

4 Encouraging a strong, prosperous and diverse economy

Indicator 1 - Employment Land Supply

Target / Principal Outcomes: Provision of 24 hectares of employment land; 6 hectares of deliverable land at all times; additional employment land in accordance with policy; enhanced range of employment premises and sites across the District and safeguarding the Regional Employment Site for high quality employment development.

Policies: Core Strategy SS2, SS5, SS6, SS8, E1 and R1

Performance 2014/2017: -

(1) Amount, type, and location of employment land across the District as of 31/03/18:

Policy SS2 explains how the Council is expected to provide 24ha new employment land 2006-2026, with the expectation that 6ha deliverable employment land be available at all times. The Council's employment database provides data regarding both undeveloped (available) employment commitments and undeveloped allocations (from the 1998 Local Plan) since 2006, as set out below:

Area	2015	2016	2017	2018	Remaining undeveloped employment commitment (ha) [permissions and allocations] as of 31/03/18	Type
Leek (Parishes)	0.39		0.08	0.0027	0.4727	B1/B2/B8
Biddulph (Parishes)			0.3		0.3	B1/B2/B8
Cheadle (Parishes)	0.605		0.59	0.0854	1.2804	B1/B2/B8
Other Rural Areas	0.185		10.605	0.2077	10.9977	B1/B2/B8

Table 4.1

Note the above figures do not count the 48.58ha B1 commitment at Blythe Bridge (Regional Investment Site) which is considered separately under section (3). The areas of remaining commitments should be read with caution, whilst a number of these pertain to newly created employment sites, others relate to intensification/expansion of existing employment premises. The Council approved around 0.21ha (2104m²) worth of consents for industrial intensifications / expansions upon existing employment sites, in the monitoring year.

Separately to this data, the 2014 *NLP Employment Land Requirement Study* for the Staffordshire Moorlands calculated total B-class floorspace completions across the District between 2006-2013 at around 8.4ha. However the NLP data was more selective in that only commitments that created new net industrial floorspace or changes of use between B-classes, were counted (whereas like for like redevelopments were not counted). It should be noted that NLP also recorded losses of B-class employment land over the same period, which was actually a higher figure [see Indicator 2 below].

(2) Amount, type and location of employment land completed in the District during the monitoring year 2014/15:

Area	Employment Land completed(ha)	Employment Land completed (m ² floorspace)	Type
Leek (Parishes)	0.019	76.5	
Biddulph (Parishes)			
Cheadle (Parishes)	0.005	55.61	-
Other Rural Areas			
TOTAL	0.024	132.11	

Table 4.2

Amount, type and location of employment land completed in the District during the monitoring year 2015/16:

Area	Employment Land completed(ha)	Employment Land completed (m ² floorspace)	Type
Leek (Parishes)	0		
Biddulph (Parishes)	0		
Cheadle (Parishes)	0		-
Other Rural Areas	0		
TOTAL	0		

Table 4.3

Amount, type and location of employment land completed in the District during the monitoring year 2016/17:

Area	Employment Land completed(ha)	Employment Land completed (m ² floorspace)	Type
Leek (Parishes)	0.016	161	
Biddulph (Parishes)	0		
Cheadle (Parishes)	0		-
Other Rural Areas	0		
TOTAL	0.016	161	

Table 4.4

Amount, type and location of employment land completed in the District during the monitoring year 2017/18:

Area	Employment Land completed(ha)	Employment Land completed (m ² floorspace)	Type
Leek (Parishes)	0.0027	27	B1A
Biddulph (Parishes)	0	0	
Cheadle (Parishes)	0.0854	854	B1A
other Rural Areas	0.2493	2493	B2/B8
TOTAL	0.3374	3374	B1A/B2/B8

Table 4.5

(3) Amount and type of employment land committed and completed in the District during the monitoring year that meets Regional economic needs:

Core Strategy Policy SS8 maintains the Council's commitment from the earlier Local Plan to allocate a large approx 50ha site for regional economic needs at the junction of the A50 at Blythe Bridge (the 'regional investment site'). In 1997 an outline permission covering around 48.58ha was granted for B1 use - the original deadlines for commencement/completion have been subsequently extended by later approvals, most recently in 2011, extending commencement date to 2021. There has been reserved matters approval to only a single plot of this (covering about 1.58ha) in 2007, for a B1 development of 4,300m² - this still extant consent was uncommenced as of 31/03/18. However subsequently this part of the wider site formed part of an area granted full consent for residential development in 2018. A later reserved matters application for an access road and associated infrastructure through this site and to the southeast, to unlock 'phase 2' of the employment site, was approved during 2018-19.