

Homework item #8 Position Statement regarding Knutsford's employment land supply

Introduction

1. This Position Statement sets out the Council's position in respect of the hectareage of employment land to be counted in the overall employment land supply at Sites LPS 36 'North West Knutsford' and LPS 37 'Parkgate Extension, Knutsford'.

Site LPS 36

2. Site LPS 36 (B) 'Land West of Manchester Road' is allocated in the LPS for 7.5ha of employment land. Outline permission (ref: 19/0032M) was granted 15/5/20 for up to 7.5ha of employment land on this site, with all matters reserved except for access. As permission was granted after the base date used for the SADPD, the figure utilised in the employment monitoring remains at 7.5ha, i.e., the position as at 31/3/20. Additionally, although it is noted through representations made that the land use plan submitted with the application only provides for 6.75ha of land, the Council is conscious that a revised plan could be submitted at reserved matters stage, providing for a different amount of employment land. Therefore, the Council considers that the figure of 7.5ha (which the site has permission for) is the correct figure to use until such a time that this is superseded by plans approved through reserved matters. In any case, as set out in ¶10 of the accompanying note to this homework item, if it is found that the 0.75ha cannot be developed for employment use and is lost, this does not have to be replaced.

Site LPS 37

3. Site LPS 37 is allocated in the LPS for 6ha of employment land, however, during a review of LPS employment site areas (using the Council's GIS) carried out in the course of the preparation of the SADPD¹, this figure was found to be incorrect, and it should be 7.13ha (as used in ¶3.9 of the 'Knutsford Settlement Report' [ED 34]). Part of the site (6.47ha according to the Council's planning applications system – please see Figure 1 below) has planning permission for employment use (ref: 19/0732M); this proposal incorporates areas of greenspace (including an ecological buffer), and the Council considers that this forms part of the scheme and facilitates the provision of employment land on the site, therefore these areas are included in the figures. Additionally, as set out in ¶¶8-9 of the accompanying note to this homework item, the council uses gross employment figures and landscaping and mitigation features, for example, form part of developments.

¹ As alluded to in footnote 4, p4, of the Knutsford Settlement Report [ED 34].

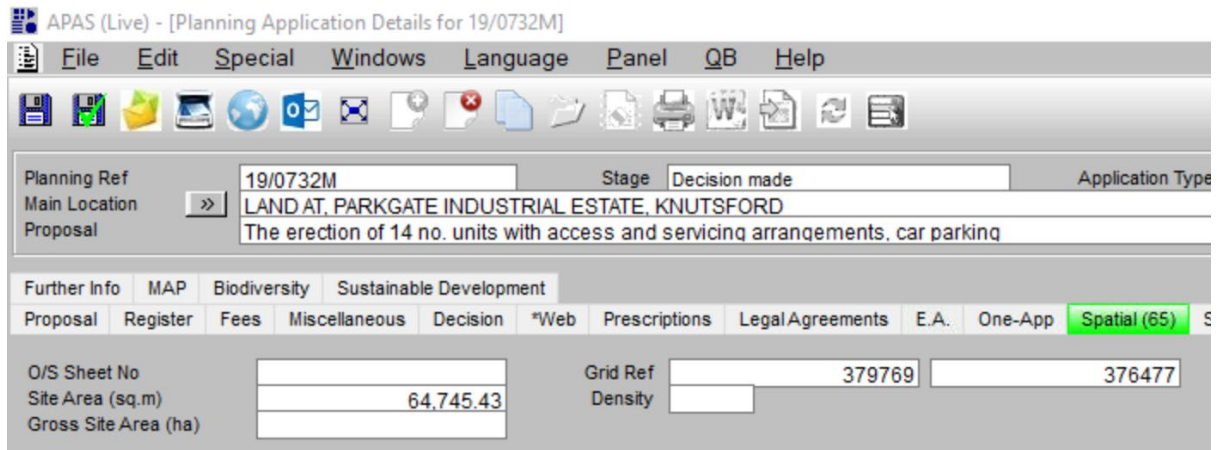


Figure 1: Screen shot showing the site area of 17/0732M

4. In relation to the figures set out in Table A.7 (p152) of the 2019/20 AMR for LPS 37, it is acknowledged that, after a review of representations made on the SADPD, the net figure for the site was mistakenly used in the 'Commitment' column. This will be updated in the 2020/21 AMR to read a commitment of 6.47ha with a remainder of 0.66ha. The total area of 7.13ha for the site is the same for both the 2019/20 and 2020/21 AMR.

Conclusion

5. The Council concludes, therefore, that the hectareage of employment land counted by the Council in the overall employment land supply at Sites LPS 36 'North West Knutsford' (7.5ha) and LPS 37 'Parkgate Extension, Knutsford' (7.13ha) is correct.