



# Memorandum of Understanding relating to Employment Land Requirements and Distribution within Coventry & Warwickshire

## 1 PARTIES TO THE MEMORANDUM

1.1 The Memorandum is agreed by the following Councils:

- Coventry City Council
- North Warwickshire Borough Council
- Nuneaton & Bedworth Borough Council
- Rugby Borough Council
- Stratford–on-Avon District Council
- Warwick District Council
- Warwickshire CC

## 2 PURPOSE

2.1 This Employment Land Memorandum of Understanding (ELMOU) sets out the agreed position of the Local Authorities within Coventry and Warwickshire with the support of the Coventry and Warwickshire Local Enterprise Partnership with regard to:

- The employment land requirements of each local authority area within the Coventry and Warwickshire sub-region
- The redistribution of employment land requirements required to address the shortfall in supply within Coventry City
- A commitment to meet the employment land requirements of each local authority area within the sub-region.

2.2 The ELMOU seeks to ensure that the employment land requirements of Coventry and Warwickshire are met.

2.3 The ELMOU should be read in conjunction with the Coventry and Warwickshire Housing MOU agreed in 2015/16.

2.4 In particular the ELMOU seeks to ensure that the employment land needs of Coventry City are met. There is clear evidence Coventry City Council is unable to meet its full employment requirement within the City boundary. As a result the five

Borough/District Councils within Warwickshire have collaborated with the City Council and the CWLEP to ensure sufficient employment land is provided to meet both the City's needs and the needs of the Housing Market Area as a whole.

### 3 POINTS OF AGREEMENT

3.1 The parties agree that the employment land requirements of each local authority area within the Coventry and Warwickshire HMA are as shown in Table 1 below:

**Table 1:** Employment Land Requirements 2011-2031 (by local authority area)

|                     | Total Employment Land Requirements<br>(gross Hectares) |
|---------------------|--|
| Coventry            | 369  |
| North Warwickshire  | 58   |
| Nuneaton & Bedworth | 87   |
| Rugby               | 99   |
| Stratford-on-Avon   | 35   |
| Warwick             | 66   |
| <b>Total</b>        | <b>714</b>   |

3.2 The parties agree that (allowing for flexibility in supply over and above minimum need and replacement provision to support housing delivery) Coventry City Council is unable to meet its employment land requirement in full within the City boundary and that the shortfall in employment land supply is approximately 241 hectares.

3.3 Table 2 below shows the agreed position of the parties with regard to the redistribution of Coventry's employment land requirements

**Table 2:** Redistribution of Coventry's unmet employment land requirements 2011-2031 (by Local authority area)

|                     | Redistribution of employment land from Coventry (gross hectares) | Notes   |
|---------------------|--|---|
| North Warwickshire  | 0  |   |
| Nuneaton & Bedworth | 26   | To be confirmed through Plan making process                           |
| Rugby               | 98   | Completions and ongoing developments at Ansty Park and ProLogis Ryton |
| Stratford-on-Avon   | 0  |   |
| Warwick             | 117  | Proposed allocation at Land adjacent to Coventry Airport              |
| <b>Total</b>        | <b>241</b>   |   |

3.4 Reflecting points 3.1, 3.2 and 3.3 above, the parties agree that the minimum employment land provision within each local authority area is as set out in Table 3 below:

**Table 3:** Minimum employment land provision 2011-2031 (by local authority area)

|                     | <b>Employment Land Requirement (gross hectares)</b> | <b>Redistribution from Coventry (gross hectares)</b> | <b>Minimum Local Plan Employment Provision (gross hectares)</b> |
|---------------------|---|--|---|
| Coventry            | 369   | -  | 128   |
| North Warwickshire  | 58  | 0  | 58  |
| Nuneaton & Bedworth | 87  | 26   | 113   |
| Rugby               | 99  | 98   | 197   |
| Stratford-on-Avon   | 35  | 0  | 35  |
| Warwick             | 66  | 117  | 183   |
| <b>Total</b>        | <b>714</b>  | <b>241</b>   | <b>714</b>  |

3.5 Each local planning authority will prepare a Local Plan that provides for the minimum employment land requirement set out in table 3 above. In the event that it is demonstrated through the Plan making process that the distribution set out in tables 2 and 3 above cannot be delivered, this MOU will be reviewed so that the overall employment land requirement is met within the C&W area.

3.6 In partnership with the C&W LEP and WCC the local planning authorities commit to the on-going development of their evidence base and monitoring of market signals and intelligence to help manage and maintain appropriate employment land provisions across the sub-region.

3.7 Each local authority is committed to ongoing cooperation and engagement by both officers and members in relation to delivery of employment land for the C&W area.

## **4 LIMITATIONS**

4.1 For the avoidance of doubt, this Memorandum shall not fetter the discretion of any of the Councils in the determination of any planning application, or in the exercise of any of their statutory powers and duties, or in their response to consultations, and is not intended to be legally binding but shows clear commitment and intent to meeting the full employment land requirements of the Coventry and Warwickshire sub-region.

## **5 LIAISON**

5.1 Member level representatives of the Local Authorities through the Joint Committee (or appropriate replacement body) will meet as a minimum yearly or more frequently when appropriate, in order to:

- Manage duty to cooperate responsibilities in relation to employment land;
- maintain and update the memorandum, as necessary; and
- Monitor the preparation of Local Plans across the six authorities and discuss strategic issues emerging from them.

## **6 TIMESCALE**

6.1 The Memorandum of Understanding is intended to run up to 2031 to align with the timescale of the evidence.

## **7 MONITORING**

7.1 Annual monitoring will be carried out to ensure that the delivery of employment land is maintained throughout the sub-region. This will be overseen by the C&W monitoring group and will include data regarding permissions, completions, land availability and any market signals information provided by the C&W LEP.

## **8 REVIEW**

8.1 The document will be reviewed in the event that as a result of co-operation with a local authority outside the sub-region, additional employment related development is to be accommodated within Coventry and Warwickshire at a level that materially affects the overall distribution of development in the sub-region (having regard to appropriate and justified alignment between housing and employment provision).

8.2 The document will also be reviewed no less than every three years but also if significant new evidence emerges that renders this MOU out of date.

**DRAFT**

**Signed on behalf of Coventry City Council  
Councillor George Duggins**

Date:

**Signed on behalf of North Warwickshire Borough Council  
Councillor David Humphreys**

Date:

**Signed on behalf of Nuneaton & Bedworth Borough Council  
Councillor Dennis Harvey**

Date:

**Signed on behalf of Rugby Borough Council  
Councillor Michael Stokes**

Date:

**Signed on behalf of Stratford-on-Avon District Council  
Councillor Chris Saint**

Date:

**Signed on behalf of Warwick District Council  
Councillor Andrew Mobbs**

Date:

**Signed on behalf of Warwickshire County Council  
Councillor Isobel Seccombe**

Date: