

**Rossendale Local Plan Examination
MATTERS, ISSUES AND QUESTIONS (MIQs)**

**Rossendale Borough Council's response to Matter 5, part e) –
Employment land completions and future supply**

07/08/2019

Matter 5: Employment Land and Supply

The following provides a separate response to part e) of Matter 5 as the Inspector has requested the information to be provided as soon as possible:

e) The Council is requested to provide information on all potential sources of employment land supply between 2014 and 2034, including completions between 2014 and 2019, outstanding commitments, surplus land within existing employment sites, supply from new employment allocations, and employment supply from mixed use allocations – and to confirm the total estimated supply figure between 2014 and 2034. The figures should be gross in order to allow direct comparison with the gross OAN figure and housing requirement figure.

The following tables can be found overleaf:

- Table 1: Completions of B1, B2 and B8 uses between 01/04/2014 and 31/03/2019
- Table 2: Sources of employment land supply between 2019 and 2034.

Table 2 provides a list of sites expected to provide employment land (B1, B2, B8 uses) over the Plan period 2019 to 2034. This shows that there is a net area of approximately 29 hectares made up of land within new employment allocations, spare capacity within existing employment allocations and additional floorspace identified on sites which have planning permission for new employment uses. Some of the sites with planning permission for employment uses do not fall within the employment allocations. The table provides totals for both gross and net areas but it must be noted that the gross area of existing allocations includes the entire site area which will contain existing development. In terms of future available supply therefore, the net area is the most appropriate figure to use.

Key:

PP= Planning Permission
UC = Under construction

Table 1: Completions of B1, B2 and B8 uses between 01/04/2014 and 31/03/2019 (sq. m)

	Planning Use Class					
Year of Completion	B1a	B1b	B1c	B1 (Unspecified)	B2	B8
2014/2015	0	0	0	0	64.35	0
2015/2016	0	0	0	0	0	0
2016/2017	0	0	187	0	77	242
2017/2018	0	0	0	0	664	0
2018/2019	0	0	137	496	451	1004
TOTAL	0	0	324	496	1256.35	1246

Table 2: Sources of employment land supply between 2019 and 2034

Employment Allocation Ref. / Planning Application Ref.	Site name	Use Class	Gross Area (ha)	Estimated Net Developable Area (ha)	Current status	Planning Ref. No.	Floorspace Granted PP (sq. m.)
New Employment Allocations							
NE1	Extension to Mayfield Chicks, Ewood Bridge	B1, B2, B8	2.81	2.81	New Employment Allocation		
NE2	Land North of Hud Hey, Haslingden	B1, B2, B8	3.43	2.7	New Employment Allocation		
NE3	Carrs Industrial Estate North Extension, Haslingden	B1, B2, B8	5.67	4.84	New Employment Allocation		
NE4	Extension of New Hall Hey, Rawtenstall	B1, B2, B8	6.18	5.2	New Employment Allocation		
NE5	Baxenden Chemicals Ltd, Rising Bridge	B1, B2, B8	4.92	4.4	New Employment Allocation		
Existing Employment Allocations							
EE2	Henrietta Street	B1, B2, B8	9.9	0.56	Existing Employment with PP for B1	2018/0204	192
EE12	Large Site at Hud Hey	B1, B2, B8	7.74	1.7	Existing Employment		
EE13	Land off Manchester Road (Solomons)	B1, B2, B8	1.5	1.36	Existing Employment		
EE19	Solomon's Site	B1, B2, B8	3.14	0.8	Existing Employment		
EE23	Rosendale Motor Sales, Bury Road	B1, B2, B8	0.29	0.06	Existing Employment		
EE24	New Hall Hey	B1, B2, B8	3.66	0.1	Existing Employment with PP 3 No. industrial buildings (1 no. B2 Use Class, and 2 no. B2 / B8 Use Class)	2018/0437	3896
EE43	Warth Mill	B1, B2, B8	7.08	0.08	Existing Employment with PP and UC for B1a, B2, B8	2016/0173 2015/0279 2017/0142	1016
EE47	Station Road	B1, B2, B8	0.7	0.28	Existing Employment		
Mixed Use Allocations							
M1	Waterside Mill, Bacup	A1, B1, B2, C3	0.09	0.09	Mixed Use - vacant building		
M2	Spinning Point, Rawtenstall	A1, A2, A3, A4, A5, B1, C1, C3, D2	1.56	1.56	Mixed Use - new development		
M3	Isle of Man Mill, Water	B1, B2, B8, C3	1.13	0.51	Mixed Use - existing development		
M4	Futures Park, Bacup	A1, A3, A4, B1, B2, B8, C1, Transit site for Gypsies and Travellers	4.59	0.53	Mixed Use Allocation with existing employment and permission for B2	2019/0102	5295

Employment Allocation Ref. / Planning Application Ref.	Site name	Use Class	Gross Area (ha)	Estimated Net Developable Area (ha)	Current status	Planning Ref. No.	Floorspace Granted PP (sq. m.)
M5	Park Mill, Helmshore	A1, A3	0.86	0.4	Mixed Use - existing development		
2018/0346	Rear Of 301 - 307a Market Street, Whitworth	B2	0.01	0.01	PP	2018/0346	74
2015/0286	Hare And Hounds, 391 Newchurch Road, Stacksteads	B1	0.01	0.01	UC	2015/0286	140
2018/0295	Acre Mill, Stone Lane Off Acre Mill Road, Stacksteads	sui generis	0.08	0.08	PP	2018/0295	760
2018/0555	Peel Street Garage, Peel Street, Cloughfold	B1(c)	0.01	0.01	UC	2018/0555	45
2014/0553	Trubend, Rockcliffe Road, Bacup	Sub-division of existing B1 unit into 4 units of B1 / or B8 use	0	0.00	UC - located within EE2	2014/0553	0
2014/0284	Unit 8, New Line Industrial Estate, The Sidings, Bacup	B2	0.01	0.01	UC - located within EE3	2014/0284	101
2015/0217	Viking Trailers Ltd, Taylor Holme Industrial Estate, Atherton Way, Stacksteads	B1(c)	0.03	0.03	UC - located within EE31	2015/0217	333
2015/0491	Viking Trailers Ltd, Taylor Holme Industrial Estate, Atherton Way, Stacksteads	B1(c)	0.02	0.02	UC - located within EE31	2015/0491	226
2017/0052	Unit A11, Cuba Industrial Estate, Bolton Road North, Edenfield	B2	0.03	0.03	PP - located within EE39	2017/0052	250
2018/0352	Reelvision Print Ltd Commerce Street, Haslingden	B1, B2, B8	0.06	0.06	PP - located within EE14	2018/0352	B8 unit- 409 New units - any B use -188
2018/0543	Warton Metals Grove Mill Commerce Street Haslingden	B1, B2, B8	0.02	0.02	PP - located within EE14	2018/0543	218
2017/0634	Grove Mill And Albion Mill, Todmorden Road, Bacup	B2	0.01	0.01	PP - located within EE1	2018/0634	52
2017/0229	Unit 4B, New Line Industrial Estate, The Sidings, Bacup	B1(c)	0.07	0.07	PP - located within EE3	2017/0229	725
2017/0539	Unit 2, New Line Industrial Estate, The Sidings, Bacup	B2	0.02	0.02	PP - located within EE3	2017/0539	225
2016/0453	Land Off Taylor Holme Industrial Estate, Atherton Way, Stacksteads	B8	0.03	0.03	UC - located within EE31	2016/0453	286
2016/0221	Land off New Hall Hey, New Hall hey Road, Rawtenstall	B2, B8	0.48	0.48	UC - located within EE24	2016/0221	4874
2018/0204	Units 2 3 Plantation Mill Market Street Bacup	B1(c)	0.02	0.02	PP - located within EE2	2018/0204	192
2018/0437	Land Off New Hall Hey New Hall Hey Road Rawtenstall	B2, B2/B8	0.4	0.4	PP - located within EE24	2018/0437	3896
2016/0173	Guideline Engineering Co, Stansfield Road, Waterfoot	B2	0.01	0.01	UC - located within EE43	2016/0173	91
2017/0142	Gemini Dispersions Ltd, Holt Mill, Holt Mill Rd, Waterfoot	B2	0.003	0.003	UC - located within EE43	2017/0142	30
		Total	66.57	29.20			