

## **LOCAL PLAN FOR LANCASTER DISTRICT 2011 – 2031**

### **EMPLOYMENT LAND MONITORING POSITION STATEMENT 2020 – 2021**

#### **1. INTRODUCTION**

- 1.1 On an annual basis the Council undertakes monitoring surveys where they assess the changes in employment land in the district. This position statement provides some of the key information on the changes to employment uses and the land take-up within the district, this includes:
- Proposals granted for planning permission between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021;
  - The number of new employment developments completed between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021; and
  - Future development pressures and trends for employment within the district.
- 1.2 This position statement can be read in conjunction with previous position statements which have been prepared to inform the Councils understanding of changes to employment floorspace within the district. Historical statements can be provided from the Planning and Housing Policy Team on request.
- 1.3 The Council completed an Employment Land Review in 2015 which assessed the suitability of all allocated employment sites for their ongoing suitability through the forthcoming plan period up to 2031 and sets out future economic growth forecasts. The Council have published an 'Achieving Economic Potential' Report and 'Inclusive Economic Growth' Report which sets out how economic growth can be sustainability achieved. In preparing the Local Plan the Council have considered the content and direction of all evidence available to it to ensure the Plan is robust, accurate and justified.
- 1.4 The evidence is available to download from the Council's website. For further information on employment matters, please contact the Planning and Housing Policy Team on 01524 582383 or [planningpolicy@lancaster.gov.uk](mailto:planningpolicy@lancaster.gov.uk).

#### **2. PLANNING APPLICATIONS PERMITTED**

- 2.1 The period of 2020 to 2021 has seen the number of planning applications related to employment floorspace (whether that be the creation or lost of) reduce with only 16 applications being registered as part of this monitoring process. This is assumed to be connected to the economic implications of the COVID-19 Pandemic which has created significant uncertainties around investment, coupled with the implications around the UK's withdrawal from the EU. There are also a number of planning applications which are remaining undetermined at the point of writing this statement due to the wider increases on planning applications submitted to the Council. The number of schemes which have been granted permission over the 12 month period is set out in Table 1 of this statement.

App. Reference	Site	Description	Floorspace Growth
20/00374/CU	Lancaster Areas Search & Rescue, Research House, Caton Road, Lancaster	Change of use of Offices (B1) to a mixed use unit comprising retail (A1), storage (B8) and training centre (B1/D1).	234sqm
20/01082/FUL	5-7 Skipton Street, Morecambe	Change of use of office (Class E) to 7 self-serviced apartments for short term visitor accommodation	465sqm
20/01002/FUL	Unit 1, Cowan Bridge Industrial Estate	Change of use of part of the industrial building (B1 / B2 / B8) to a furniture retail warehouse	456sqm
20/01109/FUL	Unit 11, Lansil Walk, Lansil Way, Lancaster	Retrospective planning application for change of use of industrial building (B2) to dog care centre	165sqm

**Table 1:** Permission granted for potential employment growth within Lancaster District 2020 – 2021 (proposals over 100sqm floorspace created) (Source: Lancaster City Council 2021).

- 2.2 The number of applications which have been granted permission of the current year has remained similar to last year with 4 applications being approved (of over 100sqm) compared to 5 last year. The potential cumulative growth this year is significantly lower than previous years with only one application proposing growth in floorspace opportunities, creating **234sqm**.
- 2.3 The level of planning permissions that involve the loss of employment space has increased from previous years with three planning applications approved which involve the loss of employment floorspace. If implemented this could result in the loss of **1,086sqm** of employment floorspace, 621sqm of which is within allocated employment areas.

### 3. EMPLOYMENT LAND COMPLETIONS

- 3.1 The number of employment completions this year has remained relatively steady, as highlighted in Table 2 of this Position Statement. This is despite a number the number of economic uncertainties which have resulted from the COVID-19 Pandemic and other wider macro-economic uncertainties. A number of the completions, particularly those at the University Health Campus and at Luneside East reflect long standing development (which commenced prior to the Pandemic) coming to fruition. The delivery of Phase 1 of the Innovation campus has particularly boosted the delivery of new employment floorspace within this monitoring period. There are further schemes, such as that at Mellishaw Lane which remain under construction but will ultimately boost delivery in future monitoring periods.
- 3.2 In terms of new floorspace completions register in this year's monitoring report, the largest gains have been seen in Lancaster, with Phase 1 of the Innovation Campus securing over 9,000sqm of new floorspace and two schemes at Luneside East and at Lancaster Business Park securing between 1,500 and 2,000sqm respectively. Collectively, the period 2020-2021 has seen the completion in total of **13,936sqm** of new floorspace.
- 3.3 There have been no completions which have led to the loss of employment space within this monitoring period. However, the pipeline suggests that there are a number of proposals which will be reported in next years monitor.
- 3.4 The table of completions are set out in Table 2 below.

App. Reference	Site	Description	Floorspace Change
16/01308/REM	Land for Proposed Bailrigg Business Park, Bailrigg Lane (Lancaster Health Innovation Campus – Phase 1)	Reserve Matters application for the erection of a 5-storey research and development building (B1) with associated access and car parking	9,313sqm
16/00574/FUL	Luneside East, St Georges Quay, Lancaster	Demolition of the existing mill building, erection of 3 buildings comprising ground floor ancillary uses (Classes A1-A5, B1a, D1 and D2) and student accommodation above and 1 building of student accommodation and conversion of the existing pump house to a mixed use communal facility.	1,855sqm
20/00374/CU	Lancaster Areas Search & Rescue, Research House, Caton Road, Lancaster	Change of use of office (B1) to a mixed use unit comprising retail (A1), storage (B8) and training centre (D1).	234sqm
17/01133/FUL	Land North of Kellet Road, Over Kellet, Carnforth	Erection of a car showroom (Sui Generis), maintenance workshop and preparation building (B2) display area and storage compound	686sqm
19/01529/CCC	The Gatehouse Restaurant, White Cross Employment Area	Change of use from a restaurant to a series of workshops	210sqm
18/01418/FUL	Land to the East of 315 Health Club, Mannin Way, Lancaster	Change of use of car park to facilitate the erection of a three storey office building (B1) with associated access and access road.	1,638sqm

**Table 2:** The completion of employment floorspace that has taken place in the district 2020 – 2021 in excess of 100sqm (Source: Lancaster City Council 2021).

#### 4. FUTURE DEVELOPMENT PRESSURES

- 4.1 The Council will continue to protect employment sites that contribute towards a sustainable and strong local economy. Through the preparation of the new Local Plan, the Council will ensure that a varied and diverse employment land portfolio is maintained to provide a strong range of employment sites, in sustainable locations, which provide a sufficient range of choice for potential investors in regard of size and location.
- 4.2 The Council have now adopted their new Local Plan, which includes the Strategic Policies & Land Allocations DPD and reviewed Development Management DPD. The Plan has sought to identify land which will meet the future economic needs of the district through to 2031. The plan also sets out a series of generic planning policies which will be used to determine planning application involving the loss or creation of employment spaces.
- 4.3 Following the adoption of the Local Plan, the Council will initiate an immediate review of the Plan in the context of Climate Change, with the Council declaring a Climate Emergency in January 2019. It is not anticipated at this stage that the review will seek to amend, change or update the employment elements of the plan.

- 4.4 The Council continue to work on a number of significant projects which could influence future economic growth in the district. This includes the creation of a Garden Village in the South Lancaster area, the regeneration of the Canal Quarter area in Central Lancaster for a range of residential, retail, leisure and commercial uses and the Eden Project in Central Morecambe.
- 4.5 At the point of writing this 2021 Position Statement the Country continues to be affected by the COVID-19 pandemic. Following the economic impacts of lockdowns the economic has, in relative terms, experienced a positive bounce back in terms economic recovery, however the recovery remains a fragile one which could be challenge should the impacts of the pandemic worsen again in the future.
- 4.6 As highlighted in Table 3 of this Statement, there remain a number of significant planning applications which are either under construction or within the planning application pipeline which may have significant effects on the levels of employment floorspace in the district over the coming years, either through the provision of new floorspace or the reduction of floorspace.

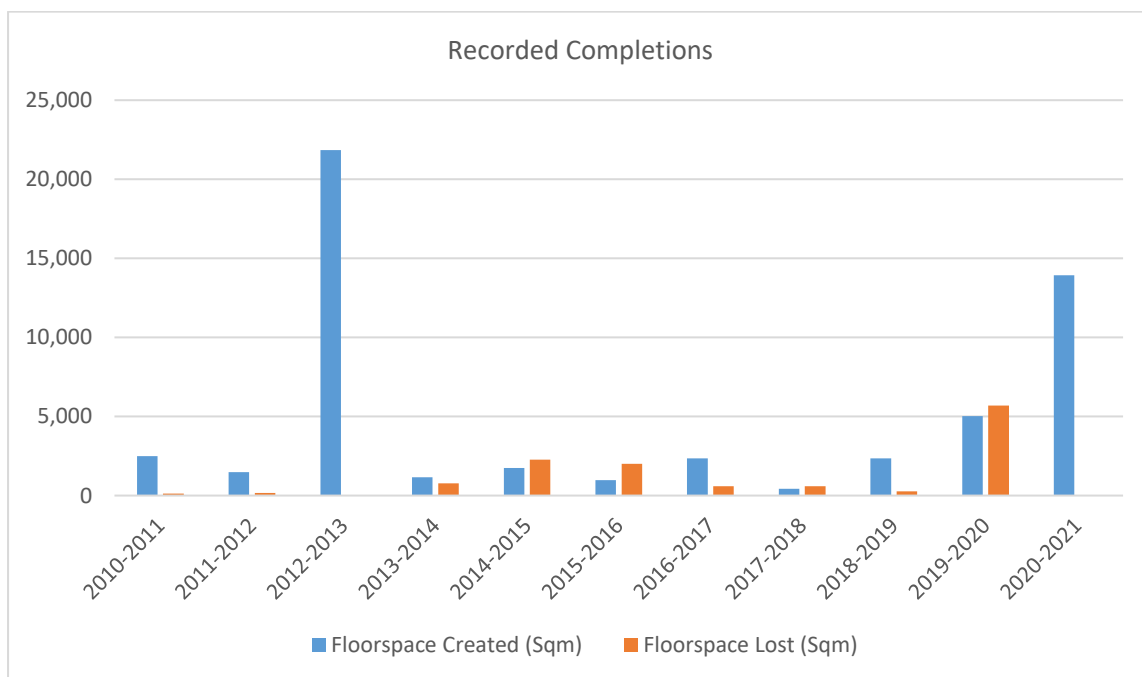
App Reference	Site	Description	Floorspace Change
17/01307/FUL	Hillside Farm, Lancaster Road, Heaton-with-Oxcliffe	Demolition of existing agricultural buildings / farm, erection of food production facility with associated landscaping, alternations to existing access, construction of new internal road.	443sqm
19/00545/HYB	Land North of Kellet Road, Over Kellet	Hybrid application comprising a full application for the proposed alterations to land levels and associated access and the outline application for up to 8,400sqm of employment floorspace.	8,400sqm
18/01336/FUL	Glasson Basin Marina, School Lane, Glasson Dock	Erection of a portal frame warehouse building	360sqm
18/00234/FUL	Mellishaw North Development Site, Mellishaw Lane, White Lund	Erection of four buildings comprising of a total of 20 units (B1a and B1c use class) with associated access and parking. (Currently under construction).	3,062sqm
18/01144/FUL	Carnforth Business Park, Oakwood Way, Carnforth	Erection of office (B1a) and storage and distribution (B8) with associated parking.	6,238sqm
18/00656/OUT	Land off Penrod Way, Heysham	Outline application for erection of four office buildings (B1a) with associated access, landscaping and layout.	1,000sqm
18/00525/FUL	Richmond Hall, Lancaster Road, Cockerham	Erection of a building to form a farm maintenance workshop	500sqm
19/01531/FUL	Co-op Centenary House, Regent Road, Morecambe	Change of use of retail store to a mixed use comprising a retail store (A1), A3) and Workshop (B2).	982sqm
18/00234/FUL	Bay Scaffolding, Northgate, White Lund	Demolition of a factory building and erection of 4 industrial units, installation of a raised replacement roof.	644sqm

20/01082/FUL	5-7 Skipton Street, Morecambe	Change of use of an office (Class E) to 7 self serviced apartments for short term visitor accommodation (Sui Generis)	<b>465sqm</b>
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**Table 3:** Employment development which is currently underway (as of December 2021) and is anticipated to be reported in the 2021-2022 monitoring statement (applications involving the loss / creation of more than 200sqm only) (Source: Lancaster City Council 2021).

## 5. DEVELOPMENT TRENDS

5.1 The levels of recorded development which involve the creation of new employment floorspace have remained relatively stable over recent years, with between 1,000sqm and 2,500sqm of new employment floorspace being created on an annual basis. This year has seen an increased level of employment completions which has taken that total to 13,396 sqm with a number of completions on allocated sites in the Lancaster area.



**Figure 1:** Levels of recorded completions in Lancaster District 2010 – 2021 (Source: Lancaster City Council December 2021) NB. Figures for 2012-2013 include development at Carnforth Business Park (13,707sqm, 2020-2021 figures include Phase 1 of the Lancaster University Health Innovation Campus)

5.2 The significant exception to this is the completion rate for 2012 – 2013 which saw a completion rate of over 20,000sqm. This exceptionally high figure should be caveated against the completion of a significant part of the Carnforth Business Park (generating 13,707sqm of new floorspace and the expansion of the Metamark premises on the Lune Industrial Estate which generated 3,400sqm. In terms of losses of employment land and premises, levels have been relatively low, rarely exceeding a loss of over 1,000sqm annually. The rates in 2020-2021 reflect the completion of phase 1 of the Lancaster University Health Innovation Campus (creating 9,313sqm of new employment floorspace) along with other modestly-sized proposals at Luneside East and Lancaster Business Park.

5.3 In terms of planning permissions granted, the period 2020-2021 has seen a significant decline in permissions granted, particularly permissions which result in the creation of new floorspace. It is assumed this reduction is at least in part fuelled by the economic uncertainties around the COVID-19 Pandemic and wider macro-economic issues.

## Planning Permission Granted

