

4.4 Other Employment Land Take Up

4.4.1 As shown in table 5, during 2017-2018, there was a total **2.9 hectares** gross take up on 15 other sites which were not allocated or within an existing employment area. There was also an additional **14,869 square metres** take up. More details are available in appendix 1.

TABLE 5: EMPLOYMENT LAND TAKE UP ON OTHER SITES

No. of sites	Gross Take Up (Ha)*	Take Up (sqm)					Total Take Up (sqm)
		B1a	B1b	B1c	B2	B8	
14	2.9	680	0	151	762	13,276	14,869

*Some applications recorded as no gross take up (0 hectares), see paragraph 4.1.1

4.5 Gross take up on previously developed land (PDL)

4.5.1 In total, an additional **3.36 hectares** (gross) was developed during 2017-2018. Table 6 illustrates 93 percentage of land was taken up on previously developed land (PDL).

TABLE 6: PERCENTAGE (%) TAKE UP (HA) ON PDL

	Allocated	Existing Employment Area	Other	Total
Brownfield (PDL)	0.46	0	2.66	3.12
Greenfield	0	0	0.24	0.24
Percentage on PDL (%)	100	0	92	93

4.6 Employment Land Take Up since 2011

4.6.1 Table 7 illustrates gross take up (hectares) between 2011 and 2018 was 12.61 hectares. This equates to an annual average take up of 1.8 hectares per annum. In terms of allocated sites, there has been a total take up of 4.27 hectares, equating 0.61 hectares per annum. In terms of unallocated sites, there has been a total take up of 8.34 hectares, equating 1.19 hectares per annum.

TABLE 7: GROSS (HA) EMPLOYMENT LAND COMPLETIONS

Year	Allocated Sites	Unallocated Sites*		Total Take Up
		Existing Employment Areas	Other	
2011/12	2.74	0.02		2.76
2012/13	0	1.75		1.75
2013/14	0	0.40		0.40
2014/15	0	0.80		0.80
2015/16	0.84	0.35	0	1.19
2016/17	0.23	1.07	1.05	2.35
2017/18	0.46	0	2.90	3.36
Total	4.27	8.34		12.61

*Figures were only recorded on unallocated sites and not split between Existing Employment Areas and Other Sites prior 2015.

4.7 Employment Land Losses (current year and since 2011)

4.7.1 As shown in table 8, during 2017-2018, 5.12 hectares of employment land was lost to other uses. Since 2011, there has been a total 7 hectares lost to other uses equating to 1 hectares per annum. More details regarding individual losses between 2017 and 2018, including floorspace can be seen in appendix 2.

7.2 Appendix 2: Employment Land Losses

7.2.1 Employment land losses, 1 April 2017 to 31 March 2018

Application Number	Reference (if applicable)	Site	Proposal	Gross Loss (Ha) ¹	Net Gross Loss (Ha) ¹	Loss (gross sqm)					Total Loss (net sqm)
						B1a	B1b	B1c	B2	B8	
Existing Employment areas (excluding allocations)											
17/01159/FUL	WY11	First Floor Unit 2, Claughton Trading Estate, Brockholes Way, Garstang, Preston, Lancashire, PR3 0PH	Change of use of first floor office from an office (B1) to leisure (D2 - assembly and leisure) and creation of an additional 16 car parking bays	0.02	0.02	284	0	0	0	0	284
16/00824/FUL	WY18	Park Lane Garage 400 Park Lane Preesall Lancashire FY6 0LU	Change of use of building to B2 (car repairs) in association with existing on-site business.	0	0	0	0	0	338	0	0 ²
16/01110/FUL	WY22	Land At Green Lane West Garstang Lancashire PR3 1NJ	Replacement of workshop building with storage/distribution building (B8 use)	0	0	0	0	0	385	0	0 ³
17/00608/FUL	WY24	Unit Y3, Beacon Road, Poulton-Le-Fylde, Lancashire, FY6 8JE	Change of use from industrial use to a fitness gym with alterations to the front elevation (part retrospective)	0.12	0.12	0	0	0	576	0	576
Other											
04/00240/OUT MAJ		Land At Fleetwood Docks, Fleetwood	Outline application for residential development of 380 dwellings together with detailed application for remediation of the site, raising of site levels and proposed access road including single leaf bascule bridge over the Wyre dock entrance	4.9	0	0	0	0	0	49,000	49,000
15/00033/J		21 - 23 Fleetwood Road North, Thornton Cleveleys, Lancashire, FY5 4BN	Prior notification of change of use from B1(a) offices to 4 residential dwellings (Class C3) under class J of GPDO	0.08	0.08	147	0	0	0	0	147
16/00381/FUL		Sunnybank Farm 16 Bilsborrow Lane Bilsborrow Preston Lancashire PR3 0RN	Use of land and buildings as a vehicle leasing business (Class B1).	0	0	0	0	0	0	410	0 ³
17/00798/FUL		Camberley Farm Union Lane Out Rawcliffe Lancashire PR3 6SS	Change of use of existing plant hire/ground works yard and building to B8 caravan and self storage	0	0	589	0	0	0	0	0 ³
Total				5.12	0.22	1,020	0	0	1299	49,410	50,007

¹Some applications include intensification of an existing site and are therefore recorded as no gross take up (0 hectares), see paragraph 1.2.2 for more details. Hectare figure rounded to two decimal places.

²Application also included in Appendix 1, no net take up or loss as change of use within B Use Class.

³Application also included in Appendix 1, no net loss as there is a greater take up of B class, therefore net take up.