

LOCAL PLAN FOR LANCASTER DISTRICT 2011 – 2031

EMPLOYMENT LAND MONITORING POSITION STATEMENT 2021 – 2022

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 1st April 2021 and 31st March 2022;
 - The number of new employment developments completed between 1st April 2021 and 31st March 2022; 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 Council are currently advancing a new Area Action Plan for proposed development in the South Lancaster area, this includes the creation of Bailrigg Garden Village. As part of preparing the Action Plan the Council have commissioned an [Economic Prosperity Strategy](#) which provides a check on employment land requirements in the district and the role that the Area Action Plan (and development in South Lancaster) can play in delivering such needs.
- 1.5 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.

2. PLANNING APPLICATIONS PERMITTED

- 2.1 The period 2021 to 2022 has seen the number of planning applications related to employment floorspace (whether that be the creation or loss of) remain low, with 15 applications being registered (similar to last year which registered 16).
- 2.2 There are a number of possible reasons for this, including the potential residual implications of COVID-19 but also further wider macro-economic implications such as the cost of living and rising inflation

which is putting off expansion and new business creation. 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 / Loss
21/00768/FUL	Brooklands Buildings, Addington Road, Halton	Installation of Bunds, replacement office accommodation (Class E), erection of a storage building (B8) and creation of additional car parking	527sqm
21/00545/FUL	Unit 10, Kellet Road Industrial Estate, Boundary Lane, Carnforth	Erection of a single storey side-extension and front extension to an existing workshop (Class B2) to create a storage area.	144sqm
21/00464/FUL	Keer Bridge Depot, Scotland Road, Carnforth	Erection of a Storage Building (B8) and alterations to ground levels.	410sqm
21/00556/FUL	7 Dalton Square, Lancaster	Change of use of Offices (Class E) into aparthotel (C1) comprising 20 units on the first and second floors. Erection of a single storey glazed extensions to create entrance.	1,033sqm
21/01535/FUL	1 Anstable Road, Morecambe	Change of use of mixed-use premises comprising a ground floor distribution centre (B8) and first floor flats.	115sqm
21/01572/FUL	155 Heysham Road, Heysham	Change of use of storage (B8) to 2 self-contained flats	122sqm
22/00197/FUL	The Warehouse, Saltoake Road, Bay Horse	Change of use of existing building from storage and distribution (B8) to a dwelling house.	160sqm
22/00198/FUL	144 Greaves Road, Lancaster	Change of use of lower ground floor and ground floor offices (Class E) to 5 self-contained flats.	160sqm

Table 1: Permission granted for potential employment growth within Lancaster District 2021 – 2022 (proposals over 100sqm floorspace created) (Source: Lancaster City Council 2022).

- 2.3 The number of applications which have been granted permission of the current year has remained similar to last year with a number of small-scale applications approved for the creation or loss of employment space. The potential opportunities for new floorspace creation has grown since the last monitoring period with three applications approved for new floorspace which, if implemented, would generate **1,081sqm** of new floorspace.
- 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 **1,590sqm** of employment floorspace, none of this recorded loss would be located in allocated employment areas.

3. EMPLOYMENT LAND COMPLETIONS

- 3.1 The number of employment completions this years has dropped significantly from last year's monitor. Whilst the number of proposals implemented remains the same, the scale of proposals implemented has reduced significantly, with only one proposal of over 1,000sqm of floorspace created / lost being implemented.
- 3.2 There are a number of factors which could be relevant to this, the longer-term implications of the COVID-19 Pandemic and the current challenges in terms of cost of living and inflation could all be

factors in reducing the levels of growth seen within the district. The wider economic implications describe (and the scale of applications which have been received by the Council) suggest that investment is currently challenged and therefore growth in the employment sector may remain low in the short term.

- 3.3 In terms of new floorspace completions in this years monitoring report, the largest gains have been seen in Carnforth with the completion of new industrial units within the Ironworks estate on Warton Road. This has generated 1,700sqm of new B1 floorspace across three new units. Collectively, the period 2021-2022 has seen the completion of a total of **1,700sqm** of new floorspace. Whilst this is significantly lower than last years monitor (13,936sqm) it should be recognised that a number of large scale development were completed within that monitoring period, for instance the first phase of the Lancaster University Innovation Campus.
- 3.4 There have been a number of small-scale completions which have resulted in the loss of employment space, mainly focused in Lancaster. This has led to the loss of **1,067sqm** of employment space.
- 3.5 The table of completions are set out in Table 2 below.

App. Reference	Site	Description	Floorspace Change
18/00194/FUL	1 Station Buildings, Warton Road, Carnforth	Change of Use of an Estate Agents to a mix-use scheme comprising ground floor office and 2 self-contained flats on first and second floors.	200sqm
19/00898/FUL	3 Mary Street, Lancaster	Partially retrospective application for the change of use of print works (B1) to student accommodation comprising 1 5-bed cluster flats.	163sqm
20/01002/FUL	Unit 1, Cowan Bridge Industrial Estate, Cowan Bridge	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, Caton Road, Lancaster	Retrospective application for change of use of industrial building (B2) to a dog day care centre (SG)	165sqm
20/00059/FUL	Ironworks House, Warton Road, Carnforth	Erection of 3 Industrial Units (B1) and the construction of internal roads.	1,700sqm

Table 2: The completion of employment floorspace that has taken place in the district 2021 – 2022 in excess of 100sqm (Source: Lancaster City Council 2022).

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 have initiated 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 2022 Position Statement the Country has begun the recovery from the economic implications of the COVID-19 Pandemic, however is face with further challenges relating to soaring inflation and cost of living. These are having significant implications on business through to the costs of energy, materials and labour through to a tightening of disposable income. This will continue to pose significant challenges to the economy – locally and nationally – which have not been seen since at least the 2008 Financial Crash.
- 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. A number of these (particularly any granted permission in 2018) are likely to lapse during the course of the next monitoring period unless renewals to permission are sought.

App Reference	Site	Description	Floorspace Change
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)	465sqm
21/00768/FUL	Brooklands Building, Addington Road, Halton	Installation of Bunds, replacement office accommodation (Class E), erection of a storage building (B8) and creation of additional car parking	527sqm
21/00464/FUL	Keer Bridge Depot, Scotland Road, Carnforth	Erection of a Storage Building (B8) and alterations to ground levels.	410sqm
21/00556/FUL	7 Dalton Square, Lancaster	Change of use of Offices (Class E) into aparthotel (C1) comprising 20 units on the first and second floors. Erection of a single storey glazed extensions to create entrance.	1,003sqm

Table 3: Employment development which is currently underway (as of November 2022) and is anticipated to be reported in the 2022-2023 monitoring statement (applications involving the loss / creation of more than 200sqm only) (Source: Lancaster City Council 2022).

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 a significantly reduced level of employment completions of 1,700sqm from the previous year (albeit this figure is reflective of the wider trend within the district).

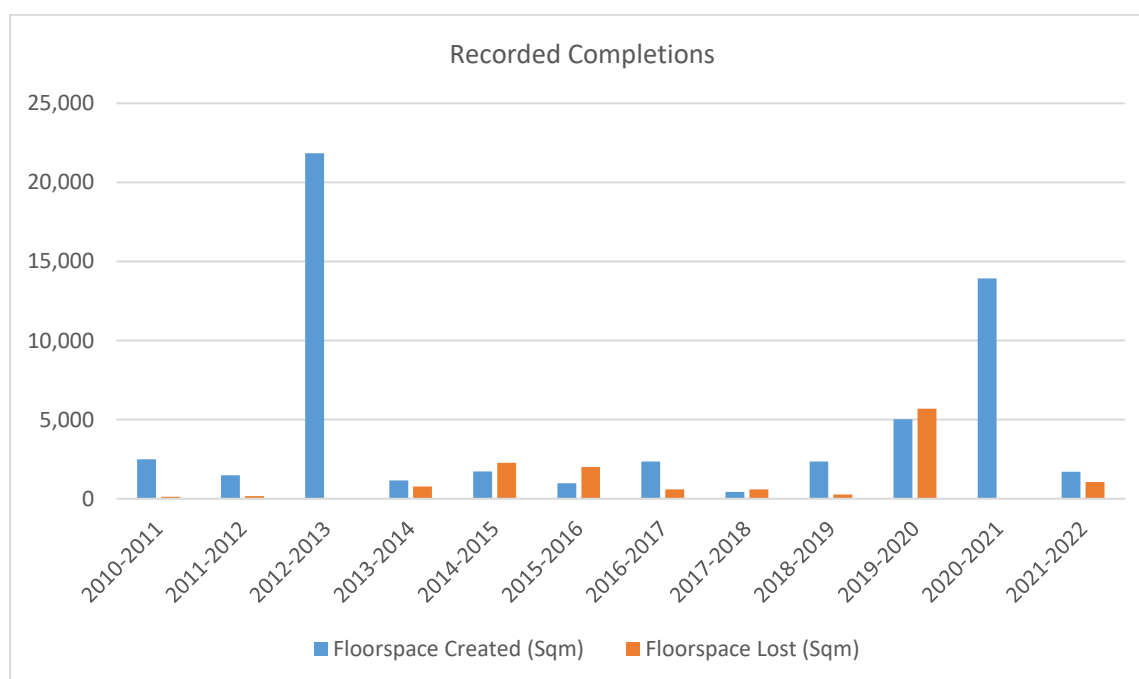


Figure 1: Levels of recorded completions in Lancaster District 2010 – 2022 (Source: Lancaster City Council December 2022)

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 exceptions 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 2021-2022 has remained low, reflective of last year's Monitor. 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 described in this statement.

