

Employment Land Position Statement

April 2024 Update

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1. Introduction

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The purpose of the planning system is to contribute to the achievement of sustainable development which includes an economic role. Chapter six of the NPPF refers to 'Building a strong, competitive economy' where 'planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt'.

2. Current Local Planning Policies

2.1 Central Lancashire Core Strategy

Core Strategy Policy 9 – Economic Growth and Employment sets out how much land across Central Lancashire has been allocated for new employment development, as well as identifying sites for Major Developments (Samlesbury, Cuerden and Buckshaw Village) and Mixed-use developments (Moss Side Test Track and Lostock Hall).

Core Strategy Policy 10 – Employment Premises and Sites sets out which existing employment sites are to be retained for B use class employment use. The policy also sets out the criteria which need to be applied to any applications on employment sites.

Chapter 9: Economic Prosperity sets out the proposed provision of employment land 2010-2025 (hectares) as seen in table 1 below.

Table 1: Proposed provision of employment land 2010-2025 (Source: Core Strategy, 2015)

	Chorley	Preston	South Ribble
2009 Supply	91	107	179
Allowance for Losses	12	5.5	17.5
Additional Provision to 2026	14	13	27
Minus take-up 2009/10	5	7	0
Total	112	118.5	223.5

2.2 South Ribble Site Allocations and Development Management Policies DPD (Local Plan)

Policies in the Local Plan relating to Employment uses are separated within 2 chapters.

Chapter C contains the policies on Major Sites for Development. Policies C4 and C5 relate to the Cuerden Strategic Site and BAE Systems, Samlesbury.

Chapter E relates to Delivering Economic Prosperity and contains policies on both employment and retail development in the Borough. Policy E1 – Allocation of Employment Land, allocates sites across the Borough for new employment development, and policy E2 – Protection of Employment Areas and Sites, aims to protect the employment uses on existing sites in the Borough.

2.3 Main employment areas in the Borough

The Local Plan protects areas of existing employment in the Borough. There are 21 areas that are protected:

- Kellet Lane/Seed Lee Farm
- Sceptre Way
- Walton Summit
- Club Street
- South of School Lane
- Dunbia
- North of School Lane
- Aston Moss
- Leyland Business Park
- Lancashire Business Park
- Moss Side Employment Area
- Heaton Street/Talbot Road industrial Estate
- Braconash Road
- Tomlinson Road
- Centurion Way
- Carr Lane
- Adjacent to Lancashire Business Park
- Matrix Park
- Sherdley Road
- Factory Lane
- North of Capitol Centre

3. New sites for employment uses in the Borough

The Local Plan allocates sites for new development in the Borough. These sites are listed below:

- North of Lancashire Business Park
- West Paddock, Leyland
- Land adjacent to Leyland Business Park, Farington
- Farington Hall Estate, Farington

The above sites are allocated under policy E1 of the Local Plan. In addition to the above sites, land is also allocated for development at the Cuerden Strategic Site, and BAE Systems (Enterprise Zone) under policy C4/C5.

4. Overview of South Ribble's Current Employment Position

The table below sets out an overview of South Ribble's employment position in March 2024. Further detail is provided throughout the report.

Table 2: Employment Position 2024

Overall Requirement to 2026 (Core Strategy)	223.5
Completions/Losses	
Gross Completions	63.18
Losses	29.2
Net completions	33.98
Supply	
Supply: Total Sites with planning permission	72.4ha
Supply: Residual allocated	60.1ha
Supply: Total	132.5ha
Residual requirement (Requirement – Net completions)	189.52

The table above shows that losses of employment land (29.2ha - March 2024) is beyond the 17.5 ha allowance set out in the Core Strategy. Although, the gross (63.18 ha) and net completions (33.98) are above the additional provision to 2026 (27 ha).

5. Land Take-Up

Employment land take-up (allocated and windfall sites combined) from 2012/13 to 2023/24.

Table 3: Employment land take-up over time

Year	Takeup (hectares)	Enterprise Zone Takeup	Total Take Up
2012/13	0.70	0.00	0.70
2013/14	0.00	0.00	0.00
2014/15	0.00	0.00	0.00
2015/16	4.63	6.82	11.45
2016/17	8.98	8.98	8.98
2017/18	3.17	3.17	3.17
2018/19	1.62	1.62	1.62
2019/20	1.62	1.62	1.62
2020/2021	2.14	0.74	2.88
2021/2022	5.45	3.53	8.98
2022/2023	21.67	0	21.67
2023/2024	2.11	0	2.11
Total	52.09	26.48	63.18

6. Applications Approved

During the 2023/2024 financial year, the following applications in table 5 were approved.

Table 5: Employment application approvals

Application Number	Site Name	Allocated site?	Site Area	Floorspace Approved (sqm)
07/2023/00663/FUL	Atlantic Industries Unit 6B Bannister Hall Works Bannister Hall Lane	No	0.28	453
07/2023/00859/FUL	60 Chain House Lane	No	0.30	296
07/2023/00597/FUL	Land To North Of Ab Inbev UK Limited Cuerdale Lane	No	3.48	438
07/2023/00565/FUL	Ab Inbev UK Limited Cuerdale Lane	No	0.50	162

07/2023/00286/FUL	Clive Hurt Ltd, Lancashire Business Park	No	1.78	1320
07/2023/00765/FUL	Land West Lancashire Business Park	Yes – E1, Allocation of Employment Land	1.78	3065
07/2023/00764/REM	Land West Lancashire Business Park	Yes – E1, Allocation of Employment Land	3.59	5829
LCC/07/2022/00044	Cuerden Strategic Site	C4: Cuerden Strategic Site	51.3	60,000

7. Employment Completions (Floorspace)

During the 2023/2024 financial year, the following employment developments in table 6 were completed.

Table 6: Employment sites completions

SITE NAME	APPLICATION NUMBER	APPLICATION DESCRIPTION	APPLICATI ON SITE AREA	UNIT DESCRIPTION
453 Carr Place	07/2018/6783	Extension of a side unit together with reprofiling of existing pond and reconfiguration of existing car park	0.35	
Dunbia	07/2020/00771	Erection of 1 hide shed	0.46	B2 USE
Budweiser UK Ltd	07/2020/01062	Erection of a tented warehouse for storage and distribution	1	B8 2525SQM
Budweiser	07/2021/00626	Extension to brewhouse to support existing brewery operations	0.09	615 sqm B2/B8
Budweiser	07/2021/01246	Erection of a tented warehouse 2560sqm for storage and distribution	0.09	2560 B8

435-438 Ranglet Road	07/2021/00705	Proposed single storey side extension	0.12	extension 425sqm, storage and distribution
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8. Employment Sites Under Construction

During the 2023/2024 financial year, the following developments in table 7 were recorded as under construction.

Table 7: Employment sites under construction.

Application Number	Site Name	Allocated Site?	Application Details	Status of site	Usage Details and Floorspace
07/2021/01163/FUL	The Old Mill, School Lane	No	Erection of 7 blocks for employment use, parking, landscaping, substations and ancillary works following demolition of existing structures.	Northern parcel has been cleared of existing buildings. South parcel not started.	1,860sqm floorspace 1.32ha land takeover

9. Unimplemented Permissions

The following permissions below remain unimplemented.

Table 8: Unimplemented employment permissions

Application Number	Site Address	Allocated Site?	Proposal	Land/floorspace
07/2022/00797/FUL	Balls Farm Brook Lane Little Hoole Preston Lancashire PR4 5JB	No	Proposed demolition of two existing storage buildings and erection of a replacement building for commercial	0.28ha land takeover 564.2sqm of floorspace take up

			storage and distribution use (Class B8)	
07/2021/00671/FUL	Wingnut Ltd, Tomlinson Road, Leyland	No	ERECTION OF 13No. INDUSTRIAL UNITS (FOR USE CLASSES B2/B8/E(c)/E (g))	5391sqm floorspace 2.06ha of land take up
07/2021/00719/FUL	Lancashire DAF, Four Oaks Road, Walton Summit	No	Proposed extension to existing vehicle repair service workshop with ancillary commercial vehicle and parts sales, to increase parts storage and create showroom.	630sqm floorspace 0.03ha of land take up
07/2021/00354/FUL	Titan Business Park	C2: Moss Side Test Track		18,900 sqm floorspace 5.7ha land take up
07/2023/00663/FUL	Atlantic Industries Unit 6B Bannister Hall Works Bannister Hall Lane	No		453 sqm floorspace 0.28ha land
07/2023/00859/FUL	60 Chain House Lane	No		296sqm floorspace 0.30ha land
07/2023/00597/FUL	Land To North Of Ab Inbev UK Limited Cuerdale Lane	No		438sqm floorspace 3.48ha land
07/2023/00565/FUL	Ab Inbev UK Limited Cuerdale Lane	No	Erection of wastewater treatment plant comprising technical building, methane reactor, storage and processing tanks, flare stack and associated works.	162sqm floorspace 0.50ha land
07/2023/00286/FUL	Clive Hurt Ltd,	No	Proposed new workshop building,	1.78ha land

	Lancashire Business Park		new weighbridge, relocated wheel wash facility, new asphalt plant and associated	1320sqm floorspace
07/2023/00765/FUL	Land West Of Lancashire Business Park	Yes – E1, Allocation of Employment Land	Erection of a Class E(g)/B2/B8 Use building with ancillary office space, associated parking, landscaping and infrastructure	1.78 land 3065sqm floorspace
07/2023/00764/REM	Land West Lancashire Business Park	Yes – E1, Allocation of Employment Land	Reserved Matters of Appearance, Landscaping, Layout and Scale following outline approval 07/2020/00781/OUT for 3no. buildings (Use Classes E(g)/B2/B8) with associated works together with updated landscaping scheme and ecological enhancements for the Phase 1 development	5829sqm floorspace 3.59ha land
LCC/07/2022/00044	Cuerden Strategic Site	C4: Cuerden Strategic Site	51.3	60,000

10. Status of Allocated Employment Sites

The table below records the development status of the allocated employment sites listed in the Local Plan.

Table 9: Status of current employment site allocations

Site Name	Size (Ha)	Comments	Remaining Supply December 2023
North OF Lancashire Business Park, Farington	9.2	Undeveloped	9.2

West Paddock, Leyland	1.9	Employment loss – under construction for extra care housing scheme	0
Land adjacent to Leyland Business Park, Farington	2.1	Undeveloped	2.1
Farington Hall Estate, West of Lancashire Business Park	22.2	Partially developed, remainder obtained full PP.	3.59
	35.4ha		14.89

11. Major Development Sites

Sites for allocated for major development in the local plan, include employment-led sites C4: Cuerden Strategic Site and C5: BAE Systems, Samlesbury, as well as residential led major site, C2: Moss Side Test Track

Table 10: Status of major development sites which include employment land

Site Name	Size	Comments	Remaining Supply December 2023
Policy C4: Cuerden Strategic Site, Policy C5: BAE Systems, Samlesbury	118ha	No development has taken place at Cuerden. There is a current outline approval for an employment led scheme. There have been four buildings constructed at Samlesbury, totalling 20.07ha	98ha
Policy C2: Moss Side Test Track	5.7ha	Permission granted for 18,900sqm employment floorspace, to be known as Titan Business Park	5.7

12. Conclusion

Unfortunately, delivery of allocated sites has been slow so far in the plan period, but further supply is likely to increase from the recently permissioned Cuerden Strategic Site (LCC/07/2022/00044).

The summary table shows that losses of employment land (29.2ha - March 2023) is beyond the 17.5 ha allowance set out in the Core Strategy. Although, the breakdown of employment losses within this study period is minimal and losses are not located within an employment allocation. The gross (61.07 ha) and net completions (31.87ha) are above the additional provision to 2026 target (27 ha). The E1 allocated site, 'Land adjacent to Lancashire Business Park' has had large part to play in this, due to its completion of the 18.61 ha under permission 07/2021/00966/REM. This has resulted in a large increase in employment take-up from the year previous (2021/22).