

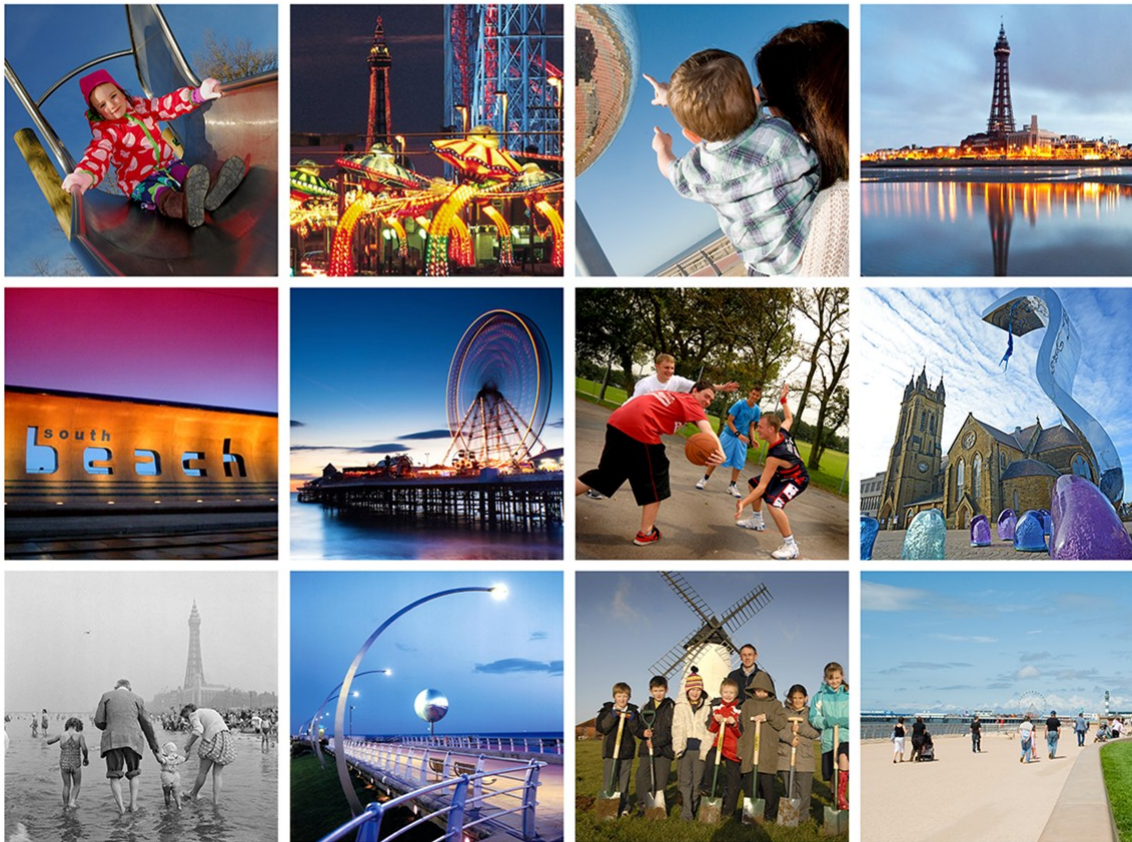
# Blackpool Local Plan Part 2 Evidence Base

## Employment Land Update Paper

January 2020

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Blackpool Council



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# 1 Introduction

1.1 The National Planning Policy Framework (NPPF) requires Local Authorities to have a Local Plan and to set a local planning framework for their area which addresses the spatial implications of economic, social and environmental change.

1.2 The 2013 Blackpool Employment Land Study (ELS) (published in June 2014)<sup>1</sup> provides an overview of the local economy/property market; analyses existing employment land and available land supply; assesses how much employment land is needed to 2027; and identifies how this need will be met. It informed the strategic policies in the Blackpool Local Plan Part 1: Core Strategy specifically policies CS3: Economic Development and Employment and CS24: South Blackpool Employment Land. This Employment Land Update Paper reviews employment land take-up since the start of the plan period and informs the policies and allocations within the Blackpool Local Plan Part 2: Site Allocations and Development Managements Policies document.

1.3 To determine future land requirements, the preferred approach in the ELS was based on applying long-term historical trends in land take-up within the Borough. Projecting forward an average annual take-up rate of 1.75ha and including a 20% flexibility allowance (to provide a margin of choice), the study recommended that 31.5ha of employment land is needed to 2027.

1.4 At July 2012 the baseline supply of available employment land in the Borough was 21.6ha. However, when considering the likelihood of development coming forward, the realistic supply is reduced to 17.8ha (11ha of which is considered to have 'very good' or 'good' market attractiveness). This suggested a shortfall in supply of 13.7ha.

1.5 Blackpool is intensely developed and has a tightly constrained boundary, which means there is a demonstrable lack of future development land. Opportunities for further employment expansion within the Borough are therefore extremely limited. In particular, the remaining shortfall cannot be accommodated on lands within the Blackpool boundary. The outcome of co-operation between Blackpool and Fylde Councils on this issue resulted in Fylde providing for this shortfall, and this has been added to Fylde's requirement over their Local Plan period to 2032. Meeting Blackpool's longer term needs is therefore integrally linked with how it functions within the Fylde Coast and the joint consideration of future employment development for the sub-region, which would complement and support a strengthened Blackpool economy.

1.6 This Update Paper has been undertaken to assess employment land take-up and available land over the plan period up to 31<sup>st</sup> March 2019. The assessment therefore

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<sup>1</sup> [EB012--Employment-Land-Study \(blackpool.gov.uk\)](http://blackpool.gov.uk/EB012--Employment-Land-Study)

provides and update of the following information set out in the 2013 Blackpool Employment Land Study.

## 2 Employment Take Up

2.1 This section monitors the take up of available employment land over the plan period to date (2012-2019).

2.2 Although there has been no take-up in the first few years of the plan period, due to the country emerging from a recession, there has been significant land take up in recent years, coupled with the incentives available as part of the Enterprise Zone Initiative. It anticipated that there will be further increased take up of employment land over the remainder of the plan period.

**Table 1: Schedule of Individual Site Take-up (2012-2019)**

Year	Site	Estate Name	Area (ha)
2015-16	Royal Mail	Blackpool Technology Park	1.7
2016-17	M I Flues (extension to existing unit)	Clifton Industrial Estate	0.6
2017-18	Units 1-25 Kincaig Court	Moor Park Estate	0.4
	Units 1-4 Dakota Court	Blackpool Business Park	0.4
	Units 1-12 Enterprise Court	Blackpool Business Park	0.4
2018-19	Fylde Coast Accident Repair Centre	Blackpool Business Park	0.9
	Power Station	Blackpool Business Park	0.2
	Macadam	Vicarage Lane Ind Est	0.6
	Swann Tours	Vicarage Lane Ind Est	0.01
<b>TOTAL</b>			<b>5.11</b>

### 3 Available Land

3.1 The Table below sets out the remaining available land across the Borough.

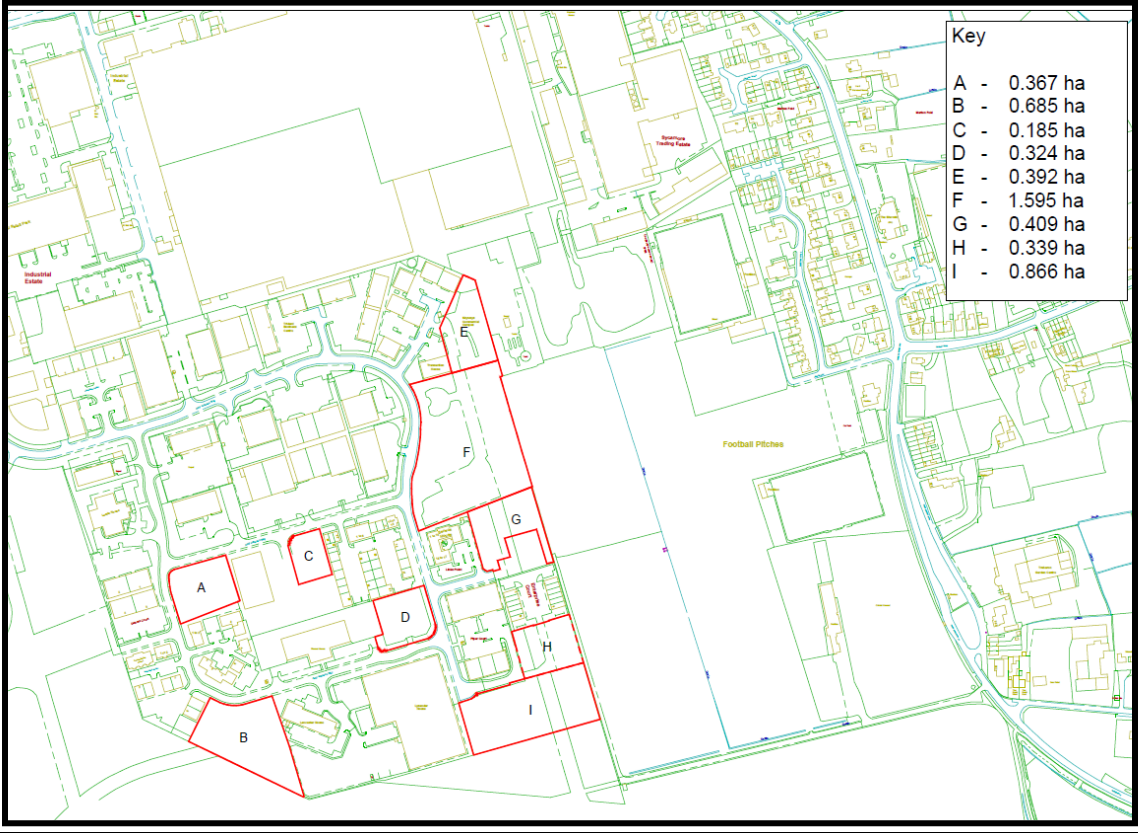
**Table 2: Available allocated employment land in Blackpool Borough (as at March 2019)**

Employment Area	Total size (Ha)	Available land (Ha)
Blackpool Business Park	23.6	5
Squires Gate Industrial Estate	19.9	1.7
Sycamore Estate	5.2	0
Vicarage Lane	15.6	0.02
Clifton Road	45.9	2.5
Preston New Road (NS&I)	11.9	0
Chiswick Grove	4.5	0
Mowbray Drive	16.9	0.3
Warbreck Hill	8.3	0
Devonshire Rd / Mansfield Rd	3.4	0
Moor Park	17.6	0
North Blackpool Technology Park	8	2.0
Blackpool and Fylde Estate*	1.3	0

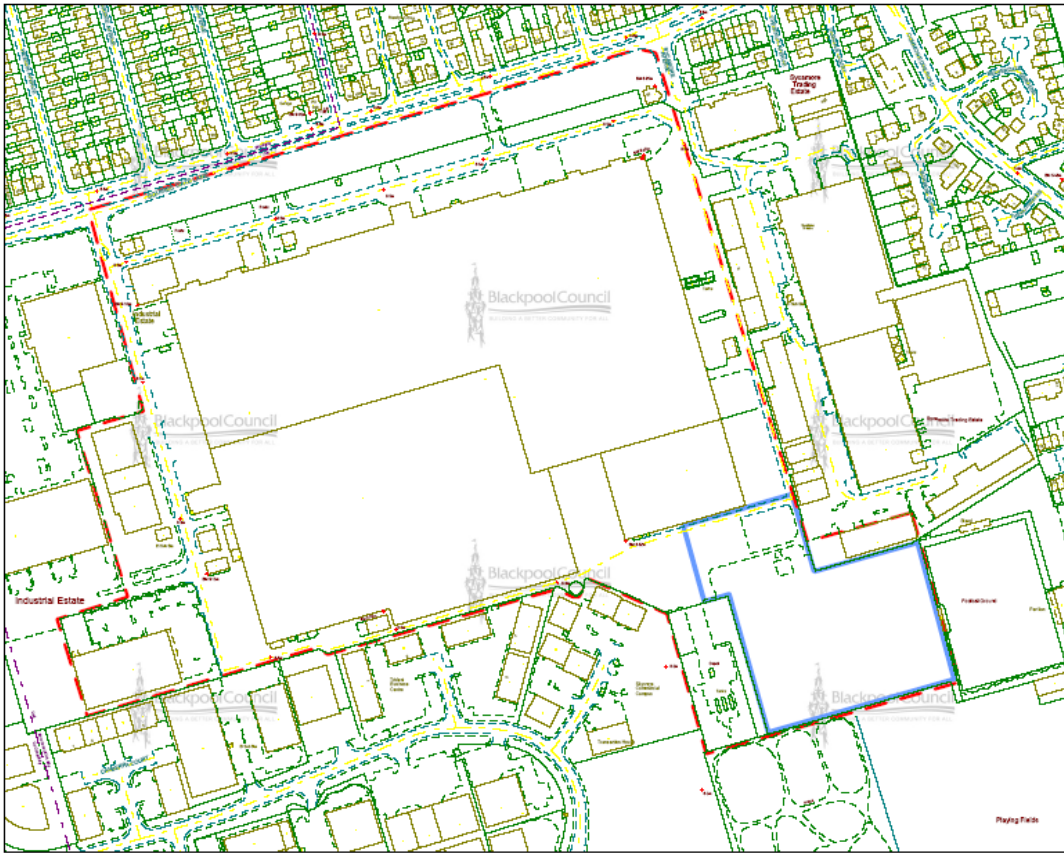
*\* The majority of this Estate is located outside the Borough boundary in Fylde; 1.3ha is the amount of land within Blackpool only.*

3.2 The following maps show the available land at Blackpool's allocated employment sites as at March 2019.

Map 1: Available Land at Blackpool Business Park (at March 2019)



Map 2: Available Land at Squires Gate Industrial Estate (at March 2019)



Key

- Available employment land
- Estate Boundary
- Available Land

Title: Squires Gate Lane

Scale: 1:3300

Date: 13/03/2009

Printed by: AJM

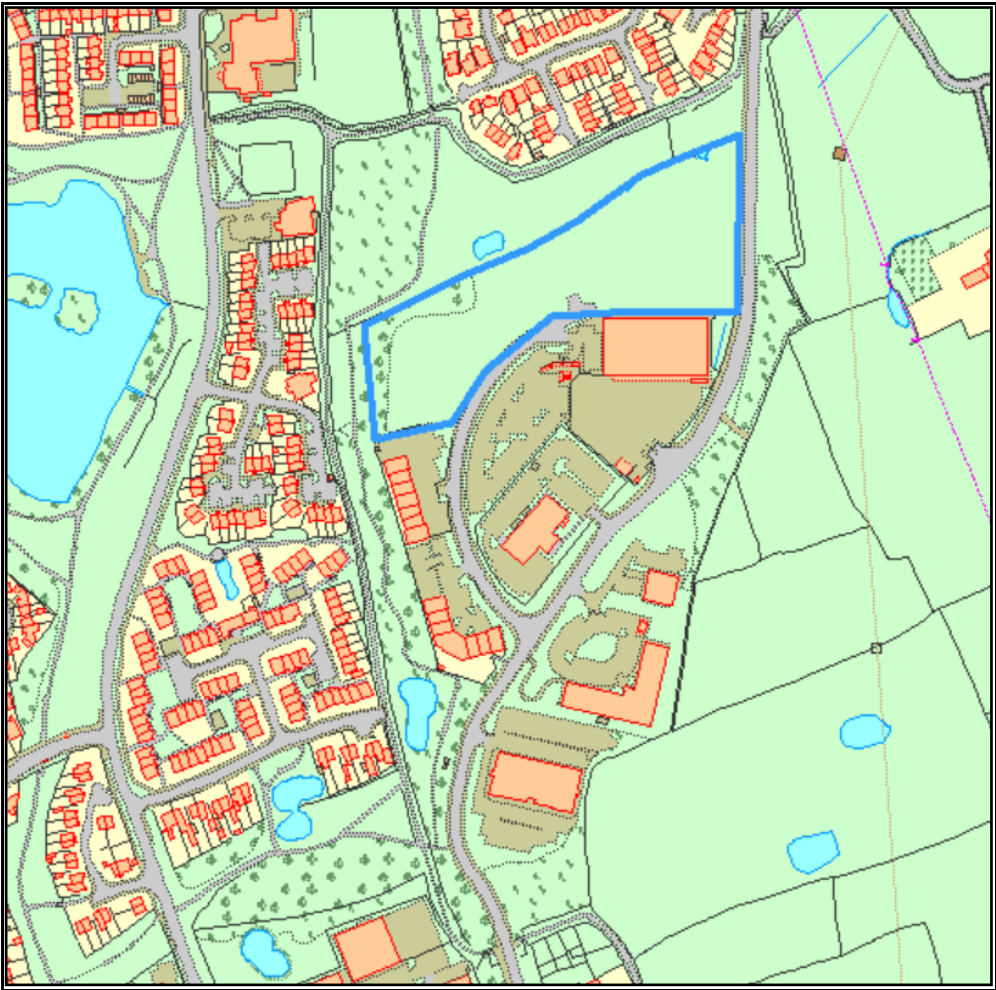


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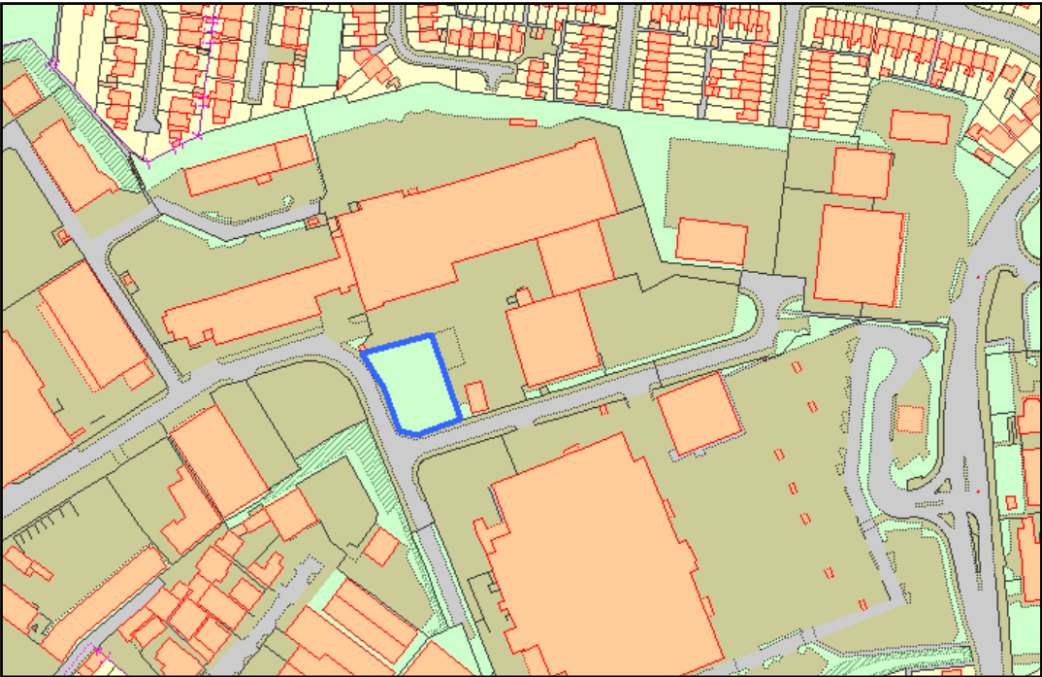
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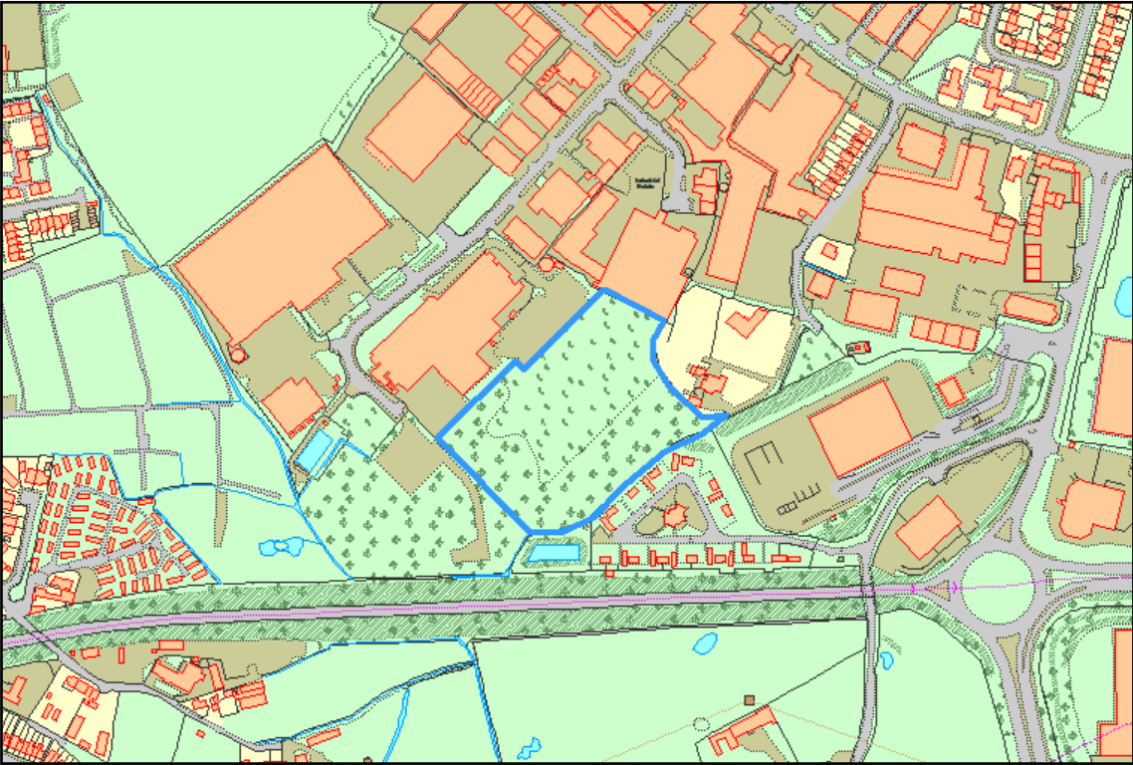
Map 3: Available Land at Blackpool North Technology Park (at March 2019)



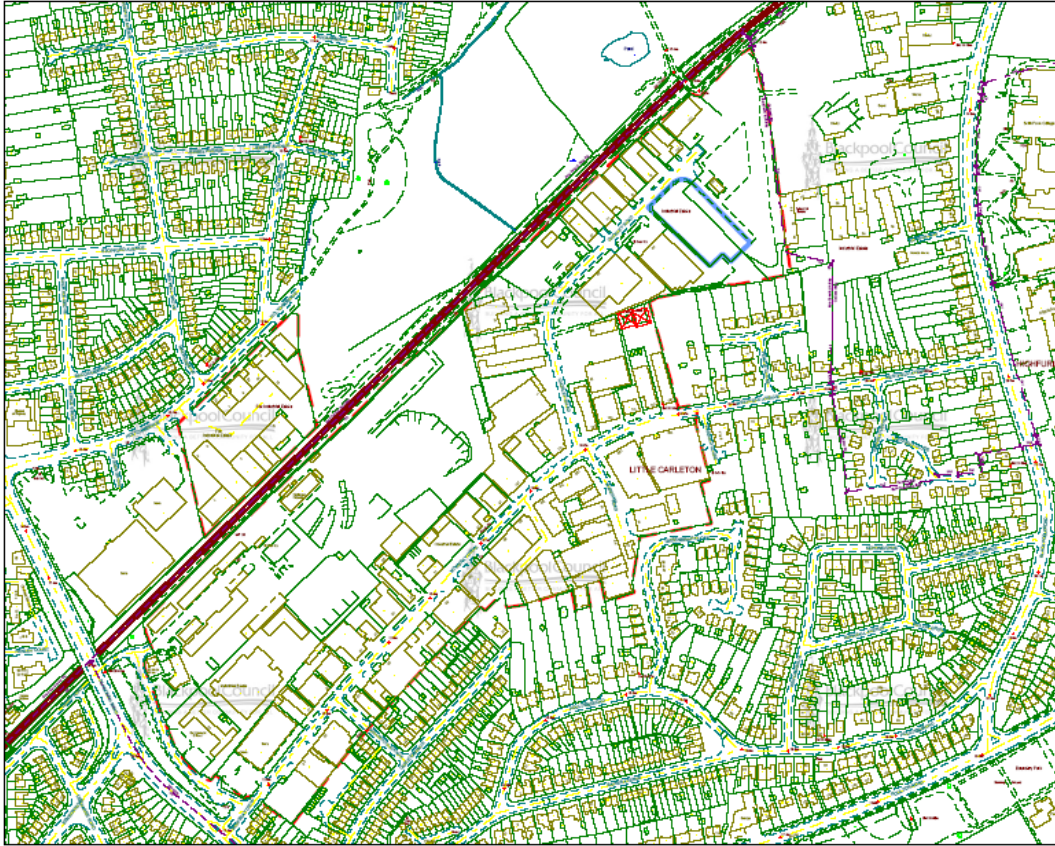
Map 3: Available Land at Vicarage Lane Industrial Estate (at March 2019)



Map 4: Available Land at Clifton Road Industrial Estate



Map 5: Available Land at Mowbray Drive Industrial Estate



↑  
N

**Key**  
Available employment land  
Estate Boundary  
Available Land

Title: Mowbray Drive Estate  
Scale: 1:4000  
Date: 13/03/2009  
Printed by: AJM



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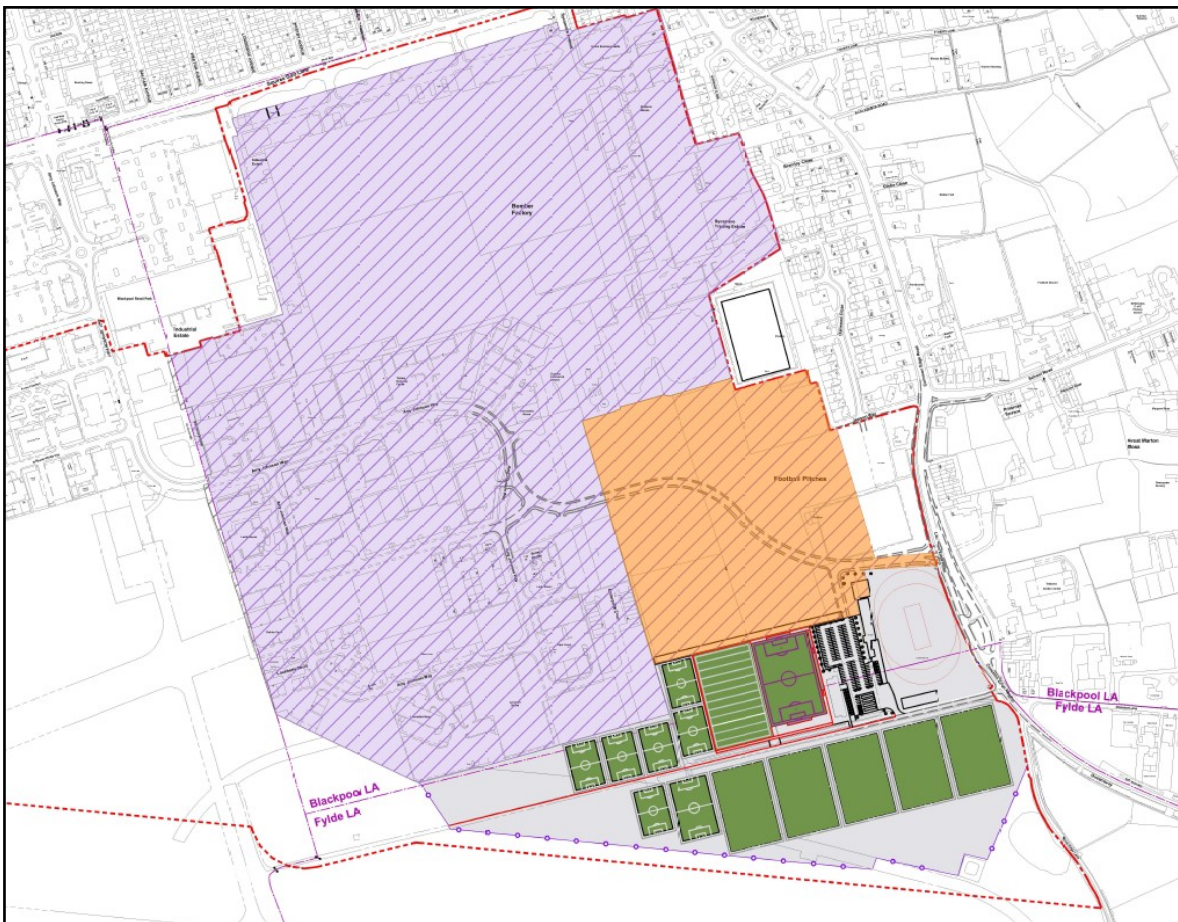
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## **Additional Employment Land at Blackpool Airport Enterprise Zone**

3.3 Blackpool Airport Enterprise Zone (EZ) was approved in November 2015 and the site became operational in April 2016. The status of the EZ is valid for 25 years and provides business incentives of rate relief over a period of five years and Enhanced Capital Allowance.

3.4 The site covers 144 hectares of which around 62 hectares lie within Blackpool Borough and 82 hectares in Fylde. The site incorporates the existing Category III airport buildings and surrounding business and employment lands; areas of open space and sports playing fields. An additional 9.4 hectares of land is identified at the Enterprise Zone which is included in the employment land policy in the Local Plan Part 2.

Map 6: Blackpool Airport Enterprise Zone



**Legend:**

-  Airport EZ Boundary
-  Fence line
-  LA Boundary
-  DM8 Employment Land
-  DM8 Employment Land (New Business)

## 4 Local Plan Part 2 – Policy DM7: Provision of Employment Land and Existing Employment Sites

4.1 As set out earlier in the report, Policy CS3 of the Core Strategy identifies the requirement to safeguard around 180 hectares of existing business/industrial land for Use Class B2, B8 and E(g) employment use. In addition, the policy promotes enhancement of these sites with new B and E(g) Class employment development on remaining available land and through opportunities for redevelopment. These areas are identified on the Policies Map.

4.2 This development management policy provides further detail on the appropriate uses within these identified business/industrial areas and identifies the amount of available land in each area as set out in this paper.

<b>Policy DM7: Provision of Employment Land and Existing Employment Sites</b>		
1. Proposals for new development or redevelopment of existing premises will be permitted in accordance with the specified uses for each employment area as identified on the Policies Map:		
<b>Employment Area</b>	<b>Available Land (Ha) (as at March 2019)</b>	<b>Appropriate Use Classes</b>
Blackpool Airport Enterprise Zone <sup>2</sup>	16.1	B2, B8, E(g)
Vicarage Lane	0.02	B2, B8, E(g)
Clifton Road	2.5	B2, B8, E(g)
Preston New Road (NS&I)	0	E(g)
Chiswick Grove	0	B2, B8, E(g)
Mowbray Drive	0.3	B2, B8, E(g)

<sup>2</sup> Incorporates Blackpool Business Park; Squires Gate Industrial Estate and Sycamore Estate.

Devonshire Rd / Mansfield Rd	0	B2, E(g)
Moor Park	0	B2, B8, E(g)
North Blackpool Technology Park	2	B2, B8, E(g)
Warbreck Hill	0	E(g)(i)
<p>2. Proposals for non B and E(g) uses will not be permitted except for those which are in accordance with Policy DM8: Blackpool Airport Enterprise Zone.</p>		

The main industrial/business areas identified in the policy above amount to around 180 hectares of employment land and are defined on the Policies Map. These areas provide a range of employment related uses that make an important contribution to Blackpool's employment offer and the local economy and will be retained as safeguarded employment land. Proposals for non-B uses will not be permitted.

The Core Strategy sets out the requirement for 31.5 hectares of new employment land over the plan period from 2012 to 2027. The sites to meet this need are included in the policy above along with around 14 hectares of employment land in Fylde provided through the Duty to Co-operate and acknowledged in the adopted Fylde Local Plan (2018). Seven hectares of additional employment land is identified at the Enterprise Zone. This is set out in further detail at Policy DM8.

The take up of employment land will be closely monitored on an annual basis to ensure Blackpool has a good supply of employment land.