



Calderdale LDF Evidence Base Summary



Evidence: Employment Land Review

Date of publication: December 2008

Purpose of the Evidence: The ELR was commissioned to provide advice on the adequacy of the current and future employment land portfolio in Calderdale until 2026. To undertake this task the following assessments were undertaken;

- Possible future demand and need for additional land to accommodate employment uses, comprising R&D, offices, industry and warehousing (B1, B2, B8 and similar sui generis uses as defined by the Use Classes Order).
- Attractiveness of existing sites to the market and assess whether the sites should be retained or reallocated to other uses.
- Potential for any new sites
- Advise on a monitoring system

Main Issues Raised: The Regional Spatial Strategy for Yorkshire and Humber (RSS) identifies a potential growth rate of 610 jobs per annum in Calderdale. This represents a percentage of growth lower than the Yorkshire and Humber average and a ratio of 0.9 jobs per new dwelling.

An analysis of Calderdale Data indicates that the borough has a balanced labour market, local earnings and skills levels are close to regional benchmark, as is employment borough wide. However this masks areas of significant disadvantage such as North Halifax.

The number of jobs in growing high value sectors is comparatively low suggesting that fast growth may be difficult to achieve in Calderdale.

Market Assessments

The ELR undertakes market assessments of Calderdale splitting the borough into three areas;

- **East Calderdale** including Elland and Brighouse
- **Halifax** including Sowerby Bridge, North Halifax, Halifax
- **West Calderdale** including Hebden Bridge, Mythomroyd, Todmorden and rural areas

East Calderdale - strongest industrial/ warehouse market in Calderdale, due to the proximity of the M62 and the availability of relatively flat land. However there are shortages of very large units over 20,000sqft and small units below 2,500sqft. Office accommodation in the area approximately meets demand with a high level of quality new space. However there is a lack of quality small office suites.

Halifax - oversupply of office accommodation (over 4 years supply currently on the market), but much is of poor quality comprising older buildings unsuited to modern working practices particularly in Halifax town centre. Developments at Dean Clough, Holmfield Mill and Strand House (also Hopwood Lane now) should provide quality short term supply. The supply of industrial/

warehousing is poor. This is due to low rents and site values rather than a lack of land, reflecting low market demand in the area. New development is unlikely to be viable without public sector support because the areas attractiveness is compromised by poor accessibility. Improvements to the key gateways into the town could increase the viability of schemes.

West Calderdale – the office sector is small and orientated to a local market. The land supply whilst limited should not restrict the supply of offices in the short-term, however the high residential values in the area may lead to longer term restrictions on supply. There is a shortage of smaller industrial/ warehousing units, particularly in Hebden Bridge. New development in the area is generally not viable without subsidy due to the high development costs.

Recommendations/ Conclusions:

Audit of Sites

All sites either allocated as new employment sites or primary employment areas within the Unitary Development Plan (2006) were audited (the study did not consider unallocated sites). This found the majority of sites within Calderdale should be considered for retention or the use intensified on the site. However the following sites were recommended to be considered for release to other uses (recommendations for all sites are contained in the appended tables at the end of this summary);

East Calderdale - Thornhill Briggs Mill, The Maltings, West Lane Works, Brookfoot Works, Hillside Oil Works, Saddleworth Road Greetland, Builders Merchants Burley Street, Woodman Works, Heathfield Street.

Halifax – Phoebe Lane Industrial Estate, Farrar Mill, Rose Hill Mills

West Calderdale – Calder Mill

Land Supply/ Future Demand:

To identify future demand Yorkshire Forwards’ Economic Model was used to identify two scenarios; a base scenario and a plus scenario. The main difference is the plus scenario adds in the effects of known transformational projects which will aid job growth. The ELR identifies that between 2006 and 2016 the base and plus scenarios identified a growth of 5234 and 8147 jobs respectively. The ELR recommends planning on the outcomes from the plus scenario. To identify enough employment land it is important identify which of these sectors will require new industry/ warehousing and office space and then translate this into land using standard ratios for workers to floorspace requirements (2006-2016). This has led to the requirements identified below:

Potential jobs in Industry, Warehousing and Office sectors 2006 - 2016

Jobs (%)	E Calderdale	Halifax	W Calderdale	Calderdale
Industry & Warehousing	407 (3%)	-373 (-3%)	-282 (-5%)	-248 (-1%)
Office	637 (20%)	1,841 (13%)	69 (6%)	2,547 (14%)
Total B Jobs	1,044	1,468	-213	2,299

It is important to note that the Council needs to plan for ‘churn’ in business premises where existing businesses require new premises to enable them to continue operating.

Conclusions

The ELR recommends the following net employment change 2006 – 2016 be planned for:

Industry and Warehousing: -250 jobs; -8,650sqm floorspace

Offices: +2,500 jobs; +45,850sqm floorspace

For 2016 until 2026 the report recommends the above totals should be doubled (although recognises beyond 2016 it is difficult to provide accurate forecasting).

For each of the three areas the following strategy is recommended;

East Calderdale – bring forward business park at Clifton as a long-term land resource for office use. This site will attract inward investment and be sub-regionally important. Other sites need to bring forward limited office development selectively as part of mixed-use schemes depending on viability/ market testing. The best industry and warehousing allocations requiring the least public intervention should be retained. At present there is considerable amounts of land allocated for industry/ warehousing but in practice little is available due to development constraints. Council needs to work with partners to resolve these constraints.

Halifax – sites at Holmfield, Shroggs Road and Copley should be safeguarded for employment use. In Halifax town centre development briefs or masterplanning is recommended to identify and promote good quality office development including mixed-use schemes. Improvements to Hipperholme junction would improve the quality of Halifax as an industrial location and may increase property values increasing the viability of schemes.

West Calderdale – small scale office and industrial/ warehouse development required to be brought forward, this may partially be achievable by allowing intensification or expansion on existing sites. Due to limited supply it is important that the best sites are retained and that planning policies remain flexible allowing the re-use of appropriately sited redundant agricultural buildings for employment use.

Further Work Required: The conclusions from the report need to be updated as updates of Yorkshire Forwards economic model become available, particularly considering our emergence from the recession.

Abolition of RSS means that we need to reconsider the figures together with those for housing.

Since the publication of the ELR government guidance within Planning Policy Statement 4 has been published this needs to be reflected.

An assessment of new sites submitted as part of the 'Call for Sites' process needs to be undertaken.

Site Audit Tables:

Table 5.1 Assessment of Existing Employment Sites - East Calderdale

Site	Address	Summary of Advice	Floorspace sq m	Comment
Brow Mills Industrial Estate	Brighouse Road, Hipperholme	Intensify		
Atlas Mill Road	Atlas Mill Road, Brighouse	Intensify		
Unit 3 Heaton Industrial Estate	Bradford Road, Brighouse	Retain		
Hipperholme Works	Halifax Road, Hipperholme	Intensify		
Brookfoot Mills	Elland Road, Brookfoot	Retain		
Brooksmouth Mill	Clifton Road	Retain		
Thornhill Briggs Mill	Thornhill Beck Lane	Release to Another B Use	516	Loss: 50% office and 50% I&W Gain: 50% office and 50% light industry
The Millings	Halifax Road, Hipperholme	Release	625	Loss: 30% office and 50% industry Gain 100% residential
Armytage Industrial Estate	Armytage Road	Retain		
West Lane Works	West Lane, Southowram	Consider for Release	437	Loss: 100% I&W Gain: Not Assessed
Brookfoot Works	Brookfoot Lane Southowram	Consider for Release	75	Loss: 100% I&W Gain: Not Assessed
Hillside Oil Works	Rastrot Common	Release	818	Loss: 30% office and 70% I&W Gain: 100% residential
Unit At Heywood's Industrial Park	Birds Ryd Lane	Intensify		
CPR Skip Hire	George Street	Retain		
Crosslee Ltd	Brighouse Road, Hipperholme	Retain		
Saddleshworth Road	Saddleshworth Road, Greenfield	Release	457	Loss 100% I&W Gain: 100% residential
Lowfields Way	Lowfields Business Park, Elland	Retain		
Burwood Way Industrial Estate	Rainolds Road, Holywell Green	Intensify		
Black Brook Way	Scairland Road, Greenfield	Intensify		
Heathfield Industrial Estate	Heathfield Street, Elland	Retain		
The Old Station Yard	Exley Lane	Retain		
Builders Merchants	Burley Street	Release	75	Loss 100% I&W Gain: 100% residential
Land Off Scairland Road	Scairland Road	Retain		
Land Adj Waxman Fibres Ltd	Off Elland Lane	Retain		
Wellington Mills	Quebec Street	Intensify		
Land beneath viaduct	Saddleshworth Road	Retain		
Woodlands Works	Park Road	Retain		
Ainleys Industrial Estate	Huddersfield Road	Intensify		
Aben Mills	Saddleshworth Road	Retain		
Woodman Works	South Lane	Consider for Release	382	Loss: 100% I&W Gain: Not Assessed
Mounr Works	Dewsbury Road	Retain		
Land Adj Heathfield Street	Heathfield Street	Consider for Release	1775	Loss: 0% Gain: 50% office and 50% retail

Source: I RH

Table 5.2 Assessment of Allocated Sites - East Calderdale

UDP Ref.	Address	Town	Site area (Ha)	Land type	Market Sector	Market Potential	Availability	Constraints
EM11A	Atlas Works and Ainleys	Elland	6.4	Brownfield/Gr eenfield	I&W	Good	Constrained short-term	Highway access needs to be improved which may require public funding
EM16	Wistons Lane	Elland	1.3	Greenfield	Mixed B	Good	Constrained short-term	Landownership is a constraint as owner wants residential development to fund new employment
EM17	Century Road	Elland	1.7	Greenfield	Mixed B	Good	Constrained short-term	Landownership is a constraint as owner wants residential development to fund new employment
EM42	Wakefield Road	Clifton	25.5	Greenfield	Office	Very Good	Constrained short-term	Highway junction needs to be improved which require a contribution from the developer
EM44	Southedge Quarry	Hipperholme	13.1	Greenfield	Mixed B	Average	Constrained long-term	Hipperholme Junction needs to be improved which will require public funding
EM46	Adj Surfachem, Huddersfield Road	Elland	3.7	Greenfield	I&W	Good	Constrained short-term	Landownership is a constraint as owner wants a hotel use to fund new employment
EM60	River Street	Brighouse	1.7	Greenfield	I&W	Very Good	Constrained short-term	Highway access needs to be improved and flood risk is an issue
EM62	Armytage Road	Brighouse	0.7	Greenfield	I&W	Good	Constrained short-term	Ground conditions may constrain development
EM67	Lowfields	Elland	5.1	Brownfield	Mixed B	Very Good	Constrained short-term	Landowner requires site for own expansion and ambulance service wants to occupy part of site
EM68	East of Brighouse Road	Hipperholme	7.4	Brownfield/Gr eenfield	I&W	Average	Constrained long-term	Hipperholme Junction needs to be improved which will require public funding
MU5	Dewsbury Road	Elland	4.7	Brownfield	Office	Good	Constrained short-term	Landownership is a constraint as owner is seeking retail use on site

Source: LSH

Table 5.3 Assessment of Existing Areas - Halifax, North Halifax & Sowerby Bridge

Site	Address	Summary of Advice	Floorspace sq m	Comment
Waterside	Water Lane	Intensify		
Interface Europe Limited	Wade House Road, Shelf	Retain		
Thrum Hall Industrial Park	Albert Road	Retain		
Holmfild Mills	Holmfild	Retain		
Calderdale Business Park	Club Lane	Retain		
Builders Merchant Yard	Walnut Street	Retain		
Hebble Brook Business Park	Hays Lane	Retain		
BT Depot	Hanson Lane	Retain		
Phoebe Lane Industrial Estate	Phoebe Lane	Consider for Release	150	Loss: 100% I&W Gain. Not Assessed
Railway Cutting	Holmfild Industrial Estate	Intensify		
Lee Bridge Ind Estate	Lee Bridge	Intensify		
Farrar Mill	Farrar Mill Lane	Consider for Release	339	Loss: 100% I&W Gain. Not Assessed
Units on Victoria Road	Victoria Road	Retain		
Clough Mills	Halifax Road Shelf	Intensify		
Century House	West Parade	Retain		
Over 43 Crown Street	43 Crown Street	Intensify		
48 Hare Street	Hare Street	Retain		
Asquith Bottom Mills	Asquith Bottom, Sowerby Bridge	Intensify		
Mill Fold	Ripponden	Retain		
HBoS Copley	Copley Data Centre, Wakefield Road	Intensify		
Turntable Works	Walton Street	Retain		
Watson Mill Lane	Watson Mill Lane	Retain		
Rose Hill Mills	Beech Road	Release	3121	Loss: 100% I&W Gain. 100% Residential

Source: LSH

Table 5.4 Assessment of Allocated Sites - Halifax, North Halifax & Sowerby Bridge

UDP Ref.	Address	Town	(Ha)	Land type	Market Sector	Market Potential	Availability	Constraints
EM52	West of Holmfild Industrial Estate	Holmfild	6.1	Greenfield	Office	Good	Constrained short-term	Highway access needs to be improved
EM53	Shroggs Road	Ovenden	6.6	Greenfield	I&W	Good	Constrained short-term	Flooding and ground conditions may be a constraint
EM56	North of Holmfild Industrial Estate	Holmfild	6.8	Greenfield	I&W	Good	Constrained short-term	Highway access needs to be provided
EM57	Adj Halifax Bank Wakefield Road	Sowerby Bridge	4.0	Greenfield	Office	Average	Constrained short-term	Landowner requires site for own expansion
EM63	Adj Foseco Ltd, Holmfild Industrial Estate	Holmfild	1.7	Greenfield	I&W	Average	Constrained short-term	Landowner requires site for own expansion
EM54	Hays Lane	Mixenden	0.6	Greenfield	Office	Average	Constrained long-term	Not a suitable employment site and landowner may want another type of development on site
MU1	West of Boothtown Rd, Boothtown	Halifax	15.4	Brownfield/ Greenfield	Mixed B	Average	Constrained short-term	Highway access needs to be improved and site is likely to be developed mostly for residential
MU2	Former Transco site, Mulcture Hall Road	Halifax	3.8	Brownfield	Mixed B	Average	Constrained short-term	Contamination may make employment uses unviable so public funding would be required to bring forward development
MU3	Former Horses at Work site, South Parade	Halifax	2.9	Brownfield	Office	Average	Constrained short-term	Council own site but it is more likely to be developed for other uses

Source: LSH

Table 5.5 Assessment of Existing Areas - West Calderdale

Site	Address	Summary of Advice	Floorspace sq m	Comment
Calder Mill	Stubbing Holme Road	Consider for Release	120	Loss: 100% I&W Gain. Not Assessed
Caldene Business Park	Burnley Road Mytholmroyd	Retain		
Moderna Business Park	Burnley Road, Mytholmroyd	Retain		
Calderside Works	Off Burnley Road, Luddenden Foot	Intensify		
Steton Industrial Park	Steton Road, Luddenden Foot	Intensify		
Tenterfields Business Park	LuddendenFoot	Retain		
Top Land Country Park	Cragg Road, Mytholmroyd	Intensify		
Dean Hey	Cragg Road, Mytholmroyd	Intensify		
Orchard Business Park	Cragg Road, Mytholmroyd	Retain		
Bner Hey Business Park	Burnley Road, Mytholmroyd	Retain		
Canteen Mill Industrial Estate	Burnley Road	Retain		
Salford Industrial Estate	Todmorden	Intensify		
Land opposite Salford Industrial Estate	Todmorden	Intensify		
Bridge Royd House	Todmorden	Intensify		
Callis Mill, Charlestown.	Todmorden	Intensify		
Walsden Industrial Estate (Rochdale Road Ind. Estate)	Rochdale Road	Retain		

Source: LSH

Table 5.6 Assessment of Allocated Sites - West Calderdale

UDP Ref.	Address	Town	Site area (Ha)	Land type	Market Sector	Market Potential	Availability	Constraints
EM50	Halifax Road	Ripponden	1.9	Greenfield	I&W	Average	Constrained short-term	Landowner requires site for own expansion
EM51	Burnley Road, Tenterfields	Luddendenfoot	2.3	Greenfield	I&W	Average	Constrained short-term	Viability of site for employment needs to be assessed and public funding may be required
EM54	Bacup Road, Gauxholme	Todmorden	0.6	Brownfield	I&W	Good	Constrained short-term	Viability of site for employment needs to be assessed and public funding may be required
EM61	Mytholm Works, King Street	Hebden Bridge	2.0	Brownfield	Office	Good	Constrained short-term	Viability of site for employment needs to be assessed and public funding may be required

Source: LSH