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Calderdale Local Plan

Matter 23: Intensification in Primary Employment Areas

A consideration of matters arising following Stage 2 Examination Hearings

Calderdale Metropolitan Borough Council

May 2021



Calderdale Council Local Plan Examination

Stage 2 Hearings

Matter 23: Employment Land Supply

CC85 Task List – Task 267: Council to provide list of sites that form the category of ‘intensification on Primary Employment Areas.’

1.0 Background

This Note is provided in response to the Inspector’s request for the Council to prepare a list of Employment sites that form the category of ‘intensification on Primary employment Areas’

1.1 The potential for intensification of land use within the Primary Employment Areas was considered in the Employment Land Study, and as part of the Local Plan potential sites assessment.

1.2 The Employment Land Study assessed 133 sites and recommended that 18 of these should retain their Designation as Primary Employment Area. After further consideration a limited potential for intensification has been identified in five of these, comprising a total of 1.13 has.

1.3 The potential site assessment process filtered sites from further consideration where a major factor was the wish to retain the land and/or buildings in their current employment use.

1.4 By their nature the characteristics of Primary Employment Areas are such that the predominant use of premises/land is for employment purposes (as defined in the Use Classes Order as E (former B1,) B2 and B8), and it is therefore not expected that the potential in these areas will be significant. Whilst there may be opportunities for small extensions or the replacement of buildings (to provide modern and better quality premises,) such development is unlikely to generate any significant increase in the number of jobs provided. The monitoring of planning applications for extensions to existing employment buildings has shown this to be the case.

1.5 Sites located within Primary Employment Areas of any significant size with a greater potential to provide new jobs are proposed as New Employment sites in the draft Local Plan. These sites are generally currently vacant land, or in a B use that provides a low density of employment, with small premises and land used for storage.

2.0 Potential intensification

Table 1: Opportunity for intensification of employment use.

Local Plan Site ref	Employment Land Supply Report ref	Location	Site area
LP0030	NLP 8	Hough Mill, Northowram	0.13
LP0403	NLP 27	Warley Road Halifax	0.26
LP0971	NLP 60	Adelaide Street Halifax	0.28
LP0975	NLP 62	Arnold Street Halifax	0.33
LP01228	NLP 105	Drakes Mill Shay Lane Halifax	0.13
Total			1.13