



Matter 11 – Employment & Sites
PE1 – General Employment Allocations
PE2 – Direct Employment

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- 1.7 The designation question aside, any proposal for a non-employment use on the site should be supported in light of the evidence base quashing any future employment use on the site and the promotion of the principles of sustainable development.

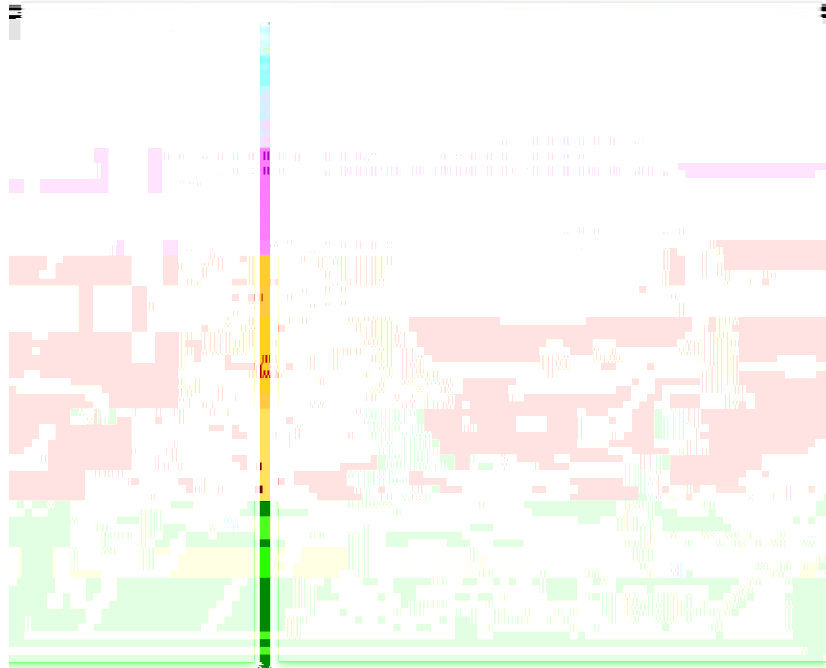
2.0 SITE AND CONTEXT

- 2.1 Refer to separately submitted commercial assessment document for detailed information.

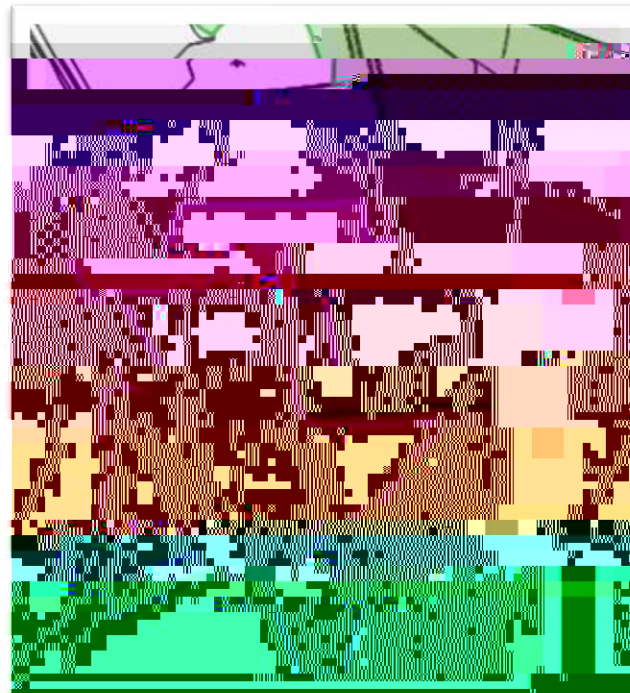
TECHNICAL ADVICE NOTES

3.11 Technical advice notes (TANs) provide detailed planning advi-42(to.e.-7(w)-332(aL

4.0 LOCAL PLANNING POLICY



Extract from UDP Proposals Map



EXTRACT FROM DEPOSIT LDP POLICIES MAP

5.0 PLANNING APPRAISAL

5.1 Housing Land Supply

5.2 It is accepted that the Council, within the terms of Technical Advice Note 1, cannot demonstrate a 5-year housing land supply. This does not necessarily mean that the Council has a zero-supply given that it has a supply of commitments (permissions). This is demonstrated by the first three years of the Local Development Plan period where completions have averaged 548 units per annum compared to the Plan's requirement of 509 per annum.

5.3 Welsh Government Technical Advice Note 1 states that "The housing land supply figure should also be treated as a material planning consideration in determining planning applications for housing. Where the current land supply shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study. The need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with the development plan and national planning policies."

5.4 The disapplication of Paragraph 6.2 of TAN1 in July 2018 however specifically refers to the notion of affording "considerable" weight to the lack of a 5-year housing land supply as a material consideration in determining planning applications for housing. The disapplication took effect on the 18th July 2018.

5.5 Whilst this does not mean that a lack of land supply is no longer a material planning consideration to be weighed in the planning balance, it does redress the previous bias emphasised by the use of the term "considerable weight", and also leaves the weight to be applied to this issue, for the Local Planning Authority (LPA) to determine. Therefore, the weight that should now be attributed to the need to increase supply is dependent on the planning balance providing that the development would otherwise comply with the development plan and national planning policies.

5.6 Principle of development / impact on employment land availability

5.7 Whilst the site is located within the settlement boundary of Buckley, it does form part of a larger employment allocation at Little Mountain by virtue of Policy EM1.

5.8 In support of the proposal, a Commercial Viability Assessment has been completed by Legat Owen and submitted by the applicant which concludes that:

There is a surplus in the supply of commercial land within Buckley.

The site had been activity marketed for commercial development for an extended period without success.

Commercial development is not viable.

- 5.9 On this basis the conclusion must be reached that it would be difficult to secure retention of this area of land for employment development and the issue of employment land supply will be addressed further as part of the Local Development Plan (LDP). There is therefore no policy objection in these circumstances to the principle of residential development as an alternative land use on the site, subject to the safeguardin/t2 reW*nBT8I1553(esidle

6.0 SUMMARY AND CONCLUSIONS

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