

CC129a

Calderdale Metropolitan Borough Council

Task 270: Updated Employment Land Supply table

A consideration of matters arising following Stage 2 Examination Hearings

May 2021



Calderdale Council Local Plan Examination

Stage 2 Hearings

Matter 23: Employment Land Supply

CC85 Task List – Task 270: Council to publish the updated employment land supply table for comment.

1.0 Employment Supply Table update

1.1 The purpose of this paper is to present an update to the Employment Land Supply Table presented in para 7.3 of CC129 Employment Land Supply considering

- a) the take up employment land (i.e completion of employment premises) during 2019/20,
- b) the change in the amount of employment land available through the granting of planning permission.
- c) Corrections (e.g. LP1618)

1.2 An update of the employment land take- up (i.e completion of employment premises) for 2019/20 is considered in CC.136. A further review of the monitoring records has confirmed there were no relevant completions of employment premises to be included in the data for supply. Whilst there were several minor completions relating to refurbishment, ancillary facilities, or alterations, within the curtilage of existing businesses, such activities did not create additional jobs, and are not therefore included in the table.

1.3 The column for the land supply from sites that have been granted planning permission has been updated to include four sites comprising 2.06 ha where planning permissions were granted in 2019/20. In addition, three of the New Employment Sites proposed in the draft Local Plan gained planning permission during the year, but as these are already included in the table under the New Employment Allocations column a footnote has been added to acknowledge this and avoid double counting.

1.4 Planning permission was granted in 2019/20 for 29.88ha (total) on the following sites:

- LP1231 Shay Lane. Halifax
- LP1640 Zodian House, Station Road, Sowerby Bridge
- LP1232 Land at Wakefield Road/Clifton Common, Clifton, Brighouse

1.5 Land Supply Table (Update CC129 para 7.3)

Local Plan Area	Local Plan Allocations		New Mixed Use Allocations – land available for employment use	Completions April 2016 – March 2020	Extant Planning permission and sites under construction (as at March 2020)	Potential Intensification in Primary Employment areas	Total
	New Employment Allocations (ha)	<i>Indicative developable area</i>					
Halifax	29.32 ¹	(21.99)	1.29	0.82	1.84	1.0	33.53
Brighouse	34.15 ²	(27.73)	2.16				36.31
Elland	18.57	(16.8)	2.24		1.52		22.33
Sowerby Bridge	3.98	(3.55)	0	1.9			5.88
Hebden Bridge	0		0.22				0.22
Todmorden	0		0				0
Mytholmroyd	8.38	(5.56)	0				8.38
Northowram and Shelf	0		0		0.27	0.13	0.4
Ripponden	0.55 ³	(0.55)	0		0.6		1.15
TOTALS	94.95	(76.18)	5.91	2.72	4.23	1.13	108.94

¹ Includes 3.91ha (1.59) granted planning permission 2019/20

² Includes 25.42ha(21.38) granted planning permission 2019/20

³ Includes 0.55ha (0.55) g ranted planning permission 2019/20