



HARROGATE DISTRICT SITES & POLICIES DPD

Employment Land Provision in Rural Areas

October 2010

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1.0 BACKGROUND

- 1.1 The Council's Employment Land Review (ELR) concluded that overall there was sufficient quantity of employment land to meet the minimum forecast requirement of 7 hectares in the District but that there was a mismatch in the distribution of supply and there are other qualitative issues which restrict availability. It went on to recommend that consideration be given to enhancing the future supply in the Harrogate town area and, to a lesser extent, in Boroughbridge.
- 1.2 In relation to Boroughbridge, although there is not an immediate need for further employment allocations, available opportunities for new employment development in are limited. It went on to recommend that the Council give consideration to identifying land to the rear of Poplars Industrial Estate as a longer term employment/mixed use opportunity.
- 1.3 In the rural areas the ELR recognises that the drive towards sustainable communities supports appropriate employment development within rural areas. Whilst for many small businesses this can be achieved by working from home, for others more formal business premises will be needed.

2.0 MEETING THE REQUIREMENT IN BOROUGHBIDGE

- 2.1 The Core Strategy makes provision for some 45 hectares of employment land to be achieved through the development of land already committed for employment use together with the provision of new employment land. The Core Strategy identifies that committed land in Boroughbridge is some 0.86ha with a new employment land requirement of 3ha.
- 2.2 In addition PPS4 Planning for Sustainable Economic Growth requires that measures are in place to support existing business sectors, taking account of whether they are expanding or contracting.

Existing Supply

- 2.3 During the Preferred Options consultation in 2008 a site was identified at Farnells Technology Park (and land to the rear) (Site ref B12) to meet the 3ha of new employment land required in Boroughbridge as part of a mixed use allocation. Subsequent to that consultation planning permission was granted on the site for a mixed use scheme but with a reduced element of employment land. By virtue of this planning permission, land to the rear of Farnells is no longer available for the 3ha of provision identified in the Core Strategy and alternative provision will be required.
- 2.4 In granting planning permission 6.64.152.P.OUTMAJ on the Farnells site some land already in employment use is lost to housing, although an element of employment use is retained (an existing business) and some new B1, B2 uses are provided.
- 2.5 Riverside Sawmills [Site Ref B11(1)] is identified as a preferred option for a mix of housing and leisure uses. This is also employment land and covers some 3.93ha, although only about half the site (1.79ha) is used productively. It is the Council's understanding that the company would look to remain on the site as part of any re-development and would utilise approximately 0.79ha of the overall site.
- 2.6 Subsequent to the submission of the Core Strategy outline permission was granted for the redevelopment of the Cementation works at Bar Lane for B1, B2, B8 uses, covering a site area of 4.3ha. This represents a substantial intensification of

business use on a site that had largely been used for outside storage. This 'recycling' of land is supported by the Core Strategy which notes that '*Opportunities to redevelop existing employment sites to meet the needs of modern businesses will also be encouraged*'.

2.7 In drawing its conclusions the ELR made an assessment of supply set against forecast requirement (at a District level). Supply comprises:

- Employment Allocations (sites without planning permission which are allocated in the adopted Local Plan)
- Commitments (Gains) (sites with extant planning permission or under construction at the time of the study)
- Pending losses (Existing employment sites with an extant permission /under construction for alternative use)
- Commitments (Net) Commitment gains minus Pending Losses

2.8 Following the same principles as the ELR, table 2.1 below sets out the supply position taking into account land lost as a result of the preferred options and the gains as a result of permission granted at the cementation works

Table 2.1: Employment land supply in Boroughbridge

Adopted Local Plan Allocations	0ha
Commitments (Gains)	4.3ha ¹
Pending losses	3.43ha/5.57ha ²
Commitments (Net) ³	0.87ha/-1.27ha
Net Land Supply ⁴	0.87ha/-1.27ha
Core Strategy Requirement	3ha
Surplus or deficit ⁵	-2.13ha/-4.27ha

¹ Planning permission granted at the Cementation Works

² 1.64ha of land employment land lost under planning permission at Farnells and land lost at Riverside Sawmills (shows effect with whole of Sawmills site and effect with loss of productive land)

³Gains minus losses

⁴Employment Allocations plus Commitments (Net)

⁵Net land supply minus Core Strategy Requirement

Future Supply

2.9 A number of sites were specifically suggested to the Council as offering the opportunity to meet employment land requirements in Boroughbridge. In addition those sites that had been suggested for housing development were also appraised to ascertain whether they offered the potential to provide employment uses. In drawing conclusions the following matters were taken into consideration:

- Site should be capable of accommodating at least 1ha of employment land
- Potential offered by extending existing employment sites
- Sites that have a good road frontage on to main transport routes
- Sites that offer potential for railway related business development
- The site is within a 5 minute walk of a bus stop offering a 15 minute frequency to a major public transport interchange

- 2.10 When making an assessment on site as to whether an employment use would be appropriate issues such as compatibility with existing surrounding land uses (including potential impact on residential amenity), access arrangements, impact on the character and appearance of the area were taken into account.
- 2.11 Table 3.1 below sets out comments on the suitability of land around Boroughbridge to accommodate employment related development. This deals with sites suggested to the Council. Additional land has also been examined and ruled out variously for the following reasons: the land does not immediately adjoin the development limit; land lies in Flood Zone 3b; land provides for important views as denoted in the Conservation Area Appraisal; development would impact on a Scheduled Ancient Monument. Further details of sites assessed and decision making rationale can be found in the Rural Areas Consultation: Assessment of Site Options and the Selection of Preferred Options – A Methodology Paper.
- 2.12 In order to meet the identified employment land requirement in Boroughbridge, land has been identified in the Bar Lane area of Boroughbridge (Site Ref B18a). This is an expansion of an existing employment area. This will provide land to meet the town's employment land requirement and give flexibility for the potential extension of the existing business, Reed Boardall.

3.0 MEETING THE REQUIREMENT IN RURAL AREAS

- 3.1 The Core Strategy does not identify a quantum of new land to be provided in the rural areas, nor with the exception of Boroughbridge does it identify the need for new land in Masham or Pateley Bridge. However Core Strategy policy JB1 'Supporting the Harrogate District Economy looks to support market town renaissance and the diversification of the rural and agricultural economy.
- 3.2 In assessing the development potential of sites in the market towns of Masham and Pateley Bridge and Group B villages consideration has been given to whether they afford the opportunity to provide some employment development in order to create balanced sustainable communities. This has focussed on opportunities to accommodate small workshops/starter units either as a stand alone development or as part of a mixed use scheme, taking into account impact on the character, appearance and amenity and traffic generation issues. Details of all sites assessed and decision making rationale can be found in the Rural Areas Consultation: Assessment of Site Options and the Selection of Preferred Options – A Methodology Paper.

Table 3.1: Assessment of Land for Employment Development in Boroughbridge

Site Code	Description	
B2	Land South of Roecliffe Lane	The Council's sustainability appraisal suggests that development of this site is likely to result in harm to the environment. Development would result in harm to settlement character by virtue of high adverse impact on landscape character and the historic environment. Site is integral to the setting of the market town and provides a buffer from the A1. Development would harm the rural landscape setting of the settlement and affect the setting of the Devils Arrows, a Scheduled Ancient Monument.
B3	Land at Aldborough Gate, Minskip	Screened out at stage 1: Site does not lie adjacent to the development limit/proposed development limit of a Group A, B or C settlement (Core Strategy Policy SG2). The site does not represent an extension to existing employment land.
B4	Three Arrows Field	The Council's sustainability appraisal suggests that development of this site is likely to result in harm to the environment. In addition development would result in harm to the settlement character by virtue of high adverse impact on landscape character and the historic environment. Site is integral to the setting of the market town and provides a buffer from the A1. Development would appear uncharacteristic in this rural location and significantly impact upon the landscape setting of the Devil's Arrows, a Scheduled Ancient Monument.
B5	Land N of Skelton Road	In terms of assessment against the Sustainability Appraisal Framework the site offers the potential to deliver sustainable development. However the site is not capable of accommodating 1ha of employment land. The site does not perform well in accessibility terms and in addition access to the site would be difficult to achieve, being along a narrow back lane.
B6	Aldborough Gate	In terms of assessment against the Sustainability Appraisal Framework the site offers the potential to deliver sustainable development. However, development would result in harm to the settlement character by virtue of a high adverse impact on landscape character. Development of this site would appear as an intrusion into open countryside since the site generally has a rural character. It would result in the loss of agricultural land and some hedgerows, which provide an attractive rural setting to the settlement.
B8	Land N of Milby Cut, Milby	Existing employment land
B11(1)	Riverside Sawmills	Preferred Option for housing: The site offers the potential to deliver sustainable development and no other constraints have been identified. This is the re-development of underused brownfield land in an accessible location. Whilst there will be some loss of employment land the existing business will remain on site.
B11	Riverside Sawmills	Site wholly within B11(1) (See comments above)
B12	Farnell Technology Park and land to the rear	Planning permission granted for a mix of housing and employment uses
B17	Bar Lane, Boroughbridge	Planning permission granted for additional car parking
B18	Brickyard Road, Boroughbridge	Majority of this land lies within B18a (see comments below)
B18a	Land East of the Railway, Brickyard Road, Boroughbridge	The Council's sustainability appraisal suggests that development of this site is likely to result in some harm to the environment and. However, there is a need to provide for additional employment land in Boroughbridge and this site offers the opportunity to extend an existing employment site. Issues in terms of accessibility can be improved and this in turn will improve performance against the sustainability

		appraisal.
B100	Land at Aldborough Gate	Screened out at Stage 1: Site does not lie adjacent to the development limit/proposed development limit of a Group A, B or C settlement (Core Strategy Policy SG2). The site does not represent an extension to existing employment land
B1000	Land between Aldborough Gate & Minskip Road	Screened out at Stage 1: Site does not lie adjacent to the development limit/proposed development limit of a Group A, B or C settlement (Core Strategy Policy SG2). The site does not represent an extension to existing employment land
B2000	Bar House, Roecliffe Lane, Boroughbridge	Screened out at Stage 1: The site would only be adjacent to the development limit if an additional site were to be allocated.
B2001	Poultry Houses, Leeming Lane, Langthorpe	Screened out at Stage 1: Site does not lie adjacent to the development limit/proposed development limit of a Group A, B or C settlement (Core Strategy Policy SG2).
B2002	Old Hall Caravan Park, Langthorpe	In terms of assessment against the Sustainability Appraisal Framework the site offers the potential to deliver sustainable development. However in respect of being suitable for employment development the site represents backland development with poor road frontage.
B2003	Boroughbridge Police Station, Boroughbridge	Screened out at Stage 1: Site is not large enough to accommodate 10 or more dwellings in the District's six main settlements, or 5 or more dwellings in Group B and C villages (the allocation threshold).
RL39	Land at Minskip	Planning permission granted for caravan holiday park development
RL130	Bell Close Farm, Minskip	Screened out at Stage 1: Site does not lie adjacent to the development limit/proposed development limit of a Group A, B or C settlement (Core Strategy Policy SG2).
RL1140	Bellwood House, Minskip Road	Screened out at stage 1: Site does not lie adjacent to the development limit/proposed development limit of a Group A, B or C settlement (Core Strategy Policy SG2).