

CUMBRIA

EMPLOYMENT LAND

and

FLOORSPACE

ASSESSMENT

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1. INTRODUCTION

The Employment Land and Floorspace Assessment (previously published as the Employment Land Availability Schedules) is produced by the Spatial Planning Team at Cumbria County Council. It uses data gathered from the seven local planning authorities within the county, as well as information from recognised sources, such as the Valuation Office Agency. The main purpose of the schedules is to identify land within Cumbria that is available for development within the business 'B' use classes of the Town and Country Planning Use Classes Order 1987. It also records the take up of employment land and is a key source of information to determine future land requirements.

As a result of the recent changes in the planning system and a requirement placed on Local Planning Authorities to produce Annual Monitoring Reports, new data has been added to the previous schedules to satisfy requirements. For example the schedules now include details of employment floorspace completed for each site listed, land available by use class and the loss of employment land to others uses.

2. BACKGROUND

Cumbria County Council is notified of planning applications within Cumbria via weekly lists produced by the Local Planning Authority within the County. This data is provided both electronically and by hardcopy. Data relevant to employment planning applications (and also those of interest for other monitoring requirements, e.g. housing, retail, leisure and renewable energy) is recorded in a Planning applications database (PAM) and retained under the unique planning application reference. PAM currently holds over 15000 records, dating from 1971. Each record can be individually accessed and updated with additional information as and when this becomes available. Data can be extracted by query or report to satisfy employment land and floorspace monitoring requirements.

Detail relating to site based employment land and floorspace is retained in a separate Employment Land Availability (ELA) database. This in turn is linked to PAM so that individual applications can be assigned to specific employment sites. Data is therefore retained at two levels. One at individual application level and another at employment site level, which will cover numerous applications.

Since August 2005 applications with planning consent must be implemented within 3 years of the date of decision. The duration for an approved permission was 5 years until August 2005, hence, employment sites monitored until August 2010 may be subject to both of these timescales. Once a planning consent for a site expires it either reverts to an allocation (if appropriate) or it is recorded as expired.

3. METHODOLOGY

The Employment Land and Floorspace assessment is carried out as an annual monitoring exercise based on an end date of 31 March. The process identifies approved planning applications for development within the use classes B1 to B8 and determines whether or not the proposed development is located on an existing or

new employment site. Existing sites are identified in the Employment Land Availability (ELA) database and will have a digitised site plan. Any approved applications that do not correspond to an existing employment site are considered to be 'new' sites and to be bringing land into employment usage. These sites are digitised and added into the ELA database and will remain as available employment sites for the duration of the planning consent.

An outline of the main activities undertaken at each stage of the employment land and floorspace assessment are set out below:

Stage 1

- Identify new planning permissions for employment for the monitoring period, 1 April to 31 March. (using PAM)
- Identify the updated status of employment land allocated in a Local Plan following conformity with the Structure Plan and deposit, or that shown in a LDF at the preferred options stage (or subsequent stage) of preparation.
- Identify all sites with a current planning consent for employment.

Stage 2

- Identify new planning applications for employment on existing employment sites and discard those relating to intensification and redevelopment (refer to Take Up of Land in the Data Specifications section)
- Identify, by using a GIS mapping system, new planning applications for non-employment uses on existing employment sites.
- Identify whether new planning applications for employment are on green or brownfield sites
- Identify changes to existing employment land allocations as given in a Local Plan or LDF.

Stage 3

- Add new sites to the ELA database from either planning permissions or new allocations in Local Plans and Local Development Frameworks.
- Plots all new sites on GIS mapping system.

Stage 4

- Visit all employment sites with extant planning permission (for employment and non-employment uses) to update record of take up, availability and site condition.
- Update each site record on the ELA database. Measure the remaining available land for employment use by subtracting the site area of recently completed development from the land available figure given in the previous year's employment land availability schedules
- Record change on the GIS mapping system as polygons

Stage 5

- For extant and completed sites, enter total floorspace by site onto the database and obtain valuation office completion data for site addresses for the monitoring period.
- Measure completed floorspace within employment sites as a desktop exercise.

Firstly review planning applications accompanied by detailed site plans to give proposed floorspace.

- Undertake site visit (or undertake a review of building control records) to confirm completion and enable the completed floorspace to be recorded. Additionally, view on-line the business rating value of a property based on floorspace from Valuation Office website (<http://www.voa.gov.uk/index.htm>). N.B. properties are accessed by postcode and the presence of a rateable value and floorspace indicates a fully completed development. These data sources are cross checked and recorded in the database for each completed employment site.
- Update on ELA database (by site) total area of floorspace completed in monitoring period.

Stage 6

- Run reports from ELA database to produce Employment Land and Floorspace Assessment Schedules. The schedules are site based and give summary data at district and county level. (see section 4 below)

Stage 7

- Publish the ELA schedules on an annual basis on the following weblink.
- Notify consultees and interest groups of their availability by e-mail.

4. EMPLOYMENT LAND AND FLOORSPACE SCHEDULES

The Employment Land and Floorspace Assessment Schedules are principally used by Local Planning Authorities to satisfy the annual monitoring requirements of the Regional Spatial Strategy and the Local Development Frameworks. As a result of the recent changes to the statutory planning system the schedules have been designed to meet this need. However, the information identified has a much broader application and provides a useful indication of the economic performance of the county. As can be established from the description of each schedule below, the information provided gives a valuable insight into the status, availability and activity on employment sites in the county.

- Schedule 1 – Completed Land and Floorspace 2005/06 by Key Service Centre. (This schedule satisfies LDF Core Output Indicator 1a and RSS indicator 1a)

The schedule shows the current sites (with available land or with completions in last 5 years) and shows the figures for completed land and floorspace for the period 1 April 2005 to 31 March 2006. This indicates the level of development in the last monitoring period.

- Schedule 2 – Completed Land and Floorspace in Regeneration Priority Areas 2005/06 by Key Service Centre. (This schedule satisfies LDF Core Output indicator 1b and RSS indicator 1c)

The schedule shows the current employment sites (with available land or with completions in last 5 years) that are in Regeneration Priority Areas and shows site figures for completed land and floorspace for the period 1 April 2005 to 31 March

2006. This advises the level of development in the Regeneration Priority Areas for the previous monitoring period.

- Schedule 3 - Completed Land and Floorspace on Previously Developed Land 2005/06 by Key Service Centre. (This schedule satisfies LDF Core Output indicator 1c and RSS indicator 1b)

The schedule shows the current employment sites (with available land or with completions in last 5 years) that are on brownfield/previously developed land and shows site figures for completed land and floorspace for the period 1 April 2005 to 31 March 2006. Where a site is both brownfield and greenfield, a figure for the percentage of brownfield is given. This indicates the level of take up of brownfield employment sites within the county.

- Schedule 4 – Available Land by Employment Land Market Sector and Use Classes Order 2005/06. (This schedule satisfies LDF Core Output indicator 1d and RSS indicator 1d)

The schedule shows the current employment sites (with available land or with completions in last 5 years) and indicates land availability on each site and gives an indication of the employment uses that would be appropriate. This schedule advises the amount of available land throughout the county by market sector and business 'B' uses.

- Schedule 5 – Losses of Employment Land 2005/06 by Key Service Centre. (This schedule satisfies LDF Core Output indicators 1e and 1f and RSS indicator 1e)

The schedule shows the current sites (with available land or with completions in last 5 years) and shows the loss of employment land by Key Service Centre to housing and other non 'B' Use Class uses. The schedule also indicates which sites are in Regeneration Priority Areas.

- Schedule 6 – Schedule of Current Sites 2005/06 by Sub County Areas – (originally numbered schedule 9 in the ELA 2004)

This schedule shows current sites (with available land or with completions in last 5 years) by Sub County Area and Employment Land Market Sector (see Cumbria and Lake District Joint Structure Plan weblink <http://www.planningcumbria.org/>) This schedule assists in monitoring the level of employment land provided compared to the targets within Structure Plan policy EM13.

- Schedule 7 – Schedule of Developed Land by Sub County Areas - (was originally numbered schedule 10 in ELA 2004)

This schedule shows current sites (with available land or with completions in last 5 years), by Sub County Area and Employment Land Market Sector (see Cumbria and Lake District Joint Structure Plan weblink <http://www.planningcumbria.org/>) The completions for the last 5 years are given in the schedule. This schedule assists in monitoring the levels of employment land taken up by Structure Plan sub-county area.

5. DATA SPECIFICATIONS

Land Included as Available

- a) Land with planning permission for uses in Classes B1 to B8 of the Town & Country Planning Use Classes Order 1987. The 'B' uses are summarised below:
 - B1a Offices (**not** banks, building societies, professional and financial services)
 - B1b Research and development, studios, laboratories, high tech
 - B1c Light industry
 - B2 General industry
 - B8 Wholesale warehouse, distribution centres, repositories, general storage
- b) Land allocated in Local Plans that have received a Statement of Conformity with the Cumbria & Lake Local Joint Structure Plan or land shown at the preferred options stage of the Local Development Framework preparation. Any subsequent changes/modifications after this stage will be added/deleted accordingly.
- c) Areas of land which do not have the benefit of a current planning permission and are not allocated in a Local Plan/Local Development Framework but which the Local Planning Authority request to include as available land for employment purposes.

Thresholds

In earlier versions of this document a threshold limit was applied in order to monitor employment sites. It was thought that development below these set thresholds would contribute little to the availability calculations. However, the limited availability of employment land in Cumbria means that the inclusion of all sites does have some impact on the overall availability figures. The threshold limit has therefore been removed to satisfy the latest monitoring requirements.

Take up of Land

The sites monitored are where new areas of land are being identified and brought forward for employment uses e.g. green field sites, or a change of use of land from any other of the Uses Classes of the Use Classes Order to one of the "B" uses.

Intensification – If the development proposal is within the curtilage of an existing established employment use i.e. an intensification of use, this is NOT included as it does not bring any new land forward for development for employment purposes.

Previous Use of the Site – If the previous use of the proposal site was one of the “B” uses of the Use Classes Order, this development proposal is NOT included as this land has previously been in use for employment purposes. In exceptional circumstances, e.g. if the site has been vacant for some considerable time proposals may be included in the land availability system after discussing the merits of doing so with the Local Planning Authorities.

Redevelopments – Where a site is being completely redeveloped and made available for employment use, although its previous use may have been for one of the “B” uses, these proposals ARE included in the monitoring system as land is being made available on the open market. If the site redevelopment is for the existing site user, they ARE NOT included.

Temporary Planning Permission and Personal Planning Permission – these are excluded from the monitoring system as they are not for permanent or general employment land use.

Completed Employment Land

This definition is applied to sites where any new building is roofed, glazed and secure (although may not be occupied). Alternatively, if a site is surfaced and fenced and used for storage etc then this may also be deemed as complete. Any measurement is given in hectares.

Completed Floorspace

This figure is the total gross floorspace completed in the last monitoring year. The floorspace figure is taken from either the original application form and site drawings or from the Valuation office website (<http://www.voa.gov.uk/index.htm>), which records floorspace for ratings purposes. Figures are given in square metres.

Key Service Centres

Key Service Centres are identified in the Cumbria and Lake District Joint Structure Plan, 2001 – 2016, Policies ST5 and ST6. They include: Carlisle, Barrow, Maryport, Ulverston, Whitehaven, Workington, Kendal, Penrith, Brampton, Longtown, Wigton, Aspatria, Cleator Moor, Cockermouth, Dalton in Furness, Egremont, Silloth, Millom, Alston, Appleby, Grange over Sands, Kirkby Lonsdale, Kirkby Stephen, Milnthorpe, Keswick, Ambleside and Windermere/Bowness

Land Available: With Planning Permission

Total area of land within the site boundary with an unimplemented planning consent for development. Any measurement is given in hectares.

Land Available: Allocated Local Plan

Total area of land allocated in a Local Plan/LDF (at deposit/preferred options stage) for development within the 'B' use classes. Any measurement is given in hectares.

Market Sectors

Once a site has been identified (refer to Methodology) it is assigned to one of six Employment Land Market Sectors. The land definitions are consistent with those cited in the Cumbria & Lake Local Joint Structure Plan 2001-2016 - Policy EM13. As can be ascertained below, each employment land market sector typically satisfies the need for different categories of 'B' use defined in the use classes order. For monitoring purposes, an additional land definition is given to sites in the ownership of an existing occupier and that are unavailable on the open market i.e. 'Own Use' sites. A site may not satisfy all of the criteria listed below exactly but the sector assigned will be the one it is most like. Sites may be freestanding or adjacent to one of the other types but must be set in a discrete area, usually physically or visually separate from the adjacent site and will be treated as a separate site for monitoring purposes.

Business/Science Park

Sites classified as Business/Science Parks are those which:

- are available for B1 uses only
- have access to the primary road network
- have a masterplan and a very high standard of design and landscaping
- are normally at least 1 hectare in area
- are served by public transport, cycle and pedestrian networks
- have good proximity/links to Key Service Centres, and
- have potential for links to higher education institutions and knowledge based industry

Regional Investment Site

Regional Investment Sites* are needed to provide a focus for major industrial and non-retail commercial development. Sites classified as appropriate Regional Investment Sites are those which have characteristics in accordance with Policy EC5 of the Regional Spatial Strategy for the North West (formerly RPG13).

Strategic Employment Site

Sites classified as Strategic Employment Sites are those which:

- are at least 5 hectares in size and will be developed in large plots
- are available for B1 (b&c), B2 and B8 uses, plus ancillary B1 (a) uses
- have access to the primary road network
- have potential to be served by public transport

- will have a masterplan incorporating landscaping, and
- have good proximity/links to Key Service Centres□

Local Employment Site

Local Employment Sites are those which:

- are normally under 5 hectares in size
- are available principally for B1, B2 and B8 uses
- have adequate access to transport networks, and
- have good links/proximity to service centres

The majority of the site should be available for general industrial and commercial development. However, a local employment site could accommodate other types of development as part of a mix of uses, e.g. commercial uses not in the “B” Use Classes or exceptionally, where it would assist in bringing the site forward for employment development, retail or residential uses. Other commercial uses will be excluded from the site area recorded.

Port Related Site

Sites that provide opportunity for port related development are potentially finite and consequently should be safeguarded for such activity. Port Related Sites are those which:

- have port side access
- are over 5 hectares in size and will be developed in large plots
- are available for B1 (b&c), B2 and B8 uses, plus ancillary B1 (a) uses
- are served by public transport and rail freight, and
- have access to the primary road network

Own Use

Sites included in the ‘Own Use’ category are those which are not available (or never were available) on the open market, i.e. those where the whole site is owned, and will be developed by, the final occupier at the time planning permission is given. If the site is subsequently put on the market it will be assigned to one of the other five market sectors.

Notes

□ Key Service Centres are identified in the Cumbria & Lake District Joint Structure Plan 2001-2016 - Policies ST5 & ST6.

* Regional Investment Sites are identified in consultation with the North West Development Agency, North West Regional Assembly and Government Office for the North West.

The Regional Spatial Strategy for the North West (formerly RPG 13) March 2003 identifies the sub regional importance of the City of Carlisle and Barrow in Furness in Policy SD3. Development will be concentrated in these key regional towns.

Previously Developed Land/Brownfield

This refers to areas of land or buildings previously developed for another use but which have become vacant. These areas are also referred to as brownfield. Data relating to the condition of the site is taken from the original site designation or from detail provided on a planning application or from a visual appraisal of the site. A site may consist of previously developed and previously undeveloped land and in this case a figure for the percentage of brownfield land is given in the schedules.

Regeneration Priority Areas

The Regeneration Priority Areas within Cumbria are identified in diagram 3 of the RSS (formerly RPG13) – and for monitoring purposes only consist of urban areas within:

- a. the Barrow-in-Furness area and part of South Lakeland
- b. the Workington/ Whitehaven and Maryport areas of Allerdale and Copeland.

Site Address

This is an abridged version of the site address. It is consistent with the site details given in a planning application or a local planning authority publication.

Site Area

This refers to the overall site area of vacant/available land prior to any development and may have been taken from an allocation in a Local Plan/Local Development Framework, a planning application or from a measurement from a GIS system based on an original site plan. Any measurement is given in hectares.

Site Reference

This is a unique reference given to employment sites within Cumbria. The reference is identified by the county council and may differ from a Local Planning Authority reference.

Under Construction

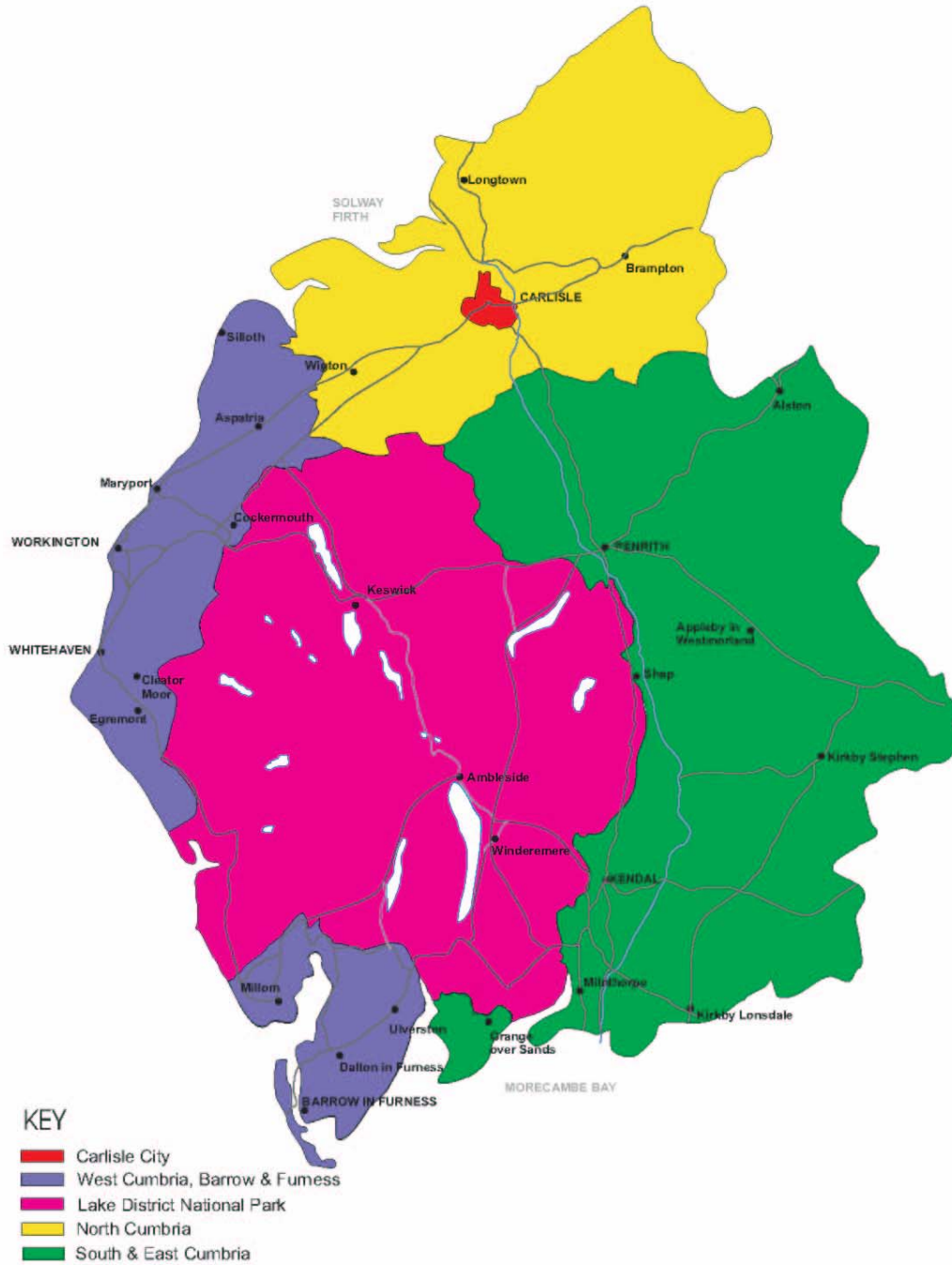
Sites where construction work has commenced, i.e. a trench have been dug for foundations. The provision of estate roads, street lighting and drainage does not constitute a start to development. Any measurement is given in hectares.

Sub County Areas

The Cumbria & Lake District Joint Structure Plan 2001-2016 (policies ST8 -12) set out a development strategy based on defined Sub County Areas. These areas have been identified due to support in previous consultation for an approach to development that reflects the common socio-economic and environmental conditions present in discrete sub county areas. The Structure

Plan Sub County Areas that feature in Schedules 6 and 7 of this report are shown on the following map.

STRUCTURE PLAN - SUB COUNTY AREAS



ASRA/Sub County Area Map

