

# Oswestry Town Employment Land Assessment Study

Oswestry Borough Council

## Brief

Following BE Group's Employment Land and Premises Review of the Borough three years ago, Oswestry Borough Council re-appointed BE Group to update the key aspects of the research. This was needed to identify and allocate new employment sites as replacements for constrained land not coming forward for development.

BE Group's earlier work highlighted the likelihood of this happening, and substantial latent demand (which is also still prevalent), means a departure from the Local Plan is required.

BE Group assessed the scale of latent demand in the town and the suitability of four sites identified as preferred locations for employment development by the Council.

## Activities

- Site visits
- Survey of local business land and premises needs
- Consultation with key stakeholders
- Review of national, regional and local planning guidance
- Assessment of site constraint issues
- Identification of abnormal development costs
- Appraisal of sites marketability, viability, and suitability.

## Outcome

The Borough needs approximately 40 ha of employment land to 2026, most of which needs to be in Oswestry.

Just under 20 ha is already available. The additional 25 ha should be split between the three areas. Some will satisfy the need for land made available quickly to retain major employers in the town who are looking to expand. The rest will service longer term requirements.

