

Sub-market area	Hectares
Rural Areas	2.34
<b>Total</b>	<b>32.89</b>

### 8.3 Existing Employment Areas and Sites

**8.3.1** It is important that the Council maintains a broad portfolio of sites so that potential investment is not lost to the Borough's economy due to lack of suitable sites. Existing employment areas and sites are an important source of employment in the Borough and can often come under pressure to be redeveloped for a higher value end use. This can have implications for businesses and jobs in the Borough. It is therefore important that employment areas and sites are protected from loss to other forms of development either through the redevelopment of individual sites or through the incremental loss of sites in larger employment areas.

**8.3.2** In some cases, the presence of employment uses within a mainly residential area can create problems with amenity for residents. In other cases an existing site is not suitable for the requirements of modern businesses and unlikely to be brought into beneficial employment use. In those circumstances redevelopment may be appropriate.

**8.3.3** Policies EP2 and EP3 set out the criteria for considering applications relating to existing employment areas and sites. Existing Employment Areas covered by Policy EP2 are identified on the adopted Policies Map and represent the main employment areas in the Borough, where businesses can generally operate without causing disturbance to residents.

**8.3.4** Some sites identified under Policy EP2 are located within countryside areas. These are important in maintaining employment in rural areas and contributing to the sustainability of rural areas and the rural economy. However the nature and scale of businesses on these sites should be appropriate to their countryside location.

#### EP2 Existing Employment Areas

1. Within the main Existing Employment Areas as defined on the adopted Policies Map, planning permission will be granted for development in use class B1 (now part of class E(g)), B2 and B8.
2. Where the Employment Area is located within countryside areas outside defined settlement boundaries, proposed development must be of a scale and nature appropriate to the countryside location.
3. Planning permission will also be granted for an appropriate range of supporting uses, including cafes / canteens, crèches, and gyms provided that:
  - a) The scale of such uses, and their location and arrangement within the employment area, means that they will primarily serve those employed in that area; and
  - b) There would not be a significant or unacceptable reduction on the type, quality or quantity of employment land supply.
4. Proposals which are not directly supported by 1, 2 or 3 above will only be granted planning permission where it is clearly demonstrated that:

- a) The development is of a scale that is required to secure the development of a wider site which safeguards or provides B1 (now part of class E(g)), B2 and B8 uses; or
- b) It is for a commercial use as a car, bathroom, kitchen or conservatory showroom; and
- c) There would not be an unacceptable reduction on the type, quality or quantity of employment land supply; and
- d) The development will not prejudice the long term operation of the area for employment purposes.

### EP3 Existing Employment Sites

1. The redevelopment for other uses of a site that is or last was in B1 (now part of class E(g)), B2 or B8 use outside defined employment areas will only be permitted if:
  - a) (i) It is demonstrated that the site is not capable of a mixed use which would include an element of B1 (now part of class E(g)), B2 or B8 uses within the life of the Local Plan; or
  - (ii) It is for a commercial use such as a car, bathroom, kitchen or conservatory, showroom; and
  - b) (i) There would not be an unacceptable reduction on the type, quality or quantity of employment land supply; or
  - (ii) The current B1 (now part of class E(g)), B2 or B8 use is incompatible with surrounding uses and causes an unacceptable level of disturbance and loss of amenity for these uses; or
  - (iii) The community or regeneration benefits of the development outweigh the potential loss of an employment site.
2. Where the Existing Employment Site is located within countryside areas outside defined settlement boundaries, proposed development must be of a scale and nature appropriate to the countryside location.

## 8.4 Town, District, Local and Neighbourhood Centres

**8.4.1** Town Centres are important in providing space for retail, leisure and culture. A healthy, vibrant town centre raises the confidence of local residents and businesses. The Local Plan sets out a hierarchy of different centres within the Borough, based on their size and role in the Borough. The scale of retail investment should be commensurate with the position of the centre in the hierarchy.

### EP4 Town, District, Local and Neighbourhood Centres

1. Retail, leisure and other main town centre uses will be directed towards the Borough's existing centres in accordance with the following hierarchy and in accordance with policy EP5 (Main Town Centre Uses)

Hierarchy	Centre
Town Centre	Fleetwood, Cleveleys, Poulton-le-Fylde, Garstang
District Centre	Victoria Road East, Thornton; Marsh Mill, Thornton; Knott End; Great Eccleston.
Local Centre	Broadway/Poulton Road, Fleetwood; Larkholme Parade, Fleetwood; Broadpool Lane, Hambleton; Castle Gardens, Poulton-le-Fylde;