



KEY DECISION REPORT

SERVICE AREA:	Economy and Environment
SUBJECT MATTER:	TAMESIDE EMPLOYMENT LAND SUPPLEMENTARY PLANNING DOCUMENT (SPD) – FINAL DOCUMENT FOR ADOPTION
DATE OF DECISION:	20 January 2009
DECISION TAKER	Cllr Kieran. Quinn, Cabinet Deputy for Economic Services Cllr Alan. Whitehead, Cabinet Deputy for Technical Services
REPORTING OFFICER:	Pat Rattigan, Assistant Executive Director, Planning and Economic Development
REPORT SUMMARY:	<p>This new SPD has been prepared following internal consultation with officers from numerous sections and external stakeholders.</p> <p>The policy aims to support the Council's Unitary Development Plan policies relating to employment land and premises in the Borough (specifically E3 and E6). The SPD sets out the criteria which will be used to assess the release of employment sites to other uses and provides more detailed guidance relating to design and layout of proposed developments.</p> <p>Over recent years there has been increasing pressure to redevelop employment sites for alternative uses, mainly of a residential nature. It is clear however from the approach in the Regional Spatial Strategy (RSS) (2008) that over the time span of strategy (2005 – 2021) Tameside will require an additional 91.6ha of employment land to meet demand.</p> <p>The SPD will assist in giving a 'rough indication' as to whether a site or premises will be considered for release.</p> <p>The SPD also sets out more detailed design criteria to assist in the pre-application stage of any schemes development.</p>
RECOMMENDATIONS:	<p>(1) To approve adoption of the Tameside Employment Land Supplementary Planning Document in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 in the form attached to this report.</p> <p>(2) To approve the Sustainability Appraisal Report, Habitats Regulations Screening Report and the Consultation Statement as appended to this report.</p>
JUSTIFICATION FOR DECISION:	To ensure that Tameside has a sufficient supply of employment land and premises to meet with demand predicted in the Regional Spatial Strategy and to meet with the aspirations of the Sustainable Communities Strategy. The guidance will also help guide developers to better designed developments that are

	more sustainable.
ALTERNATIVE OPTIONS REJECTED (if any):	<p>Maintain the existing Unitary Development Plan policies without clarification leading to a potential acceleration in the loss of employment sites and premises.</p> <p>Adopting the SPD without any changes, but this was not considered appropriate for the reasons set out in the consultation statement.</p>
CONSULTEES:	<p>There has been significant internal consultation within Economy and Environment. All Councillors have been consulted on the SPD as part of the public consultation phase of the process.</p> <p>In addition all stakeholders and members of the public on the Local Development Framework database were consulted through the public consultation phase in March and April of 2008. The results and responses are reported in the Consultation Statement that accompanies the main policy statement.</p>
FINANCIAL IMPLICATIONS: (Authorised by Borough Treasurer)	Both costs incurred to date and future costs in respect of the adoption of the Tameside Employment Land Supplementary Planning Document will be met from existing budgets.
LEGAL IMPLICATIONS: (Authorised by Borough Solicitor)	<p>It is important that the correct legal process is followed when adopting these documents and that the implication on determining planning applications is considered.</p> <p>When dealing with representations it is important that the Council considers them adequately and the Consultation statement seeks to do this.</p>
RISK MANAGEMENT:	If the guidance is not adopted then there would be inadequate policy clarification to allow informed decisions on proposals relating to employment sites and premises.
LINKS TO COMMUNITY PLAN:	<p>Links to several Sustainable Community Strategy principles:</p> <ul style="list-style-type: none"> • A Safe Environment – Chapter 10 deals with these issues. • A Prosperous Society – The aim of the document as a whole is to maintain a healthy supply of employment land and premises across the Borough. • A Healthy Population – The SPD aims to help employment locate in sustainable locations where walking and cycling are potential ways of travelling to work. • An Attractive Borough – Part of the SPD is concerned with enhancing UDP Policy E6. This is set out in Chapter 10 Design and Layout.
REFERENCE DOCUMENTS:	<ul style="list-style-type: none"> • Employment Land SPD • Sustainability Appraisal

	<ul style="list-style-type: none"> • Habitats Regulation Assessment • Consultation Statement • The Tameside MBC Unitary Development Plan, adopted November 2004 <p>The background papers relating to this report can be inspected by contacting the Report Writer, by:</p> <p> Telephone: 0161 342 0104</p> <p> E-mail: simon.pateman@tameside.gov.uk</p>
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Signed..... Dated.....

Huw Davies, Director of Housing and Community Regeneration – on behalf of Planning and Economic Development

REPORT

1. Background

- 1.1 Currently the development or redevelopment of employment sites and premises is guided by the policy in the adopted Unitary Development Plan (UDP).
- 1.2 The Borough contains a wide variety of older industrial premises. Structural changes in the local economy mean that many of these are becoming empty. The recent increased demand for new housing has caused pressure for existing employment sites to be redeveloped for alternative land uses. This has continued despite the current economic downturn.
- 1.3 The need to address these issues with additional guidance on how the Council will implement the UDP policies was recognised by officers from the Economic Development Unit, Strategic Planning and Development Control sections.
- 1.4 The aim of this SPD is to ensure that the good quality employment sites are retained in employment use. This will in turn provide a base for much needed jobs within the Borough. The SPD will clarify the situation where poor quality sites can potentially be released to alternative forms of development.
- 1.5 The SPD will not introduce new policies because it is not part of the statutory development plan. The document provides more detailed information enabling it to provide a quick reference point on individual employment sites relating to the implementation of UDP policies E3 'Established Employment Areas' and E6 'Detailed Design of Employment Developments'. Once adopted the SPD will support these saved policies in this adopted Tameside Unitary Development Plan.
- 1.6 Through adoption the SPD will also complement the national planning policy framework and conform to the North West of England Plan: Regional Spatial Strategy to 2021.

2. Summary of Guidance in the Supplementary Planning Document

- 2.1 Where a proposed development involves a potential departure from the development plan (such as redeveloping an employment site for alternative uses), applicants will be expected to include a statement that sets out the special circumstances that justify the departure. Issues that should be addressed in the statement are set out in the SPD.
- 2.2 The Council's approach to determining applications for alternative development on employment sites is set out and summarised using a diagram (p14, Figure 6.1). This includes the consideration of land-use issues, local demand for employment sites, the availability of alternative sites, the viability of development, potential regeneration benefits, and the current housing requirements in the Borough.
- 2.3 In order to prove lack of demand for a site, applicants would be expected to demonstrate that a robust marketing exercise, validated by the Council, has been carried out for a period of not less than one year. To demonstrate that continued employment use on the site is unviable, a statement appraising the extent and nature of options for the site should be submitted with the planning application which would include a development appraisal or residual valuation for each option, prepared by a chartered surveyor.

- 2.4 Where it can be demonstrated that there is a case for alternative development, the Council would generally expect a mixed-use scheme or enabling development that maximises the employment potential of the site. Enabling development that allows new employment development which contributes to the economic development aspirations of the Council may help to justify the partial release of the site from employment uses.
- 2.5 Where mixed-use schemes are allowed, it would usually be expected that the number of jobs supported by the new employment use would be at least the number previously supported on the larger whole site.
- 2.6 Full release of employment sites for residential development would only be allowed in exceptional circumstances and where all possibilities for providing some element of employment have been investigated and dismissed.
- 2.7 The document also includes an appendix which details the results of an Employment Land Review carried out during 2007. This makes a brief assessment of quality of all employment areas over 0.25 hectares. Each site and application will continue to be treated on its own merits. However, it is considered that the results of this review give a rough indication of the likelihood of a site meeting the required criteria for the Council to consider its release (or partial release) from employment use.
- 2.8 Guidance on the submission of applications is provided to help applicants submit good quality planning applications.
- 2.9 The document also gives guidance on the need for developments to make efficient use of resources. It sets out standards for parking, servicing and access for new employment developments and gives detailed guidelines on design and layout.

3. Statutory Procedure

- 3.1 The process for consultation on and adoption of the Employment Land SPD has been carried out in line with the Town and Country Planning (Local Development) (England) Regulations, 2004.
- 3.2 The SPD sets out the National Planning Policies that are relevant.
- 3.3 Regional and local policies of relevance are also included in the SPD. There have been a number of changes to the draft SPD in this respect including the adoption of the Regional Spatial Strategy.
- 3.4 The SPD must be in conformity with national and regional policy. The SPD conforms to these requirements.
- 3.5 The document does not conflict with NWRDA strategy, the local transport plan, or the national waste strategy. The SPD does not deal with specific sites and there are no specific proposals in the document so the issue of resources for implementation does not arise.
- 3.6 The Council has also produced a Sustainability Appraisal (SA) report which assesses the economic, social and environmental impact of the SPD. The SA report is included as Appendix 2.

- 3.7 The Council is also required to produce a Habitats Regulation Assessment screening report which concluded that there would be no significant damaging effects arising from the SPDs implementation. The Habitats Regulation Assessment is included as Appendix 3.
- 3.8 Lastly the SPD is required to be in conformity with existing formal planning policies. The Assistant Executive Director formally confirms that in his opinion the policies in the DPD do conform to the UDP and other planning policies adopted by the Council.

4. Consultation

- 4.1 The Employment Land SPD has now undergone its period of statutory consultation. Details of this are given in the Consultation Statement contained in Appendix 4.

5. Recommendation

- (1) To approve adoption of the Tameside Employment Land Supplementary Planning Document in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 in the form attached to this report.
- (2) To approve the Sustainability Appraisal Report, Habitats Regulations Screening Report and the Consultation Statement as appended to this report.