/14	B2	322	Change of use of former agricultural building to carpentry workshop (B2)	Change of Use into B-Class Use	Yes	Yes	Match	0.09
Ketton	APP/2012/0308	Eco Build Design Ketton Club, 63 High Street	06/07/12	01/02/14	B1(a)	460	Change of use from social club (Class D2) to offices (Class B1)	Change of Use into B-Class Use	Yes	Yes	Match	0.12
Uppingham	2013/0271/FUL	Rear of Unit 1 Old Station Yard, Station Road	05/07/13	08/11/13	B1(c)	821	Construction of a two-storey industrial building for the mixing and storage of essential oils for the beauty trade.	New build, B-Class	Yes	Unclear	Match	0.21
						Sub-Total, Gain	1,603					0.42
Losses												
Ridlington	FUL/2010/0256	Richard Hill Pumps, Beckendale House, 3 East Lane	30/04/10	20/05/13	B1 (c)	308	Retrospective application for the change of use of part of the existing light industrial building for domestic storage	Change of Use out of B-Class use	Yes	Unclear	Match	0.08
						Sub-Total, Loss	308					0.08
						Net Gain	1,295					0.34

Source: Rutland CC and BE Group, 2018

Table 5 – Completions 2014/15 Analysis

Council Data								BE Group Analysis				
Parish	App No.	Address	Approved	Complete	Use Class	Area (sqm)	Details	Categorisation	Valid Emp. Land Gain/Loss (Yes/No)	Visual Evidence of Completion (Yes/No/Unclear)	Floorspace matches App. Data, Any Issues?	Land Gained/Lost (3,900 sqm/ha)
Gains												
Braunston	APP/2013/0115	The Rutland Charcuterie Company, 12 Wood Lane	26/09/13	23/04/14	B1(c)	1,350	Change of use from ancillary dwelling to food production Class B1 and associated internal and external works	Change of Use into B-Class Use	Yes	Yes	205 sqm is stated gain in App. This figure appears more realistic when viewed against Valuation Office Data	0.05
Morcott	2013/0650/FUL	Adams and Sons, Glaston Road	27/09/13	10/04/14	B1(c)	136	Construction of a single storey extension to workshop.	Horizontal Extension	Yes	Yes	Match	0.03
Oakham	APP/2011/0733	Mecc Alte (UK), 6 Lands End Way	30/11/11	08/08/14	B2	140	Construction of single storey extension to existing factory building	Horizontal Extension	Yes	Unclear	Match	0.04
Oakham	2013/0899/FUL	Mecc Alte (UK), 6 Lands End Way	11/12/13	08/08/14	B8	660	Construction of 2 No. extensions to existing industrial building and to existing hardstanding	Horizontal Extension	Yes	Yes	Match	0.17
Oakham	2013/0898/FUL	Cabel UK, 8 Pillings Road	06/12/13	25/07/14	B2	116	Construction of extension to the rear (west) elevation following part demolition of the industrial unit	Horizontal Extension (with net floorspace gain)	Yes	Yes	Match	0.03
Oakham	2014/0567/FUL	29 Pillings Road	01/08/14	25/06/14	B1(a)	-	Change of use from B8 (Warehouse) to separate Office (B1)	Change of Use within the B Use Classes	No	-	-	-

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							(front) and General Industrial (B2) rear					
Oakham	2014/0485/FUL	RPC, Schofield Road	18/07/14	04/02/15	B8	-	Erection of temporary fabricated building. Also 2014/1046/FUL (app 07/01/15)	Non-permanent cover over existing B8 storage. No gain in land.	No	-	-	-
Oakham	APP/2012/0501	3 Lands End Way Oakham LE15 6RB	17/08/12	01/07/14	B8	-	Change of use from B2 General Industrial to B8 Supply and Distribution	Change of Use within the B Use Classes	No	-	-	-
Sub-Total, Gain						2,402						0.32
Losses												
Whitwell	FUL/2002/1140	Whitwell Training Centre, Glebe Farmhouse, Main Road	10/02/03	04/08/14	B1	392	Change of use from offices (Class B1) to overnight accommodation for delegates on courses (Class C2)	Change of Use out of B-Class use	Yes	Unclear	Match	0.10
Uppingham	APP/2012/0952	The Uppingham Surgery Agricultural House, North Gate	11/02/13	10/07/14	B1(a)	1,015	Change of use of part of building from office use (B1a Use Class) to Doctors Surgery (D1 Use Class) with ancillary Pharmacy (A1 Use Class), together with minor external alterations to building	Change of Use out of B-Class use	Yes	Yes	Match	0.26
Sub-Total, Loss						1,407						0.36
Net Gain						995						(0.04)

Source: Rutland CC and BE Group, 2018

Table 6 – Completions 2015/16 Analysis

Council Data								BE Group Analysis				
Parish	App No.	Address	Approved	Complete	Use Class	Area (sqm)	Details	Categorisation	Valid Emp. Land Gain/Loss (Yes/No)	Visual Evidence of Completion (Yes/No/Unclear)	Floorspace matches App. Data, Any Issues?	Land Gained/Lost (3,900 sqm/ha)
Gains												
Essendine	2014/0164/PNB	Church Farm, Bourne Road	25/03/14	01/01/16	B8	396	Prior notification of change of use of existing agricultural building into B1/B8 storage of Marquees and associated equipment	Change of Use into B-Class Use	Yes	Unclear	Match	0.10
Ketton	2014/0859/FUL	Ketton Stone, Pit Lane	18/11/14	01/09/15	B2	154	Construction of a new steel framed work shed	New build, B-Class	Yes	Unclear	Match	0.04
Oakham	FUL/2006/0274	Rutland Plastics Ltd Cold Overton Road	07/04/06	29/10/15	B8	1,982	Redevelopment of part of site including demolition of existing factory buildings and extensions to factory.	Horizontal Extension. However, space gained is exceeded by space lost (see below).	No	-	-	-
Oakham	2015/0278/FUL	RPC, Schofield Road	11/05/15	25/10/15	B8	1,950	Erecting a permanent modular building to the size of 30m x 65m in the current distribution yard for the storage of finished product.	New build, B-Class	Yes	Yes	Match	0.50
Sub-Total, Gain						4,482						0.64
Losses												
Oakham	FUL/2006/0274	Rutland Plastics Ltd Cold Overton	07/04/06	29/10/15	B2	3791	Redevelopment of part of site including	Part of wider redevelopment, with space	Yes	Yes	Reduced to 1,809 sqm to allow for new	0.46

		Rd, LE15 6NU				demolition of existing factory buildings and extensions to factory.	gained and lost.			space provided in redevelopment		
						Sub-Total, Loss	3,791					0.46
						Net Gain	691					0.18

Source: Rutland CC and BE Group, 2018

Table 7 – Completions 2016/17 Analysis

Council Data								BE Group Analysis				
Parish	App No.	Address	Approved	Complete	Use Class	Area (sqm)	Details	Categorisation	Valid Emp. Land Gain/Loss (Yes/No)	Visual Evidence of Completion (Yes/No/Unclear)	Floorspace matches App. Data, Any Issues?	Land Gained/Lost (3,900 sqm/ha)
Gains												
Brooke	2014/1076/AGP	Land off America Lodge Lane	17/12/2014	31/07/16	B1(c)	219	Replacement of redundant agricultural building to research establishment.	Appears to be replacement agricultural storage building. No gain in in B-Class premises.	No	-	-	-
Exton	2015/1031/FUL	Hambleton Bakery, 2 Cottesmore Road	15/01/16	01/09/16	B1(c)	59	Alterations and extensions of existing packing room and function of new office.	Horizontal Extension	Yes	Unclear	Modest difference of 3 sqm, from App. Figure (56 sqm)	0.01
Greetham	2014/0877/FUL	Sheerwood Skips Wood Lane	10/11/14	01/04/16	B1(a)	58	Office Extension	Horizontal Extension	Yes	Unclear	Match	0.01
Lyndon	2015/0186/FUL	Picks Barn 10, Lyndon Barns, Edith Weston Road	23/04/15	16/07/16	B1(c)	2,170	Conversion of agricultural building to B1 use	Change of Use into B-Class Use	Yes	Yes	528 sqm is stated gain in App. This figure appears more realistic when viewed against Valuation Office Data	0.14
Empingham	2015/1008/MAJ	Woolfox Depot, Woolfox Lodge Road	13/01/16	01/08/17	B2	5,980	Change of Use of the existing 5980m2 warehouse (B8 Use Class) to factory premises (B2).	Change of Use within the B Use Classes	No	-	-	-
Empingham	2015/1008/MAJ	Woolfox Depot, Woolfox Lodge Road	13/01/16	01/08/17	B1 (a)	162	Change of Use of the existing 5980m2 warehouse (B8 Use Class) to factory premises (B2).	Change of Use within the B Use Classes	No	-	-	-

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Ryhall	2015/0648/FUL	Crown Lodge, Crown Street	24/08/15	30/06/16	B2	82	Proposal to convert into a microbrewery	Change of Use into B-Class Use	Yes	Yes	34 sqm is stated gain in App. This figure appears more realistic when viewed against Valuation Office Data	0.009
Manton	2014/0430/FUL	Water Tower, Wing Road	26/11/14	27/01/17	B8	378	Change of use of Water Tower to office. Construction of workshop and Store with associated parking & delivery areas.	Change of Use into B-Class Use/ New build, B-Class	Yes	Unclear	Match	0.10
South Luffenham	2016/0997/FUL	CS Ellis, Wireless Hill	16/12/16	31/12/16	B8	1,740	Erection of building (1,740 sqm) to be used as a warehousing and distribution unit (B8 use class)	New build, B-Class	Yes	Yes	Match	0.45
Sub-Total, Gain						10,848						0.719
Losses												
Greetham	APP/2012/0383	Greetham Garage, 77 Main Street	17/07/12	27/05/16	B1(c)	424	Demolition of existing garage and erection of 5 no. dwelling houses	Demolition of B1/B2/B8 premises	Yes	Yes	Match	0.11
Oakham	2016/0484/FUL	Adj 17 Station Road	01/07/16	01/01/17	B1(a)	34	Change of use from Class B1 (office) to D1 (physiotherapy, Podiatry & Sports Injury Clinic)	Change of Use out of B-Class use	Yes	Unclear	Match	0.009
Sub-Total, Loss						458						0.119
Net Gain						10,390						0.60

Source: Rutland CC and BE Group, 2018

5.0 AMENDED OBJECTIVELY ASSESSED NEEDS

5.1 This section provides an updated Historic Land Take-Up Model (Model 1 in the 2016 Study), utilising the net annual take-up figures identified in Section 4.0. Table 8 shows the schedule of completions between 1996 and 2017 based on this data. In total, over that period 38.70 ha of land has been developed and that equates to an average of 1.84 ha per year.

Table 8 – Employment Land Take-Up 1996-2017

Completion Period	Total (ha)	Source
1996/97 to 2005/06	22.80	Rutland Employment Land Study (2008)
2006-2007	0.19	From Rutland CC Annual Monitoring Report
2007-2008	0.10	Rutland Employment Land Assessment Update (2016) data
2008-2009	3.03	
2009-2010	1.33	
2010-2011	3.02	
2011-2012	5.48	
2012-2013	1.67	Council data as assessed in Section 4.0
2013-2014	0.34	
2014-2015	(0.04)	
2015-2016	0.18	
2016-2017	0.60	
Total	38.70	-
Average Annual Take-up, ha/year – 21 years	1.84	-
Average Annual Take-up, ha/year – 5 years (Assessed Data)	0.55	-

Source: RCC/BE Group, 2018

5.2 However, it has only been possible to fully assess and account for data since 2012/13, i.e. the last five full monitoring years. Given uncertainties surrounding older data, both short term (the last five years) and long term (the whole period from 1996) take up figures are provided. This same approach was used in the 2013 and 2016 Employment Land Assessments. As noted in Table 8, the short term take-up average is only 0.55 ha/year.

- 5.3 The long term, 21-year, take-up rate is applied to the same Local Plan Review period as the Rutland Employment Land Assessment Update (2016) – 2015-2036 (21 years). By this measure Rutland requires 38.64 ha of land to 2036, i.e.

$$1.84 \text{ ha/year} \times 21 \text{ (years)} = \mathbf{38.64 \text{ ha}}$$

- 5.4 Using the short term, nine year, take-up rate reduces the need significantly to 11.55 ha, i.e.

$$0.55 \text{ ha/year} \times 21 \text{ (years)} = \mathbf{11.55 \text{ ha}}$$

- 5.5 The County should also have a buffer of five years supply to reflect a choice of sites by size, quality and location and to provide a continuum of supply beyond the end of the 2036 period. This also makes some allowance for the loss of further employment land to non B-Class uses over the period to 2036. Finally, it also allows for the possibility that some active employment locations may be lost to other uses. Tim Norton Motor Services, Oakham is an example of a developed employment property which, in accordance with Local Plan policy, could be redeveloped for non B-Class uses. Based on the historic take-up trend this would generate the following further land needs:

- Long Term Take Up Trend: $1.84 \text{ ha/year} \times 5 \text{ (years)} = \mathbf{9.20 \text{ ha}}$
- Short Term Take Up Trend: $0.55 \text{ ha/year} \times 5 \text{ (years)} = \mathbf{2.75 \text{ ha}}$

- 5.6 Added to the 2036 need figure, this increases the requirement as follows:

- Long Term Take Up Trend: $38.64 \text{ ha} + 9.20 \text{ ha} = \mathbf{47.84 \text{ ha}}$
- Short Term Take Up Trend: $11.55 \text{ ha} + 2.75 \text{ ha} = \mathbf{14.30 \text{ ha}}$

- 5.7 This compares to needs of 29.09 ha-33.25 ha, identified to 2036 in the 2016 Study. The reasons for this variation are discussed in Section 6.0.

Accounting for Homeworking

- 5.8 Workers who predominately work from home or are based entirely from home will not require B-Class employment floorspace, while hot-desking allows for increased job

densities. The Rutland Employment Land Assessment Update (2016) used 2011 Census data on the percentage of the workforce homeworking, by industry sector, and applied those percentages to the labour force growth predicted in the East of England (2014) forecast modelling. The resulting proportions of new jobs, created by 2036, which are estimated to be home based, can then be converted to a floorspace and land figure using the same methodology as the Employment Based Forecast (see Paras 8.23-8.30, Section 8.0 of that Assessment Update).

5.9 The calculation translated into a need for 3.20 ha **less** land to 2036, a deduction which remains valid for this 2018 research.

5.10 Applying this deduction of 3.20 ha to the historic take up models are as follows:

- Long Term Take Up Trend: 47.84 ha (need) – 3.20 ha (homeworking deduction) = **44.64 ha**
- Short Term Take Up Trend: 14.30 ha (need) – 3.20 ha (homeworking deduction) = **11.10 ha**

Accounting for Current Employment Land Supply

5.11 The Rutland Employment Land Assessment Update (2016) identified a realistic land supply, as of 31st March 2015, of 18.93 ha. This is sufficient to meet needs on the Short Term Take Up Trend, but under the Long Term Trend could require the Council finding a further 25.71 ha to 2036, i.e.

- Long Term Take Up Trend: 44.64 ha – 18.93 ha (realistic supply) = **25.71 ha (further need)**
- Short Term Take Up Trend: 11.10 ha – 18.93 ha (realistic supply) = **(7.83) ha (surplus supply)**

Split by Use Class

5.12 Whilst overall need is important, further analysis can evaluate what the potential needs will be in the different use classes. Table 9 splits the 2012/13-2016/17 take up, analysed in Section 4.0, by the main employment use classes (B1 (a, b, c), B2, B8). For this exercise the gross take-up, i.e. the gain in land only, without deductions for losses, is used. Evidence, from recent completions at least, is that the majority of local development is for B8 storage and distribution uses. Around a quarter of

completions were for B1(c)/B2 industry while office development/conversion has been negligible, accounting for only 3.4 percent of gross floorspace gain.

Table 9 – Gross (Gain Only) Employment Land Take-Up 2012-2017, by Use Class

Completion Period	Use Class						Total (ha)
	B1(a)	B1(b)	B1(c)	B2	B8	Mixed	
2012-2013	-	-	0.23	0.07	1.48	-	1.78
2013-2014	0.12	-	0.21	0.09	-	-	0.42
2014-2015	-	-	0.08	0.07	0.17	-	0.32
2015-2016	-	-	-	0.04	0.60	-	0.64
2016-2017	0.01	-	0.15	0.009	0.55	-	0.719
Total (percent)	0.13 (3.4)	-	0.67 (17.3)	0.279 (7.2)	2.80 (72.1)	-	3.879 (100.0)

Source: RCC/BE Group, 2018

5.13 Therefore, projecting the historic split of land need forward for the period to 2036, Table 10 shows the anticipated need for the different use classes.

Table 10 – Gross Need, Split by Use Class*

Period	Use Class (Percentage Split, percent)						Total (ha)
	B1(a) (3.4)	B1(b) (0.0)	B1(c) (17.3)	B2 (7.2)	B8 (72.1)	Mixed (0.0)	
Long Term Take-Up Trend	1.52	-	7.72	3.21	32.19	-	44.64
Short Term Take-Up Trend	0.38	-	1.92	0.80	8.00	-	11.10

Source: BE Group, 2018

*Gross Need, before allowing for current realistic land supply, but with a deduction of 3.20 ha for homeworking.

OAN Summary

5.14 Table 11 summarises the OAN based on the two updated Take-Up Models.

Table 11 – Land Forecast Models – Summary

Model	Land Stock 2015, ha*	Land Need 2015-2036, ha	Buffer (five years take-up rate) ha	Deduction for Homeworking	Surplus (Shortfall), ha	Assumptions
Long Term Land Take-up	18.93	38.64	9.20	-3.20	(25.71)	Based on historic (21 years) take-up of 1.84 ha/pa.
Short Term Land Take-up	18.93	11.55	2.75	-3.20	7.83	Based on last five years take-up of 0.55 ha/pa.

Source: BE Group, 2018

*Realistic land supply at 31st March 2015

6.0 EMPLOYMENT LAND MONITORING

6.1 Monitoring is an integral part of plan production, a key contributor to the evidence base. As part of this study BE Group has reviewed the monitoring methodology of Rutland Council to establish whether there is scope for improvement. Also, to consider how monitoring processes have changed in recent years and thus why recorded take up has changed since the 2016 Rutland Employment Land Assessment Update was completed. Table 12 summarises the current (2018) process used by the Council.

Table 12 – Rutland Monitoring Process

Stage	Process
Identify new relevant planning permissions	Receive weekly report from development control. Exclude irrelevant applications. Also receive update reports on successful planning appeals.
Data Processing/Analysis	Review application data, particularly stated floorspace of permitted development and/or change of use. Avoid reliance on red line boundaries in planning applications which may reflect whole site curtilage rather than just the specific property being built/alterd. Further confirmation of floorspace size, for completions, obtained from Valuation Office/Council Revenue, as required. Gain/loss split by B-Class use.
Add new planning history to database.	Update spreadsheet database fields to add new planning applications.
Site visits and further updates to database	Reflecting the above, site visits to application sites for confirmation of commencement and completion. Visits focus on individual settlements, where commencements/completions have taken place. These are combined with visits to potentially unauthorised developments/changes of use on behalf of Planning Enforcement. On average, all settlements in Rutland will be visited on a 3 month cycle.
Data update and sharing	Database updated, as required. Data on commencements/completions, data shared with relevant parties – Building Control, Business Rates, Valuation Office.
Produce reports on available sites/completions	AMR Indicators

Source: BE Group and RCC, 2018

6.2 It is first noted that, since 2015/16, Rutland Council now has a dedicated Monitoring Officer within the Planning Team, who implements the process described in Table 12.

6.3 The start-point for Council monitoring is Development Control reports on relevant planning consents, combined with reports on successful appeals.

- 6.4 The sometimes inaccurate or incomplete data relating to site size appears to be being addressed. Reliance on the red line boundaries in planning applications, which frequently cover whole sites rather than just the properties affected, is avoided. Floorspace data in applications is cross checked against Valuation Office data (the Valuation Office separately assess completions, when required) and Council Business Rates records. This provides for accurate floorspace information, on completions at least, to within a few square metres.
- 6.5 Implementation of applications, commencement and completion, is checked visually by the Monitoring Officer. As noted, such visual site inspections occur regularly (approx. on a three-monthly basis) and should provide a strong picture of the real-world position. The findings of such inspections are shared with other relevant organisations and Council bodies.
- 6.6 It is noted there is no longer a reliance on Building Control records to inform details such as completion, and size. Such records have been found to be some 6-7 months out of date. Rather, Planning Monitoring is now provided to Building Control to better inform its activities.
- 6.7 Table 13 schedules the information fields used to record site data. It appears that Rutland Council does record the basic information to understand the status of each consent and its progress to a completion. However, some other data which could be usefully recorded, for a broader analysis of economic change in Rutland, includes:
- Job Numbers – Numbers of jobs created/secured are recorded on planning application forms. While not definitive, this information would be one measure of local jobs growth and change, by Use Class. This data could also be used in future to assess employment densities against differing B Use Classes, and whilst acknowledged as being only indicative, could provide an opportunity for comparison of local level experience against the national (and outdated) figures currently applied to economic forecasts
 - Ownerships – While details of applicants are recorded, it would also be useful to record site owners, as stated in the application forms. There could be a range of circumstances where local authorities need to trace property ownerships and having this data to hand, for recent developments/changes of use, could save time and effort. It is accepted, however, that this dataset would have to be kept confidential and secure to satisfy the new Data Protection rules
 - Parking Ratios – Although more relevant in an urban local authority, it may

prove useful to record the parking provision agreed for new or amended developments. Building a picture of local parking ratios – in rural areas, settlements and town centres – may help the Local Authority set realistic parking standards for development, ensure consistency in decision making for planning applications and improve knowledge of transport issues generally

- Restrictions on use, hours, etc. – Many commercial consents have operational restrictions placed on them as planning conditions, which remain valid after development completion. It may be beneficial to retain a long term record of such conditions, for reasons including testing the validity of complaints made against the operator and ensuring consistent decisions are made by development control, etc. officers in relation to comparable schemes in comparable locations
- Greenfield/brownfield development – Finally, it can be useful for local planning authorities to monitor what proportion of development is taking place on brownfield land and what on greenfield.

Table 13 – Monitoring Database, Site Data Recorded

Data	Comments
Parish	-
App. No.	-
Site Address	-
Consent Details	What is proposed
Monitoring Period Completion Fall Into	I.e. 2012/13
Date of Approval	-
Date of Completion	As confirmed by Monitoring Officer on site visit
Use Class	-
Area, Sqm	As confirmed through multiple sources
Status with NDR Desk	I.e. info provided by Non-Domestic Rates Desk on new premises now rated for taxation and info provided to NDR Desk on scheme status
Status with Valuation Office	Any changes on rating. Info provided back to Valuation Office.
Construction Status	From site visit and other sources - Date of commencement, progress in construction as of site visit, when identified as complete.

Source: RCC and BE Group, 2018

Changes in Monitoring Since 2015/16 Study

6.8 Monitoring procedures have changed significantly over the last 2-3 years. Previously, reports on commitments were raised annually, based on development control records for consents and successful appeals. Confirmation of completions came solely from

Building Control records, with no visual confirmations completed by Monitoring Officers.

- 6.9 Crucially, there was more limited confirmation of floorspaces/land areas, independent of the figures set out in the individual planning applications. This led to several errors in data, including the inclusion of the entirety of the former Ashville Prison (existing premises, converted to B-Class use) as new development for Oakham Enterprise Park in monitoring for 2013/14, something noted in the 2016 Employment Land Assessment Update.
- 6.10 Given the changes in Monitoring that have occurred since the completion of the Rutland Employment Land Assessment Update, it is unsurprising that completion figures have changed significantly.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Introduction

- 7.1 This study provides an updated analysis of employment land take up in Rutland, and then uses that updated take up to assess the future need for land and property within the County. In this, it updates the Rutland Employment Land Assessment Update (2016). This section draws together the main findings and provides recommendations based on those findings.

Take Up Analysis

- 7.2 This study has analysed completions data provided by Rutland County Council for the years 2012-2017. Completions were analysed in terms of what change has taken place and if that change has increased or decreased the supply of developed employment land in Rutland. The criteria of what constitutes an increase in employment floorspace (new build development, rebuilds with floorspace gain, extensions, changes of use) and what constitutes a reduction (demolitions, changes of use out of the B-Classes, rebuilds with floorspace loss) were established.
- 7.3 Four changes which neither increase nor decrease the land supply are:
- Rebuilds with no gain/loss of floorspace
 - Changes of use within the B-Classes, i.e. no gain or loss of premises overall
 - Vertical only extensions
 - Erection of portable facilities or minor infrastructure such as fencing, advertisements, etc.
- 7.4 Where possible, this study has visually determined that the external changes identified in the Completion Record have been undertaken. The size of the premises delivered/altered, as recorded, is compared to that identified in the planning permission and any discrepancies reviewed.
- 7.5 Once valid completions are identified, the floorspace (sqm) is converted to land (hectares) at a uniform ratio of 3,900 sqm/hectare, which gives the following results:
- 2012-2013 - 1.67 ha completed
 - 2013-2014 - 0.34 ha completed
 - 2014-2015 - (0.04) completed, i.e. losses exceeded gains this year
 - 2015-2016 - 0.18 ha completed
 - 2016-2017 - 0.60 completed.

Future Land Requirements

7.6 The take up data analysed has been used to create two land supply scenarios for Rutland:

- Long Term Take Up Scenario: Uses all available take-up data possessed by the Council – 1996-2017
- Short Term Take Up Scenario: Only uses data which has been fully analysed in this study – 2012-2017

7.7 Under the two scenarios, projected forward over 21 years, 2015-2036, the following need is identified:

Long Term Take Up Scenario: $1.84 \text{ ha/year} \times 21 \text{ (years)} = \mathbf{38.64 \text{ ha}}$

Short Term Take Up Scenario: $0.55 \text{ ha/year} \times 21 \text{ (years)} = \mathbf{11.55 \text{ ha}}$

7.8 Incorporating a five year take-up buffer to provide a choice and range of sites a continuum of supply beyond 2036 period and to allow for possible B-Class employment land losses, increases the need to:

Long Term Take Up Trend: $38.64 \text{ ha} + 9.20 \text{ ha} = \mathbf{47.84 \text{ ha}}$

Short Term Take Up Trend: $11.55 \text{ ha} + 2.75 \text{ ha} = \mathbf{14.30 \text{ ha}}$

7.9 When the realistic land supply, identified in the Rutland Employment Land Assessment Update (2016) is removed, the following shortfalls/surpluses are identified:

Long Term Take Up Trend: $47.84 \text{ ha} - 18.93 \text{ ha (realistic supply, 2016)} = \mathbf{28.91 \text{ ha (further need)}}$

Short Term Take Up Trend: $14.30 \text{ ha} - 18.93 \text{ ha (realistic supply)} = \mathbf{(4.63) \text{ ha (surplus supply)}}$

7.10 As in the Rutland Employment Land Assessment Update (2016), this Study makes an allowance for the impact of homeworking on floorspace and land needs over the next 21 years, specifically that a deduction of 3.20 ha in the land need should be made to allow for homeworking, i.e.:

Long Term Take Up Trend: $28.91 \text{ ha} - 3.20 \text{ ha (homeworking deduction)} = \mathbf{25.71 \text{ ha (further need)}}$

Short Term Take Up Trend: (4.63) ha – 3.20 ha (homeworking deduction) = **(7.83) ha (surplus supply)**

7.11 A summary of the various forecast scenarios is set out in Table 12. They relate to the period 2015-2036.

Table 12 – Land Forecast Models – Summary

Model	Land Stock 2015, ha*	Land Need 2015-2036, ha	Buffer (five years take-up rate) ha	Deduction for Homeworking	Surplus (Shortfall), ha	Assumptions
Long Term Land Take-up	18.93	38.64	9.20	-3.20	(25.71)	Based on historic (21 years) take-up of 1.84 ha/pa.
Short Term Land Take-up	18.93	11.55	2.75	-3.20	7.83	Based on last five years take-up of 0.55 ha/pa.

Source: BE Group, 2018

*Realistic land supply at 31st March 2015

7.12 The variation in the outcome figures demonstrates the significant differences in take up data recorded for Rutland. The outputs range from an oversupply of 7.83 ha to a shortfall of 25.71 ha. However, this study can only account for data from 2012 onwards and, as noted, there are questions as to the accuracy of data collected, or at least analysed, prior to that.

7.13 **In conclusion, it is considered that the most appropriate forecast is the short term historic take up rate based on the realistic adjusted stock and allowing for homeworking. This gives a net need of 11.10 ha which suggests that Rutland has sufficient land to meet needs to 2036.**

7.14 This is clearly a very different finding from the Rutland Employment Land Assessment Update, which indicated a net need of 29.09 ha, based on nine years of recorded take up 2006/07-2014/15, excluding take up at Oakham Enterprise Park. However, that result was based on take-up data which could not be fully assessed at that time, which had identified flaws (such as the inclusion of all property at Oakham Enterprise Park) and which was collected/analysed by a Council monitoring process which has since been superseded.

7.15 **Thus, it is recommended that the Council use the OAN findings of this Study**

over those of the Rutland Employment Land Assessment Update to inform future calculations of B-Class land need in the Local Plan Review process.

7.16 Rutland’s previous take up can be split by the main employment use classes – B1(a, b, c), B2, B8. Table 13 applies the same proportionate split to Rutland’s projected supply shortfall, to 2036.

7.17 Thus, if new land provision is tailored to fit past development, around a quarter should be B1(c)/B2 industrial space and the majority (72 percent), B8 storage and distribution. The need for B1(a) office land is negligible.

Table 13 – Gross Need, Split by Use Class*

Period	Use Class (Percentage Split, percent)						Total (ha)
	B1(a) (3.4)	B1(b) (0.0)	B1(c) (17.3)	B2 (7.2)	B8 (72.1)	Mixed (0.0)	
Short Term Take-Up Trend	0.38	-	1.92	0.80	8.00	-	11.10

Source: BE Group, 2018

*Gross Need, before allowing for current realistic land supply, but with a deduction of 3.20 ha for homeworking.

Need and Supply

7.18 This Study has reviewed OAN only, it has not analysed the land supply picture as it was identified in the 2016 Employment Land Assessment, namely a supply of 18.93 ha, dated to 31st March 2015. When measuring OAN (11.10 ha with the homeworking deduction) against supply (18.93 ha), there is an oversupply of 7.83 ha. However, the allocation and protection of land for B-Class uses in the Local Plan Review will not just be a quantitative exercise and the Council will have to consider a range of issues, including:

- *The Need to Provide for Growth* – Rutland Council will need to seek opportunities for economic growth and protect them when they are found. Examples of such ‘windfall’ opportunities include Greetham Quarry were prospects for a large new employment development in the A1 Corridor are strong and reported to be attracting good interest from potential occupiers. Plans for the re-use of this Quarry, and similar prospects at some local military bases must be accounted for in local planning.
- *Allowing for a Growing Population* – The OAN research completed here is not ‘Policy On’ in that it specifically considers local plans for change and development, rather it projects forward from established development patterns in Rutland. However, the Council will still need to ensure it provides the

employment options for the County's expanding population, especially regarding larger growth foci such as Land off Burley Road, Oakham

- *Providing Choice* – The Local Plan Review will need provide a choice of sites that will be able to meet the full range of business needs which may emerge over the next 20 years, from smaller offices to larger B2/B8 operations. Of Rutland's existing supply, most sites are small, 2 ha or less, and only Local Plan Employment Site 1, Land North of Pillings Road, Oakham (Oakham North) offers a site large enough (9.71 ha as of 2015/16) to meet the needs of a large company. Options at Oakham Enterprise Park are reducing, increasing dependency on land at Lands End Way to meet the future needs of Oakham. There is also a notable lack of supply in the east of the County, linking to the A1 Corridor
- *Allowing for Losses* – Flexibility in supply is also recommended to account for any losses of employment land and premises to non B-Class uses. As the data in Section 4.0 shows, Rutland has lost some land/property every year since 2012 and 2014/14 lost more supply than it gained
- *Sustainability* – Clearly there are range of other considerations relating to site sustainability, accessibility, ecology and socio-economic gains which the Council will need to consider when making allocations in the Local Plan Review.

7.19 **Thus, it is recommended that Rutland County Council maintain a flexible employment land supply, which can meet the full range of needs to 2036, provide choice and flexibility in supply, allowing for likely further losses.**

Monitoring Arrangements Recommendations

7.20 Current protocols appear to be working well and represent a significant improvement over the previous methodology. Floorspace and commencement/completion are now thoroughly checked, including site visits, and there is little that could be done to improve the data collection method generally. In terms of data analysis, BE Group makes the following suggestions:

- Only developments which involve a quantifiable gain or loss of floorspace should be identified as employment completions – new build developments; rebuilds were there is a gain/loss of floorspace (changes at Rutland Plastics, Oakham are a good example of this); extensions (and particularly horizontal extensions, vertical extensions represent an increase in floorspace but not land); changes of use into/out of the B-Class uses. The following should not

be counted as gains/losses in land and floorspace for the purposes of monitoring:

- Rebuilds with no gain/loss of floorspace
- Changes of use within the B-Classes, i.e. B2 to B8. These provide no gain or loss of premises overall from Rutland's stock of B-Class employment premises.
- Erection of portable facilities or minor infrastructure such as fencing, advertisements, etc.
- Avoid duplications – Some duplication of records was noted in the analysis of recent completions in Section 4.0. Circumstances where this might occur, include where an applicant has sought multiple consents on the same site, but only implemented one. Monitoring thus needs to fully confirm all completions on sites which are subject to multiple, overlapping consents
- Monitoring data is generally expressed as floorspace gain/loss (square metres). When employment land gain/loss figures (hectares) are required, i.e. for future Employment Land Assessments, it is recommended that floorspace change be converted to land a uniform ratio of 3,900-4,000 sqm/hectare, which reflects developer norms and avoids reliance on the often-unrealistic assessments of site areas provided in planning applications. This should avoid extensive variation in monitoring data moving forward and maintain consistency with past research
- As noted above, numbers of proposed jobs, land ownerships, greenfield/brownfield development and potentially parking ratios/operational restrictions are useful additional data sources which could be recorded to inform future analysis.
