

Gedling Local Planning Document Part 2 Local Plan

STATEMENT OF HARWORTH GROUP

Matter 10 – Employment

This Statement should be read in conjunction with Harworth's Statement in relation to Matter 11.

Issue 10a: Employment Provision and Distribution

Q1. Is the overall level of employment provision and its distribution in the Plan consistent with the ACS? [Policies LPD 64 and LPD 66]

No comment in relation to overall level of employment provision.

Given that Harworth proposes an employment-led mixed-use development of the Gedling Colliery site (E1) comprising c.1ha of 'non-employment' use, the net area for employment (i.e. use class B1, B2, B8) use would be c.4ha (see Harworth's statement in relation to Matter 11).

Q2. What are the key employment land targets for the Borough?

No comment.

Q3. Are there sufficient employment sites available of the appropriate nature and in the right place to meet anticipated needs?

No comment.

Q4. Should the Plan allocate land for the provision of 23,000sqm of new office and research and development floorspace and a minimum of 10ha for new and relocating industrial and warehouse uses, in addition to the strategic employment allocations at Top Wighay Farm (8.5ha) and Teal Close (7ha) and the strategic location of Gedling Colliery/Chase Farm (at least 2ha)?

No comment, other than to advise that the Gedling Colliery site is proposed to allocate 5ha for employment uses according to draft Policy LPD 64 and paragraph 3.14.

Q5. Does the Plan allocate sufficient land for the provision of 23,000sqm of new office and research and development floorspace? If not, why not?

No comment.

Q6. Does the Plan allocate sufficient land for the provision of a minimum of 10ha for new and relocating industrial and warehouse uses be made? If not, why not?

No comment.

Q7. How much land will be lost from employment use as a result of allocations in the Plan? Is it anticipated that other employment land will be lost to other uses over the Plan period?

No comment in relation to the general allocations of the Plan.

In relation to the proposed employment allocation of 5ha at 'Gedling Colliery (E1)' (see also Harworth's statement in relation to Matter 11), Harworth's proposal for an employment-led mixed-use

development allows approximately 1ha of this site for alternative uses comprising food & drink uses and country park access facilities.

Whilst not within class B1, B2 or B8, it is noted that the incorporation of food & drink uses in the form of a pub/restaurant and a coffee shop do create a significant number of jobs in their own right.

Q8. How much of the land allocated for employment uses has already been built out? What are the implications of this going forward?

The land allocated for employment use at Gedling Colliery (E1) has not been built out. For information, the site is occupied in part by a methane extraction plant which will make way for the permanent development of the site in due course.

Issue 10b: Protected Employment Areas

Q9. Does the protection of the existing employment areas accord with the strategy in the ACS?

No comment.

Q10. How much employment land is protected in the Plan? Is this appropriate?

No comment.

Q11. Are there any protected employment areas in the Borough that have not yet been developed?

No comment on the basis that that Harworth's land at Gedling Colliery (E1) is an allocated site and not a 'protected employment area' (see Q8 above).

Q12. Do Policies LPD 43 to LPD 47 make appropriate provisions for the retention, expansion and development of a range of different types of employment sites and uses within the Borough in accordance with national policy?

Policy LPD 43 is appropriate to facilitate the delivery of development of employment uses. However, the criteria set for the consideration of non-employment uses is not appropriate to all sites and circumstances. See also Harworth's Statement in response to Matter 11 which relates to the Gedling Colliery (E1) employment site.

Policy LPD 43 is appropriate insofar as it accommodates provision of "*facilities and services which support the functioning of the employment site*". This is expanded upon in the supporting text to include community facilities, specialised leisure uses, small scale retail uses, sandwich shops and cafes. Sufficient flexibility in the range and scale of uses which may be allowed is critical to the delivery of a viable and sustainable development.

However, as drafted, Policy LPD 43 does not allow sufficient consideration of particular site circumstances including neighbouring land uses. The policy is negatively worded so as to protect land for employment use, only allowing alternatives to be considered where there is demonstrated not to be demand or viable development for employment use.

Delivery of the Gedling Colliery employment site (E1), however, will be facilitated and enhanced by the positive incorporation of a minority element of non-employment (i.e. non-B class) uses, which are complimentary to the employment use and, moreover, help to better incorporate the development of the site into its surrounding area (i.e. between the country park and the proposed housing allocation).

As drafted, an employment-led mixed-use development proposal is contrary to policy, even when that proposal itself facilitates the employment development and is more appropriate to its surrounding area than a proposal which accords to the policy.

Whilst Paragraph 22 of the NPPF relates primarily to the alternative use of employment sites with no reasonable prospect of development for employment use, it recognises that alternative proposals for “*land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities*”. Accordingly, it is considered that the Plan is unsound if it does not present the most appropriate strategy for development of such employment sites.

It is therefore suggested that draft Policy LPD 43 is amended to include reference to the suitability and compatibility of allocated development in its particular context.

Policy LPD 43 - Retention of Employment and Employment Uses

a) Planning permission will be granted for the expansion, conversion or redevelopment of land and premises for employment uses on allocated employment sites and protected employment areas as identified on the Policies Map provided:

- i. the employment use is within Use Classes B1 – B8 and sui generis uses of a similar nature or is an employment use that is compatible with the nature of the employment site;
- ii. the employment use provides facilities and services which support the functioning of the employment site provided they are of an appropriate scale;
- iii. *in the case of mixed-use development, incorporates a minority element of non-employment uses where these enhance the overall sustainability of development and its interaction with neighbouring land uses;*
- iv. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers;
- v. the proposal would not have a detrimental effect on highway safety; and
- vi. the proposal would not cause harm to the significance of a heritage asset.

b) Planning permission will not be granted for the redevelopment or reuse of sites or premises as listed above for other purposes unless:

- i. it is demonstrated that there is no demand for the site or premises for its specified employment use;
- ii. the site is not viable for re-occupation (including through renewal or refurbishment);
- iii. the proposed use would not cause a significant adverse impact on the amenity of nearby residents and occupiers;
- iv. the proposed use does not have a detrimental effect on highway safety; and
- v. the proposed use would not cause harm to the significance of a heritage asset.

No comment regarding Policies LPD 44 to LPD 47.