

North Shropshire Employment Land Study

North Shropshire District Council

Brief

North Shropshire District Council has appointed BE Group to conduct a review of employment land and premises to feed into their emerging Local Development Framework.

The study requires an assessment of existing employment areas balanced against the future needs of companies for B1, B2 and B8 uses through to 2021. They require advice on the quality of employment sites, the amount and location of new land and the emerging premises requirements of start-ups, local companies and inward investors.



Activities

- Baseline review of existing strategies and policy direction
- Profiling of the District's economy
- Survey of 200 local businesses
- Consultation with public sector agencies including Advantage West Midlands and Shropshire County Council
- Discussions with property developers, investors and agents
- Inspections of employment land and premises
- Forecasting of future economic changes and implications on land and premises supply
- Assessment of potential areas of search for new employment land allocations.



Outcome

Based on an available land supply of 46 ha, the District needs a further 29 ha to 2026, to meet the Regional Spatial Strategy's timescale. 12 ha of this should be allocated in Wem, to compensate for its under-supply and lack of good quality options. Market Drayton needs a further 10 ha, as most areas are fully developed.

The strength of the rural economy needs to be recognised, promoting agricultural property conversion and diversification. There is also a lack of small business space in the two largest towns Whitchurch and Market Drayton (both office and workshop).

