

Response to Pre-Hearing Note 3

Employment tables supplement

Additional Item Included in Inspector's Email to the Council of 10th March 2020

Updated housing and *employment distribution tables* (further to Tables 6.10 and 6.11 in the Plan and Appx 1.11 in the Council's Response to the Inspector's PHN1).

Table 2 Potential Sources of Employment Land Supply at 31 March 2019

Local Plan area	New Employment Allocations (ha)	New Mixed use Allocations footnote (ha) ¹	Completions 2016/2018	Completions 2018/2019	Planning Permissions 'Not commenced' and 'Under construction' ² as at 31.03.2019	Intensification in Primary Employment areas ³	Total as at 31.03.2019
Halifax	29.31	3.2	0.11	0.71	1.88	1.0	36.21
Brighouse	35.7	0.5	0	0	0.37	0	36.57
Elland	18.6	2.46	0	0	2.44	0	23.5
Sowerby Bridge	3.98	0	1.9	0	0.12	0	6.0
Hebden Bridge	0	0.19	0	0	0	0	0.19
Todmorden	0	0.17	0	0	0	0	0.17
Mytholmroyd	0	4.19	0	0	0	0	4.19
Northowram and Shelf	0	0	0	0		0.13	0.13
Ripponden	1.33	0	0	0	0	0	1.33
TOTALS	88.92	10.71	2.01	0.71	4.81	1.13	108.29

Notes.

1. Mixed Use Allocations

A standard indicative assessment of 50/50 division of site area to provide employment and other uses has generally been applied, except in circumstances where more detailed work has been undertaken (e.g. in the context of other studies).

There are 14 Mixed Use sites that will contain an element of commercial/industrial development and six of these are unlikely to have more than 0.25 developable land available for such development.

The Council is undertaking a more detailed study of the capacity of the Mixed Use sites in order to inform the Stage 2 Hearings.

2. Planning permissions

Planning permission for extensions to existing premises, ancillary development within the curtilage of a business, and replacement buildings are not generally included, unless the size of the development will create a significant number of new jobs. Similarly, permissions for

development on sites of less than 0.1ha are excluded as the likely number of jobs created is not significant.

3. Opportunities for Intensification of land within Primary Employment Areas.

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

The Employment Land Study (evidence Document EV01) 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 1.13has.

Table 3. Distribution of Employment Land by Settlement at 31.3.2019

Notes: as Table 2 above

See page 3

Table 3: Distribution of Employment Land Supply by settlement – 31 March 2019

Settlement	New Employment Allocations ¹ (ha)	New Mixed use Allocations footnote ²	Completions 2016/2018	Completions 2018/2019	Planning Permissions 'Not commenced' and 'Under construction' ³	Intensification in Primary Employment areas ⁴	Total
Ainley Top	4.6						4.6
Bank Top							
Barkisland							
Blackshawhead							
Bradshaw							
Brearley Bridge							
Brighouse	35.7	0.51			0.37		36.57
Callis Bridge							
Charlestown							
Chiserley & Old Town							
Eastwood							
Elland	14.0	2.47			2.44		18.91
Elland Lower Edge							
Elland Upper Edge							
Halifax	29.31	3.18	0.11	0.71	1.88	1.0	36.21
Harvelin Park							
Hebden Bridge		0.19					0.19
Heptonstall							
Holywell Green & Stainland							
Jagger Green							
Luddenden & Luddendenfoot							
Midgley							
Mill Bank							
Mount Tabor							
Mytholmroyd		4.19					4.19
Northowram						0.13	0.13
Norwood Green							
Outlane							
Pecket Well							
Portsmouth & Cornholme							
Ripponden and Rishworth							
Shelf							
Slack							
Southowram							
Sowerby Bridge	5.3		1.9		0.12		7.32
Sowood Green							
Soyland Town							
Todmorden		0.17					0.17
Triangle							
Wainsgate							
Wainstalls							
TOTALS	88.92	10.71	2.01	0.71	4.81	1.13	108.29