

Huntingdonshire Local Plan to 2036 Examination

Matter 5: Building a Strong Competitive Economy

Note for the Inspector Regarding Existing Business Commitments and Supply

Huntingdonshire District Council

3 August 2018

1. Background

- 1.1. The Planning Inspector has requested a note from Huntingdonshire District Council outlining the District's existing commitments, supply and future requirement of business land across the settlement hierarchy.
- 1.2. The Council monitors business completions and commitments annually through a Service Level Agreement with Cambridgeshire County Council Business Intelligence (Research) Team. The data provided in this note cover business commitments as at 31 March 2017. Updated data are received from the County Council around October/November each year.
- 1.3. It is important to note that after interrogating the data it was discovered that the number of square meters and hectares attributed to Alconbury Enterprise Zone were found to be incorrect and were instead based on the total site area of Allocation SEL 1.1, which includes housing alongside a mix of services and facilities to support the allocation. Existing commitments for B1 to B8 uses were originally recorded as 456.41 hectares of land net which equates to 491.82 hectares gross. Cambridgeshire County Council's Business Intelligence (Research) Team have now rectified this error; this results in a decrease in the number of hectares to 260.62 hectares of land (gross). As a result of this correction, information provided in the Council's Annual Monitoring Report concerning the amount and type of employment land available (MON/01, page 40) should be considered incorrect.

2. Identified Requirements in the Employment Land Review

- 2.1. The Huntingdonshire Employment Land Study (ECON/01) identified the need for an overall gross employment land requirement of up to 42-46 hectares (ECON/01, Section 8), in addition to this up to 290,000 sqm of employment floorspace was identified at Alconbury Enterprise Zone (SEL 1.1 in the Local Plan). Alconbury Enterprise Zone is 150 hectares (Core/01, page 139). In total this amounts to an employment land requirement of up to 192-196 hectares.

3. Existing Commitments

- 3.1. As at the 31 March 2017 260.62 hectares (gross) were committed for B1 to B8 uses. Table 1 demonstrates the number of hectares committed by B use class and by the settlement hierarchy as identified in the Huntingdonshire Local Plan to 2036: Proposed Submission.

Table 1: Amount and type of employment land available in hectares (gross) as at 31 March 2017

Type	B1 development - unknown sub category	B1a	B1b	B1c	B2	B8	Total
Spatial Planning Area	17.15	26.68	41.04	49.40	53.29	20.67	208.23
Key Service Centre	5.74	0.90	0.00	0.84	10.87	8.31	26.66
Local Service Centre	0.00	0.00	0.00	0.25	0.58	0.06	0.89
Small Settlement	0.56	0.55	0.45	5.24	10.10	7.94	24.84
Total	23.45	28.13	41.49	55.73	74.84	36.98	260.61

Source: Cambridgeshire County Council Business Intelligence (Research) Team

- 3.2. The employment data in Table 1 includes some employment allocations from the 1995 Local Plan and 2002 Local Plan Alteration. Some of these allocations have not been carried forward in the Local Plan to 2036 and some have been carried forward in the Local Plan to 2036, but as housing or non-business mixed use allocations. These are considered as having no reasonable prospect of being delivered for employment use. By deducting these allocations from the existing commitments figures a more realistic assumption of business commitments can be derived. This is illustrated in Table 2 below.

Table 2: Amount and type of employment land available in hectares (gross) as at 31 March 2017 minus sites with no reasonable prospect of being delivered for employment use

Type	B1 development - unknown sub category	B1a	B1b	B1c	B2	B8	Total
Spatial Planning Area	17.15	20.85	39.25	41.34	51.13	5.6	175.32
Key Service Centre	2.80	0.90	0.00	0.84	7.88	8.31	20.73
Local Service Centre	0.00	0.00	0.00	0.25	0.58	0.06	0.89
Small Settlement	0.38	0.55	0.45	5.24	9.92	7.94	24.48
Total	20.33	22.30	39.70	47.67	69.51	21.91	221.42

Source: Cambridgeshire County Council Business Intelligence (Research) Team

- 3.3. Table 2 illustrates that employment land development proposals are currently coming forward within small settlements to meet market need using policies similar to those set out in the Proposed Submission Local Plan.

- 3.4. Of the 221.42 ha of Land committed for business use, 142.93 ha are attributed to Alconbury Enterprise Zone (AEZ)¹. This means that excluding AEZ, 78.49 ha of employment land is committed for development across the remainder of the district.
- 3.5. Of the 221.42 ha of employment land commitments outlined in Table 2, 11.02 ha are existing allocations in the Council's current Plans² with planning permission, 20.42 ha are within Established Employment Areas, 157.40 ha are proposed allocations³ within the Local Plan to 2036, 10.59 ha are within or immediately adjacent to the built up area of a settlement but outside any Established Employment Area and 21.99 ha are outside the built up area of the identified settlement hierarchies.

4. Additional Supply

- 4.1. The Employment Land Study identified a further 29.4 ha (gross) of vacant or underused employment land within Established Employment Areas which represents an opportunity for further business development (ECON/01 para 7.17, page 94). Of these identified areas, many of the sites have commitments/approved planning applications that have been recorded in the Council's annual business monitoring as at 31 March 2017.

Established Employment Area	Available land without planning permission in hectares (gross) as identified in the Employment Land Study	Planning Permissions included in Monitoring as at 31 March 2017 in ha (gross) ⁴
Huntingdon Spatial Planning Area		
Ermine Business Park	5.9	1.03
Hinchingbrooke Business Park	1.3	2.12
St Peter's Road Industrial Area	1.7	0.75
Stukeley Meadows Industrial Estate	2.6	0.69
<i>SUB-TOTAL</i>	11.5	4.59
St Neots Spatial Planning Area		
Alpha Drive Business Park	0.7	
Cromwell Road Industrial Estate	1.6	
<i>SUB-TOTAL</i>	2.3	
St Ives Spatial Planning Area		
Marley Road Industrial Area	1.2	
Somersham Road Industrial Area	1.2	0.53
<i>SUB-TOTAL</i>	2.4	0.53
Ramsey Spatial Planning Area		
Highlode Industrial Estate	0.7	
<i>SUB-TOTAL</i>	0.7	

¹ 7.07 ha was completed as at 31 March 2017.

² Huntingdonshire Local Plan 1995 and Huntingdonshire Local Plan Alteration 2002.

³ HU4, HU19, SEL1.1 and SN1 (which has an extant planning application which includes an element of B1c use).

⁴ Does not include allocated land.

Established Employment Area	Available land without planning permission in hectares (gross) as identified in the Employment Land Study	Planning Permissions included in Monitoring as at 31 March 2017 in ha (gross) ⁴
Key Service Centres		
Black Horse Business Park, Sawtry	0.8	
Eagle Business Park, Yaxley	0.7	1.54
Harvard Industrial Estate, Kimbolton	0.6	0.33
Lakeside Technology Park, Fenstanton	8.8	6.56
Upland Industrial Estate, Houghton and Wyton	0.1	
Warboys Airfield Industrial Estate, Warboys	0.8	2.87
SUB-TOTAL	11.8	11.30
Small Settlements		
Crossways Distribution Centre, Alconbury Hill	0.2	
Sand Road Industrial Estate, Great Gransden	0.5	
SUB-TOTAL	0.7	
TOTAL	29.4	16.42

- 4.2. By assessing the amount of land within Established Employment Areas with planning permission (16.42 ha) against the potential available land identified for development (29.4 ha), it can be assumed that Established Employment Areas still have the potential to provide an additional 12.98 ha (gross) of employment land.
- 4.3. Further employment provision is included within the remaining proposed allocations currently identified within the Huntingdonshire Local Plan to 2036: Proposed Submission. This amounts to 35.3 ha (gross).

In Spatial Planning Areas

- HU 15 Park View Garage, Brampton: 0.4 ha B1c
- HU 16 Tyrells Marina, Godmanchester: 0.3 ha including B1a
- SEL 2 St Neots East 22 ha of B uses
- SI 3 Giffords Farm, St Ives: 5.6 ha B uses except B1a and B8
- RA 8 Former RAF Upwood and Upwood Hill House, Ramsey: 2 ha B1 (1201274OUT was approved in June 2017)

In Key Service Centres

- FS 1 Former Dairy Crest Factory, Fenstanton: 0.5 ha B1 (16/01206/FUL was approved in May 2017)
- KB 3 South of Bicton Industrial Estate, Kimbolton: 1.3 ha B1c
- YX 2 Yax Pak, Yaxley: 3.2 ha B1

5. Summary

- 5.1. The Huntingdonshire Employment Land Study (ECON/01) identified the need for an overall gross employment land requirement of up to 192-196 hectares (including Alconbury Enterprise Zone).
- 5.2. Existing commitments identify 221.42 ha (gross) of employment land with a reasonable prospect of delivery (section 3, table 2), 142.93 ha of which is Alconbury Enterprise Zone.
- 5.3. Of the committed employment land 175.32 ha are within the Spatial Planning Areas, 20.74 ha in Key Service Centres, 0.88 ha in Local Service Centres and 24.48 ha in Small Settlements (gross). Within these figures 21.99 ha of land are outside the built up area of the identified settlement hierarchies (section 3, table 2 and para 3.5).
- 5.4. 12.98 hectares of land (gross) is also currently identified as available for development within Established Employment Areas (section 4, para 4.2).
- 5.5. 35.3 hectares of land (gross) is also available through proposed allocations which do not have planning permission (section 4, para 4.3).
- 5.6. In total, the District has an available supply of 221.42 ha (gross) of employment land when taking into account existing commitments and a further 48.28 ha of land (gross) available through proposed allocations and land available within Established Employment Areas. This figure exceeds the identified figure of 192 - 196 hectares (gross) of employment land identified within the Employment Land Study (ECON/01) whilst providing a flexible buffer of surplus land to meet changes in market conditions. Further additional employment land provision can also be sought through the application of policies LP 19 Established Employment Areas and LP 20 Rural Economy in association with policies LP 7 to 10 which refer to the Council's settlement hierarchy.