

Committee: Local Plan Working Group

Agenda Item

Date: 21 October 2014

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Title: Employment Land Monitoring

Author: Sarah Nicholas, Senior Planning Officer

Summary

1. The attached report provides information on employment land within Uttlesford, both in terms of progress with Local Plan allocations and planning permission for various employment uses.

Recommendations

2. For information

Financial Implications

3. None

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

Uttlesford Non-Residential Land Survey 2014 (ECC)

Impact

- 5.

Communication/Consultation	The report will be made available on the Council's website as part of the Council's Annual Monitoring
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	N/A
Sustainability	N/A
Ward-specific impacts	ALL

Workforce/Workplace	N/A
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Situation

6. Essex County Council conducts an annual survey of non-residential land on behalf of the District Council. The survey is dated April each year and it monitors the planning permissions for non residential use in the previous year. In addition to any new permissions during the year it records outstanding employment floorspace, employment floorspace which has been completed, and employment floorspace lost to other uses. Only schemes above a certain size threshold are included in the monitoring. The threshold is 100m² for Industrial and Warehouse uses (Use Classes B1 – B8) and 250m² for Office Use Class (B1a) 250m². The attached report summarises the information from the 2013-2014 survey. It also looks at the progress on the delivery of allocations in the current adopted plan and the proposed employment allocations in the emerging local plan.
7. 2,313m² of employment land for B1/B2/B8 use was completed but there was overall a net loss of employment land across the land use classes. There are outstanding planning permissions involving the loss of employment land and premises to non-employment uses, which, if implemented will result in a loss of 9,857m² but there are outstanding planning permissions for 26,059m² of new employment floorspace.
8. Most employment floorspace with planning permission is on allocated/safeguarded sites. The rest is a mix of conversions and extensions. Redundant farm buildings are still coming forward for conversion to non residential uses in accordance with Policy E5 in the adopted Local Plan.
9. Office accommodation is being lost to residential development through changes to the General Permitted Development Order which allows change of use to residential without the need for planning permission. .
10. There has been a low take up of the employment sites in the 2005 Local Plan but this has been addressed through the proposed reallocation of some of the sites to residential use in accordance with national guidance and the evidence base.
11. The Council is proposing to continue to safeguard most employment sites in the new Local Plan, with some new safeguarded sites being added.
12. New employment allocations are being put forward in the emerging Local Plan which will more than meet the anticipated need for employment floorspace and jobs during the plan period. These will provide a range of facilities from small rural workshop units to high quality office and R and D accommodation. The allocations are also spread through the District to offer choice in terms of locational requirements.

Risk Analysis

13.

Risk	Likelihood	Impact	Mitigating actions
Councillors do not have enough information to make informed decisions	Low likelihood of un-informed decisions be made if information and advice is available	High impact on Local Plan process if unsound decisions are made	Annual monitoring to made sure that decisions made are consistent with the Council's corporate and Local Plan objectives

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.