

**SCHEDULE OF ACTIONS MATTER 5:
EMPLOYMENT NEED AND SUPPLY (Action 5.2)**

Employment Land Supply

5.2	Confirm information about the employment land supply (including breakdown of different sources of supply)
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1. Introduction

1.1 The Council initially provided information regarding the employment land supply between 2019 and 2034 within its response to Matters, Issues and Questions relating to Matter 5 (document reference EL3.005). However, following the Local Plan Examination Hearings, the net developable area on proposed new employment sites and mixed-use allocations has been reviewed. More information on this can be found in the Actions related to Matter 15. It is to be noted in particular that two mixed-use allocations (M2 – Spinning Point, Rawtenstall and M5 – Park Mill, Helmshore) are now proposed to be removed, therefore the net developable for these two sites is shown as nil. Furthermore, the employment land supply has been updated considering new planning permissions granted between 1st April 2019 and 31st March 2020 as well as completions within the same period.

1.2 Table 1 below provides a list of sites expected to provide employment land (comprising of B1/E(g), B2 and B8 uses) over the Plan period and includes completions during 2019/20. This shows that there is approximately 23.5 ha of employment land supply during the Plan period 2019-2034. Besides the employment land delivered in 2019/20, the supply includes land within new employment and mixed-use allocations, spare capacity on existing employment sites and planning commitments. Where planning commitments are located within the spare capacity of existing employment sites or allocations, due care was taken not to double-count the supply.

Key:

PP: Planning Permission

UC: Under construction

COMP: Completed

Table 1: 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.	Additional Floorspace Granted PP (sq. m.)
New Employment Sites							
NE1	Extension to Mayfield Chicks, Ewood Bridge	E(g), B2, B8	2.81	1.57	New Employment Allocation		
NE2	Land North of Hud Hey, Haslingden	E(g), B2, B8	3.43	2.03	New Employment Allocation		
NE3	Carrs Industrial Estate North Extension, Haslingden	E(g), B2, B8	5.67	4.26	New Employment Allocation		
NE4	Extension of New Hall Hey, Rawtenstall	E(g), B2, B8	6.04	3.43	New Employment Allocation		
NE5	Baxenden Chemicals Ltd, Rising Bridge	E(g), B2, B8	4.92	4.4	New Employment Allocation		
Sub-total			22.87	15.69			
Spare capacity within Existing Employment Sites							
EE2	Henrietta Street	E(g), B2, B8	9.9	0.56	Existing Employment with PP for B1c	2014/0553 2018/0204	192
EE12	Large Site at Hud Hey	E(g), B2, B8	7.74	1.7	Existing Employment		
EE13	Land off Manchester Road (Solomons)	E(g), B2, B8	1.5	1.36	Existing Employment		
EE19	Solomon's Site	E(g), B2, B8	3.14	0.8	Existing Employment		
EE23	Rosendale Motor Sales, Bury Road	E(g), B2, B8	0.29	0.06	Existing Employment		
EE24	New Hall Hey	E(g), 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

Employment Allocation Ref. / Planning Application Ref.	Site name	Use Class	Gross Area (ha)	Estimated Net Developable Area (ha)	Current status	Planning Ref. No.	Additional Floorspace Granted PP (sq. m.)
EE43	Warth Mill	E(g), 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	E(g), B2, B8	0.7	0.28	Existing Employment		
Sub-total			34.01	4.84			
Mixed-Use Sites							
M1	Waterside Mill, Bacup	A1, E(g), B2, C3	0.09	0.09	Mixed Use - vacant building		
M2	Spinning Point, Rawtenstall	A1, A2, A3, A4, A5 or E(g)	1.56	0	Mixed Use - new development	2016/0608 (Phase 1) and 2017/0617 (Phase 2)	154
M3	Isle of Man Mill, Water	E(g), B2, B8, C3	1.13	0.51	Mixed Use - existing development		
M4	Futures Park, Bacup	A1, A3, A4, E(g), B2, B8, C1, D1	4.59	1.13	Mixed Use Allocation with existing employment and permission for B2	2019/0102	5295
M5	Park Mill, Helmshore	A1, A3, E(g)	0.52	0	Mixed Use - existing development		
Sub-total			7.89	1.73			
Outstanding commitments (as of 31st March 2020)							
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 Rossendale Lancashire BB4 5JT	B1, B2, B8	0.06	0.06	PP - located within EE14	2018/0352	Extension to existing B8 unit = 409sqm New units fall in any B use = 188sqm
2018/0543	Warton Metals Grove Mill Commerce Street Haslingden Rossendale Lancashire BB4 5JT	B1, B2, B8	0.02	0.02	PP - located within EE14	2018/0543	218

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2017/0539	Unit 2, New Line Industrial Estate, The Sidings, Bacup	B2	0.06	0.02	PP - located within EE3	2017/0539	225
2018/0204	Units 2 and 3 Plantation Mill Market Street Bacup Lancashire	B1(c)	0.13	0.02	PP - located within EE2	2018/0204	192
2018/0437	Land Off New Hall Hey New Hall Hey Road Rawtenstall Rossendale Lancashire	B2, B2/B8	1.35	0.4	UC - located within EE24	2018/0437	3896
2019/0102	Plot 5, Futures Park, Bacup	B2	1.35	0.53	UC - located within M4	2019/0102	5295
2019/0266	Former Bus Depot Knowsley Park Way Haslingden Rossendale Lancashire BB4 4RS	B2	0.87	0	PP - EE18	2019/0266	0
2019/0561	216 Newchurch Road Stacksteads Bacup Lancashire OL13 0TS	B1	0.02	0.02	PP - EE34	2019/0561	181.4
2019/0565	Unit 2 New Line Industrial Estate The Sidings Bacup Lancashire OL13 9RW	B1	0.06	0.03	PP - EE34	2019/0565	280
Sub-total			3.95	1.13			
Total			68.72	23.39			
Sites completed between 2019-20							
2018/0346	Rear Of 301 - 307a Market Street, Whitworth	B2	0.26	0.01	COMP	2018/0346	74
2015/0286	Hare And Hounds, 391 Newchurch Road, Stacksteads	B1	0.01	0.01	COMP	2015/0286	140
2016/0608	Rawtenstall Town Square, Bank Street, Rawtenstall	A1, A2, A3, A4, A5 or B1	0.01	0.01	COMP - located in M2	2016/0608	154
2018/0295	Acre Mill, Stone Lane Off Acre Mill Road, Stacksteads	sui generis	0.08	0.08	COMP	2018/0295	760
2018/0555	Peel Street Garage, Peel Street, Cloughfold	B1(c)	0.01	0.01	COMP	2018/0555	45

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2014/0553	Trubend, Rockcliffe Road, Bacup	Sub-division of existing B1 unit into 4 units of B1 / or B8 use	0	0.00	COMP - located within EE2	2014/0553	0
2017/0634	Grove Mill And Albion Mill, Todmorden Road, Bacup	B2	0.01	0.01	COMP - located within EE1	2018/0634	52
2016/0173	Guideline Engineering Co, Stansfield Road, Waterfoot	B2	0.01	0.01	COMP - located within EE43	2016/0173	91
2017/0142	Gemini Dispersions Ltd, Holt Mill, Holt Mill Road, Waterfoot	B2	0.01	0.01	COMP - located within EE43	2017/0142	30
2019/0064	Land Off Brandwood Road Stacksteads Bacup Lancashire OL13 0NU	B8	0.1	0.04	COMP	2019/0064	380
2020/0003	15 Deardengate Haslingden Rossendale Lancashire BB4 5QN	B1	0.01	0.01	COMP	2020/0003	76.74
Total completion (2019-20)			0.506	0.20			1802
Total Employment Land Supply (including 2019/20 completions and gross area of existing employment sites)			69.23	23.59			
Total Employment Land Supply (including 2019/20 completions and remaining area on existing employment sites)			40.06	23.59			