

Policy and Resources Committee	
Meeting Date	11 th September 2024
Report Title	Local Plan Review – Local Plan Employment Sites
EMT Lead	Emma Wiggins, Director of Regeneration and Neighbourhoods
SMT Lead	Joanne Johnson, Head of Place
Lead Officer	Natalie Earl, Planning Manager (Policy)
Classification	Open
Recommendations	<ol style="list-style-type: none"> 1. That members note the potential employment sites available for allocation through the Local Plan; 2. That members recommend to Full Council the preferred sites set out in the Planning and Transportation Policy Working Group (PTPWG) report, with the exclusion of sites CSF30 and CSF47, and CSF50 if no housing development be put forward to the site, for consultation through the Reg 18 Local Plan; and 3. That members recommend to Full Council a motion that the Leader of the Council to write a letter to the Local Government Authority (LGA) seeking to persuade the Secretary of State for Housing, Communities and Local Government and Deputy Prime Minister to include education and health as employment land, in the employment land calculations.

1 Purpose of Report and Executive Summary

- 1.1 The purpose of this report is to set out the discussion had at Planning and Transportation Policy Working Group (PTPWG) on 8th August 2024. The report and minutes of the 8th August PTPWG meeting are provided in Appendix I and II.
- 1.2 As part of preparing the Reg 18 consultation document it is now timely for Members to discuss, and set out their preferences for, employment sites for allocation. The PTPWG discussion paper set out the evidenced need figure for employment allocations (73ha of industrial land and 1.1ha of office space) through the Local Plan, and the available sites to meet that figure.

2 Background

- 2.1 The discussions at PTPWG encompassed the suitability of the proposed sites for different types of employment use and the need for clearly written allocation policies within the Local Plan (LP) to guide design, landscaping, access and usage.

- 2.2 The sites that are in existing use but proposed for allocation, would have their uses intensified and those with landscape and heritage interests would have those concerns addressed through their LP policies.
- 2.3 Members proposed a motion that the Leader of the Council write a letter to the Local Government Authority (LGA) seeking to persuade the Secretary of State for Housing, Communities and Local Government and Deputy Prime Minister to include education and health as employment land, in the employment land calculations.
- 2.4 Recommendation 2 states that CSF50 will not be allocated for employment if no housing development be put forward for the site. However, please note that in the earlier committee report on Local Plan Vision and Growth Options, CSF50 is included in the preferred growth option being recommended for housing.

3. Proposals

- 3.1 At 8th August PTPWG, members resolved:
 - 1/ To note the potential employment sites available for allocation through the Local Plan;
 - 2/ That the preferred sites set out in the PTPWG report, with the exclusion of sites CSF30 and CSF47, and CSF50 if no housing development be put forward to the site, for consultation through the Reg 18 Local Plan; and
 - 3/ To propose a motion that the Leader of the Council to write a letter to the Local Government Authority (LGA) seeking to persuade the Secretary of State for Housing, Communities and Local Government and Deputy Prime Minister to include education and health as employment land, in the employment land calculations.

4 Alternative Options Considered and Rejected

- 4.1 Members could instruct officers to look for employment sites not currently assessed through the ELR but these would then need to be assessed with the same methodology used in the ELR and this could lead to a delay in the overall LP timetable as it would require work not currently timetabled. It is also unlikely that any significant sites would come forward due to the extensive call for sites undertaken and the detailed knowledge of the borough and local economy that the Economic Development and Planning teams have, who have both been unable to find any other suitable sites.

5. Consultation Undertaken or Proposed

- 5.1 Consultation on employment allocations will be undertaken through the Regulation 18 Local Plan consultation.

6. Implications

Issue	Implications
Corporate Plan	The LPR is responsible for delivering the spatial elements of the Corporate Plan.
Financial, Resource and Property	The ELR is a statutory, budgeted piece of evidence base.
Legal, Statutory and Procurement	Preparation of a Local Plan is carried out under a national legislative and regulatory framework.
Crime and Disorder	None identified at this stage.
Environment and Climate/Ecological Emergency	<p>The Local Plan will be supported by its own Sustainability Appraisal and Habitats Regulation Assessment at each key stage in decision making.</p> <p>The sustainability appraisal process appraises the social, environmental and economic effects of a plan from the outset. In doing so it helps ensure that Plan making decisions are made that contribute to achieving sustainable development.</p> <p>Habitats regulations assessments test if a Plan and the site allocations and policies within it could significantly harm the designated features of a site or sites protected by the Conservation of Habitats and Species Regulations 2017.</p> <p>Drafting of the Plan and its Policies will also take in to account the Council's Climate and Ecological Emergency Action Plan.</p>
Health and Wellbeing	None identified at this stage
Safeguarding of Children, Young People and Vulnerable Adults	None identified at this stage.
Risk Management and Health and Safety	None identified at this stage.
Equality and Diversity	None identified at this stage.
Privacy and Data Protection	None identified at this stage.

8. Appendices

8.1 Appendix I: 8th August PTPWG report: Potential Local Plan Employment Sites Discussion

Appendix II: Table of potential sites assessed as 'good' or 'possible' in the ELR 2024

Appendix III: Map showing the spatial distribution of potential sites from Appendix I Table

Appendix VI: 8th August PTPWG draft minutes

9. Background Papers

9.1 [Employment Land Review Update 2024](#)

9.2 [Employment Land Review 2018](#)

