Eden Local Plan Employment Target and Sites Paper

Incorporates the Land Availability Assessment for employment uses.

This paper sets out the background to how our target for the amount of housing land was established, and which sites were chosen to accommodate this. It updates a previous employment sites technical paper, which was produced in July 2014.

Planning Policy Team

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Contents

1 Summary

1.1 Making sure that there is an enough land for new employment development, and that there is a strong possibility that this land will be developed is key to creating a firm foundation for economic growth and in planning for the District to retain and grow existing businesses, as well as attracting new investment.

1.2 The main purpose of this technical paper is to explain how Eden District Council has devised its approach to the forward planning of employment development in the draft Eden Local Plan. It investigates a range of evidence looking at the current economy, past trends in development and expected changes in Eden's economy. This information has been used to indicate a likely capacity for development during the timeline of the Local Plan.

1.3 It updates an earlier technical paper (*Technical Paper 3 – Employment)* produced for consultation purposes in July 2014. This paper set out a range of options for how an employment target could be selected, including a preferred option. It also builds upon earlier work carried out by consultants Deloitte in 2013 as part of the *'Employment Sites – Preferred Sites and Policies'* documents.

2 Introduction

Why has this paper been produced?

2.1 This paper sets out the technical evidence we have used to assess how much employment floorspace may be required in the district over the years 2014-32 and where it should be located.

2.2 The paper builds upon two earlier pieces of work – an employment land study carried out in 2009 by consultants Drivers Jonas and work on employment sites and policies carried out by consultants Deloitte in 2013.

2.3 In this document, the term ‘employment development’ covers the following industrial uses (the planning ‘use class’ is shown in brackets):

- Offices (B1)
- Light industrial uses (B2)
- General industrial uses, including warehouses and distribution (B8)

2.4 This paper also shows how we have satisfied national policy requirements. Paragraph 161 of the National Planning Policy Framework (NPPF) directs that local authorities should assess the need for floor space for economic development over the plan period. Accompanying guidance states that assessments should identify a future supply of land which is suitable, available and achievable for economic development uses over the plan period. Assessments should identify sites and broad locations with potential for development, assess their development potential and assess their suitability for development and the likelihood of development coming forward.

3 Local Context

Economy of Eden

3.1 In establishing employment provision in Eden District it is useful to look at some of the characteristics of current employment and jobs provision in Eden. The main characteristics are:

- **Relative affluence masking low wage employment** - the median average annual household income in Eden is £26,265, £741 above the county average[1]. Eden is a relatively affluent district yet 15.3% of households still have an annual income of less than £10,000. Average gross weekly pay in Eden for full time workers is £37 below the North West average and £75 below the national average[2]. There is a wide gap

[1] Cumbria Intelligence Observatory (2013) [Accessed March 2013]; www.cumbriaobservatory.org.uk

[2] Nomis Official Labour Market Statistics (2014); Earnings by workplace 2014

between male and female salaries with the average full time gross weekly salary for men in Eden at £492.50 but only £326.80 for women[3].

- **Low unemployment** - The unemployment rate in Eden reduced from 3.1% in 2012-2013 to 2.8% in 2013-2014 (March, 2014)[4]. This is considerably lower than the North West average of 7.9%, and the national average of 6.8%[5], both of which also saw reductions over the same time period. The employment rate is still high for Eden at 83.2% when compared to the North West rate of 69.8% and the UK rate of 72.7% (ONS population survey). This high employment rate masks a dependence on low wage jobs for many, primarily in the administrative, retail and tourism sectors. There is also a dependency on low paid work and part time work with many people having more than one job.

- **Many small businesses** - the district has a higher proportion of small businesses employing less than 10 people than nationally with a correspondingly lower proportion of larger businesses. 88% of businesses are classed as 'micro' (less than ten employees), compared to 84% across the North West. Business survival rates are higher than nationally but formation rates are lower[6].

- **A varied workforce** - the district has a varied workforce, though many are employed to support the tourism and leisure sectors in Eden. Tourism plays a key role in Eden's economy with accommodation and food service employee jobs accounting for 20% of total Eden employee jobs[7]. The manufacturing and professional services sectors are lower than those in the North West reflecting the need for infrastructure in Eden to support growth in new sectors.

[3] Nomis Official Labour Market Statistics (2014); Earnings by workplace 2014

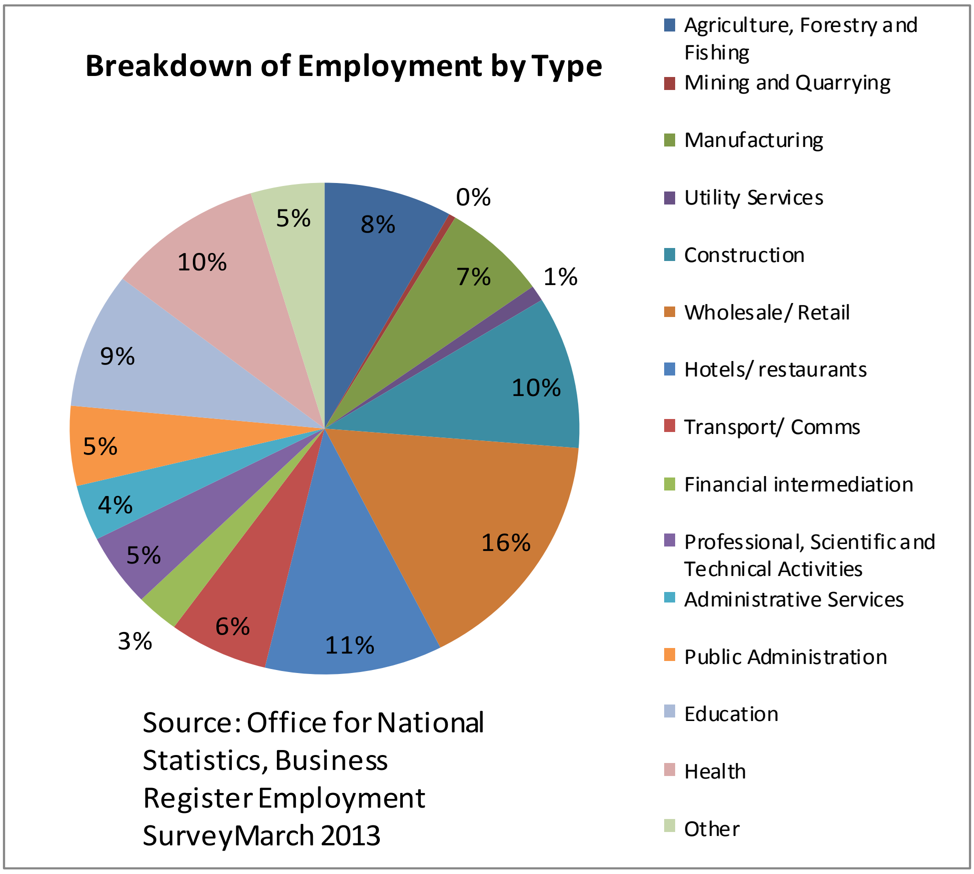
[4] Nomis Official Labour Market Statistics, 2014

[5] Nomis Official labour Market Statistics, 2014

[6] Eden LDF: Annual Monitoring Report 2010/11

[7] Nomis Official Labour Market Statistics, 2015

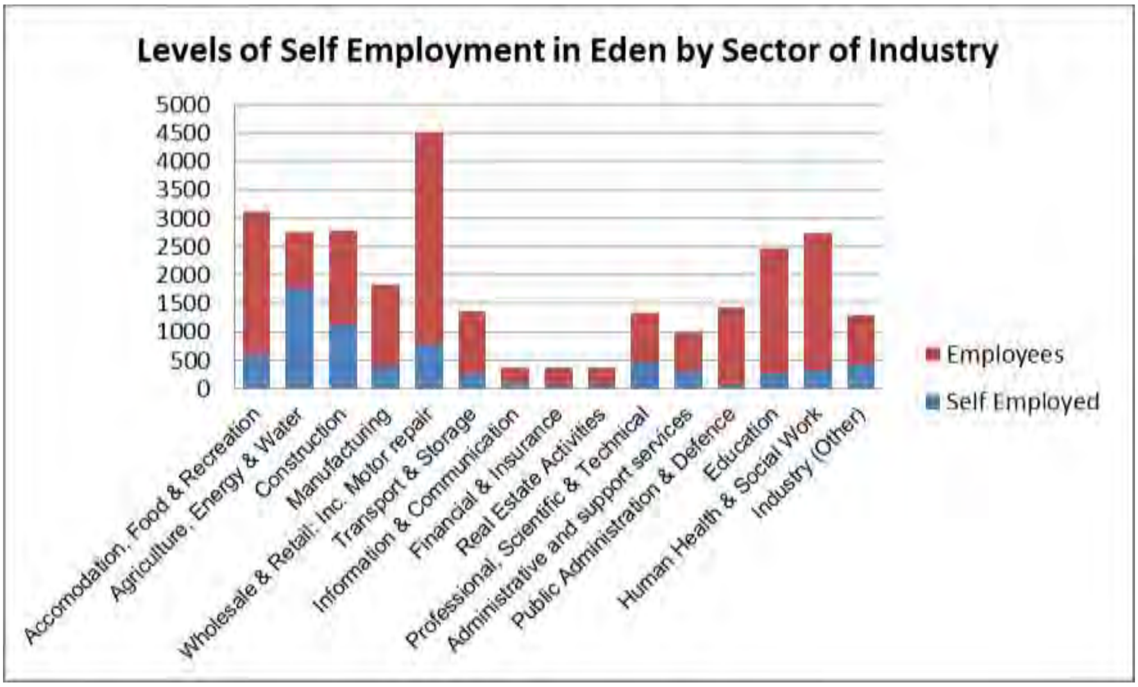
Figure 1: Breakdown of employment by type, 2013.



- **High levels of self-employment** - 21% of Eden's economically active work force are self-employed, compared to 8.5% for Carlisle[8]. This reflects the high number of jobs in the tourism and agriculture sectors.

[8] Nomis Official Labour Market Statistics, 2014

Figure 2: Levels of employment in Eden by Sector of Industry.



- **Available employment land** - as of 2014 Eden has an employment land supply of 30.53 hectares, Between the years of 2005/6 and 2013/14 38,869 net square metres of employment land (3.89 hectares or 0.43 hectares per year[9]) was developed.

- **A relatively self-contained labour market -** Census data shows that Eden is relatively self-contained, with 75% of its residents also working here. In 2014 there were 27,700 economically active or available for work residents in Eden and 22,200 jobs, leaving a surplus of 5,500 more residents than jobs (although some may commute out of Cumbria)[10]. At 2011 4,884 people living in Eden commuted elsewhere to work[11], including 2,082 people commuting to Carlisle, and 766 to South Lakeland. Conversely, 6,350 commute in to Eden, 2,401 from Carlisle and 1,063 from Allerdale.

[9] Cumbria County Council Employment Land Availability Schedules

[10] Nomis Official Labour Market Statistics, 2014

[11] Office for National Statistics, Census 2011. Table WU02UK

Table 1 - 2011 Census - UK travel flows (Local Authority)

Location of usual residence and place of work by age										
		Working in ….								
		Mainly work at or from home	**No fixed place**	**Allerdale**	**Barrow-in-Furness**	**Carlisle**	**Copeland**	**Eden**	**South Lakeland**	**Rest of UK/ Offshore/ Outside UK**
Living in ….	Allerdale	6,229	2,766	25,436	278	3,832	5,468	1,063	228	1,155
	Barrow	2,029	1,673	170	22,590	260	705	130	2,695	1,092
	Carlisle	5,605	3,112	1,337	218	38,368	365	2,401	177	2,615
	Copeland	2,850	1,683	3,473	526	544	22,371	389	409	828
	Eden	5,983	2,288	578	65	2,082	172	14,630	766	1,221
	South Lakeland	9,356	4,065	178	3,324	325	347	640	29,454	4,501
	Rest of UK	3,105,970	2,498,093	801	775	5,305	965	1,727	5,429	24,144,524

Source: ONS Census 2011 Travel to Work Flows (Table WU02UK). Shows residents over 16 in work, including students with jobs.

Strengths and Weaknesses of the Local Economy

3.2 Drawing on the published information on the main economic conditions that exist within the District as described, together with other information sources including views expressed at a Stakeholder Workshop held on 15 March 2013, a number of evidenced and perceived local economic strengths and weaknesses can be identified:

Strengths

- The strategic locational advantage offered by the M6 motorway corridor;
- Local residents have higher than average qualification levels;
- The potential to benefit from the growth of the Energy Coast in West Cumbria, albeit that Eden is not located directly within it;
- A highly attractive living environment;
- Low unemployment rates compared to the North West and the national average; and
- Business survival rates in Eden are better than the average for the County, North West and nationally. This is also demonstrated by the fact that many of the larger firms within the District are all local businesses that have grown over time.

Weaknesses

- Reductions in the level of skilled workforce arising from continued outward migration and a growing retired population. Outmigration of younger people often seen as being a result of lack of suitable local employment and housing opportunities;
- Wide gap between male and female salaries and overall, weekly pay for both males and females in Eden District is below the North West and national average;
- Narrow band of economic sectors, with a high dependency on low paid and low skilled jobs, in part resulting from the areas high dependence on the tourism sector and low representation in the financial sector;
- Lack of accessibility to job opportunities and other services due to the rural and dispersed nature of the District; and
- Perception of ‘remoteness’ and competing locations such as Carlisle (which has a larger amount and choice of employment sites) seen as potentially reducing demand in Eden and could, in particular, make it more difficult to attract large scale employers and inward investment to the District.

4 How Much Employment Land Are We Planning For?

4.1 The Council's current Core Strategy (2010) requires that provision be made for 50 hectares of land for new employment development to meet employment needs between 2006 and 2025. Since this target was set, around 8 hectares of land has been developed for new employment, mainly in Penrith or on sites in rural locations.

How do we establish a new figure?

4.2 We use several methods to make sure we are getting the most realistic picture:

- A '**labour demand**' approach, using projections on the number of jobs, which may become available.
- A '**labour supply**' projection which looks at projected population changes and how many new people may be in work.
- A '**past trends**' approach which looks at past development rates.
- A '**land availability'** approach, which reviews our current supply of employment sites.

IMPORTANT: None of these methods are capable of giving us an accurate picture of what may happen as we can't predict the future. In practice, the amount of employment land will be dependent on a huge range of factors, not least the performance of the national and local economy, and our ability to provide new sites and infrastructure and attract business to the area. These methods will therefore not give us an accurate picture, rather they will give us a benchmark or 'do nothing' scenario which will start to allow us to understand what the level of demand may be if past trends continued, and what the minimum amount of employment may be if things carry on as before. Crucially, they should therefore be seen as minimum figures and the sort of levels which if we fail to plan for may result in forcing jobs to go elsewhere.

The Labour Demand Approach

4.3 This method uses (and updates) the same 'demand-led' projection method as used in the 2009 Employment Land Study, but using more up to date data. There are three stages in determining future market demand, which are:

Step 1 - We take the latest job projections for different employment sectors for the district. These were prepared using 2014 Experian data, as provided by Cumbria County Council with the financial assistance of the Cumbria Local Enterprise Partnership. Projections run until 2031. They use both historic economic data and behavioural relationships based on economic theory to establish a target. This projection for Eden District forms our central piece of information to construct employment land projections. The use of such data comes with a heavy set of caveats:

- The figures are projections and as such are dependent on past trends or future assumptions which may or may not continue or occur;
- At a lower level of geography the projections become less and less reliable. This is particularly the case in Eden which has a comparatively low number of people

and jobs compared to many other local authority areas. Projections are created on a top down basis using Experian's national sector-based which are then distributed according to the proportion of employment per sector located in the area. Unless we've strong evidence to suggest otherwise, the assumption is that Cumbria's sectors will follow national trends. Whilst some adjustments have been made by Cumbria County Council based on things we know about (eg expansion of the nuclear sector and the plans of larger employers, as well as employer survey evidence about confidence in some sectors etc) changes are limited, particularly in Eden's case. This means that the district-level projections are really only a guide to trends and we can't read too much into the precise numbers;

- The figures are workplace based not residence based.

Step 2 - The level of employment is not the only factor determining the demand for employment land; levels of self-employment also need to be factored into our projections. We assume a certain proportion of those jobs will be self-employed, using ratios from the 2011 census. This is applied to each sector. This is an important exercise because self-employment is likely to be higher in certain sectors than others. For example, it is likely that there is a greater level of self-employment in construction compared to manufacturing where the latter usually has very high market entry costs (ie cost of capital and greater, more globalised, competition). We then put some self-employees 'back in' on the basis that they still may need some floorspace.

Step 3 - We then translate employment projections into an employment land requirement by multiplying the number of employed persons by an estimated number of square metres per employee. This internal area is then converted to external area to account for car parking, storage, amenities and so on (known as the plot ratio).

4.4 Experian job projections for the plan period are as follows:

Table 2 - Experian job projections, by sector 2014.

Sector (Aligned with 2007 Standard Industrial Classification)	2014	2021	2025	2031	Change 2014-31	% change over the plan period
Accommodation, Food Services and Recreation	3,623	4,442	4,660	4,737	1,113	31%
Agriculture, Forestry and Fishing	2,162	1,827	1,394	1,397	-766	-35%
Construction	2,340	2,416	2,330	2,400	60	3%
Extraction and Mining	167	181	177	65	-101	-61%
Finance and Insurance	216	220	223	229	13	6%
Information and communication	231	247	322	344	113	49%
Manufacturing	1,976	2,039	2,006	1,910	-66	-3%
Professional and Other Private Services	2,659	2,809	3,062	3,328	670	25%
Public Services	3,997	4,239	4,431	4,754	758	19%
Transport and storage	1,286	1,144	1,083	1,067	-218	-17%
Utilities	30	112	158	162	132	436%
Wholesale and Retail	3,350	3,187	3,161	3,214	-136	-4%
TOTAL	22,037	22,864	23,006	23,608	1,571	7%

4.5 Whilst we can only consider these projections as indicative, the data suggests the most significant increases will be seen in the tourism and leisure industry, which do not fall under 'B' use class and hence are not included in the study. We can also expect to see increases in the requirement for office space and utilities, which may be driven by increases in the residential sector as the markets recover from recession.

4.6 Not all these sectors will have land requirements requiring the allocation of land. In addition, there will be a proportion of employees who are self-employed, as such will not require land.

4.7 The next steps are therefore to convert the categories above into the types of development we're interested in. The categories of employment taken from the 2007 Standard of Industrial Classification (SIC) have been aligned with the different B use classes from the schedule in the 1987 Town & County Planning (Use Classes) Order. It is worth noting that proposals may constitute as mixed development, incorporating aspects of light industry, storage and office space within a development. For the purposes of this study, we have broadly aligned the sectors of employment with the corresponding use classes as a way of understanding overall demand, so that the methodology can avoid uncertainty.

Table 3 - Employment Sectors Split by Use Class

Sector	Use Class
Accommodation, Food Services and Recreation	C1, A3, D2
Agriculture, Forestry and Fishing	n/a
Construction	B8
Extraction and Mining	B2
Finance and Insurance	B1
Information and communication	B1
Manufacturing	B2
Professional and Other Private Services	B1
Public Services	B1
Transport and storage	B8
Utilities	B2
Wholesale and Retail	A1

4.8 Experian projections also consider the likely future 'Gross Value Added' (GVA), broken down by industrial sector. Whilst we note that there are decreases in the number of full time employees (FTEs) in industrial classes, the GVA from these sectors is expected to steadily increase. By far the largest gain to Eden's economy will be associated with office development and professional services.

4.9 As noted in section 3, a high percentage of employees in Eden are self-employed. Emerging self-owned businesses may work from home or utilise existing space, thus not requiring additional floorspace. We therefore assume for the 40% of jobs in the construction sector will not be based at home and 80% in the office sector will also not be home based (this assumption was used in the 2009 Employment Land Study prepared for Eden District Council by Drivers Jonas).

4.10 The following table shows how self-employment is accounted for. Construction and B1 uses involving office space have been adjusted to reflect the high proportion of self-employment in the district. To take an example we have assumed that 72% of the 670 'Professional and Other' class are self-employed so may not need floor space. However, 80% of them are likely to not work from home, so therefore having removed 28% of the overall number we then add 80% of them back in as they will need floor space.

Table 4 - Experian job projections, by sector 2014-31, broken down to include self-employed

Sector	Total change 2014-31 (plan period)	Use Class	Percent self-employed	Percentage not self employed	Total self employed	Total not self employed	Home working adjustment - not working at home	Additional self-employed requiring space	Total space needed (not home workers)
Construction Total	60	B8	40%	60%	24	36	40%	10	46
Finance and Insurance	13	B1	16%	84%	2	11	80%	2	13
Professional and Other[12]	670	B1	28%	72%	188	482	80%	150	632
Public Services[13]	758	B1	9%	91%	68	690	80%	55	744
Office Use Total	1,441	B1	18%	82%	258	1186	80%	206	1393

[12] Accounts for Real estate activities, Professional scientific and technical, administrative sectors

[13] Accounts for public & defence, education, human health and care sectors

4.11 Next we translate these figures into exact use classes for the three main types of use class. We do this so we can apply density and plot ratio assumptions as each use class will have different requirements for land. From the table above we divide the categories above into B1(c) (Light Industry/Business Park uses), B2 (General Manufacturing) and B8 (Warehousing and Distribution uses)

4.12 Employment densities are then applied. These are taken from recent guidance from the Home and Communities Agency. This gives the following density assumptions:

- B1(a) General office: 12m2 Area per FTE (Net Internal Area)
- B2 (General) 36m2 Area per FTE (Gross Internal Area)
- B8 (General): 70m2 Area per FTE (Gross External Area)

4.13 We must also apply a plot ratio to gauge the gross developable area of a site. This is assessed as 47% for B1c uses and 40% for other industrial uses, based on advice given to the North West Regional Assembly and backed up in ODPM guidance on employment land surveys also taking advice from Cumbria County Council. This margin accounts for additional requirements of developments, including car parking, access and curtilage.

4.14 Experian projections present different findings when considering gross and net changes in the number of projected FTEs.

Table 5 - Experian job projections, by use class 2014-31

This provides us with a demand led projection of: Gross Figures	Change 2014-31	Area per employee (M2)	Total floorspace	Plot ratio	Total area m2	Total area (ha) Including Buffer
Gross Floorspace Needed						
B1 (Net Internal Area)	1,393	12	16,713	0.40	23,398	2.34
B2 (gross Internal Area)	245	36	8,820	0.35	11,907	1.19
B8 (Gross External Area)	46	70	3,220	0.35	4,347	0.43
Total (Gross)	1,684		28,753		39,652	3.97
Net Floorspace Needed						
B1 (Net Internal Area)	1,393	12	16,713	0.40	23,398	2.34
B2 (gross Internal Area)	78	36	2,808	0.35	3,791	0.38
B8 (Gross External Area)	-170	70	-11,900	0.35	- 16,065	-1.61
Total (Net)	1,301		7,621		11,124	2.72

4.15 The net figure for growth reflects projected decreases in B2 and B8 sectors. There are notable losses in the number of jobs in the extraction/mining and transport/storage sectors. Rather than adopt the net figure, we make the assumption that these decreases will not lead to a direct loss in employment land, hence continue to use a gross figure in our calculations.

The Labour Supply Approach

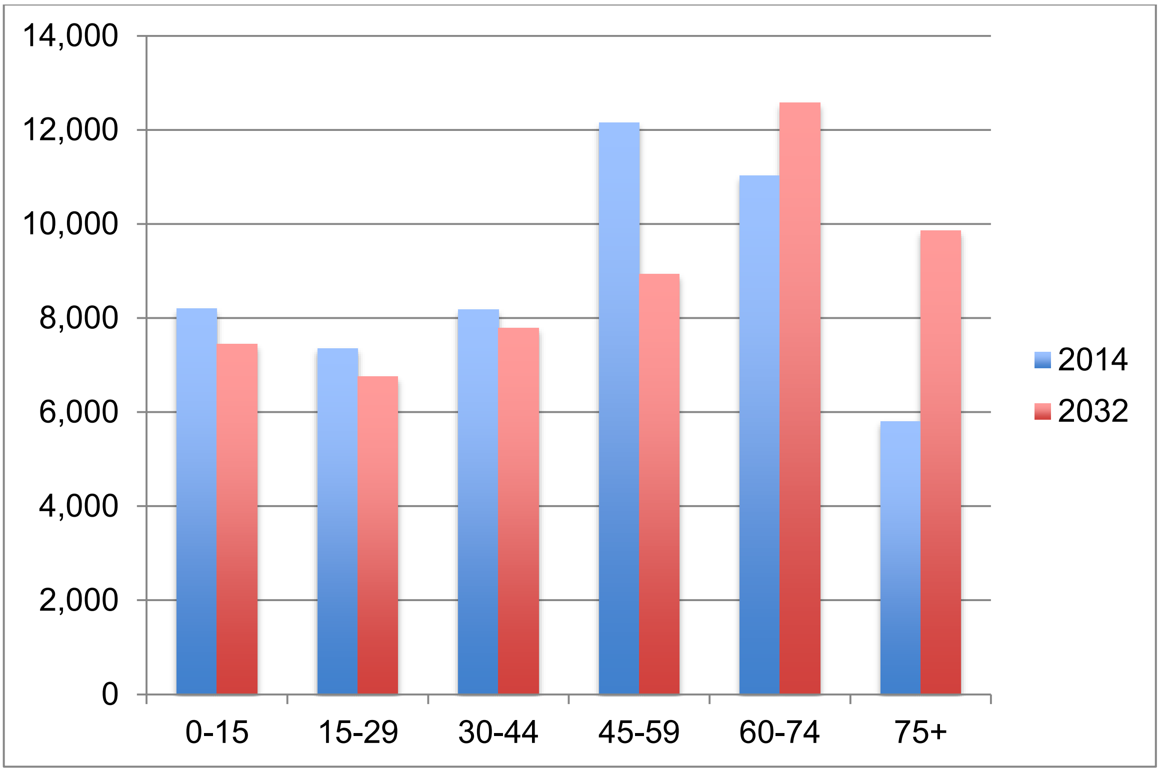
4.16 This method uses a ‘supply’ side approach to measure changes in the working age population and considers whether demographic trends could constrain future employment development. It uses projections based on census data and other sources, with assumptions made on participation rates, people with more than one job and commuting trends.

4.17 Using the 2012 Office for National Statistics Population Projections for the period 2014 to 2032 reveals the following:

	2014	2032	Change	Percentage Change
0-15	8,201	7,442	-759	-9.3%
16-29	7,354	6,759	-595	-8.1%
30-44	8,176	7,790	-386	-4.7%
45-59	12,154	8,935	-3,219	-26.5%
60-74	11,021	12,575	1,554	14.1%
75+	5,805	9,860	4,055	69.9%
All ages	**52,712**	**53,361**	**649**	**1.2%**

4.18 These figures project an overall decrease in the working age population and significant increases in the number of retirees, who are expected to migrate into the area. In graph form this trend looks like this:

Figure 3 - Working Age Population 2014 & 2032



4.19 An older population is less likely to take up new employment to the same extent as a younger population. However, there are obvious flaws in this approach. Our employment forecasts are showing that we are expected to see new jobs in Eden, similarly there has been a trend of employment growth in the past. If new jobs are created then new people will be attracted into the area to do them. Using a simplistic trend based population projection may also ignore any changes that may bring younger people into the district, either through the creation of jobs or to service an older population (personal service, health & care professions).

4.20 As this method would result in a nil or negative need for new employment land we cannot therefore use it. Alternative we could apply the proportion of economically active people at 2011 (28,413) to the total population to the 2011 population (52,564) and apply this split to our 2032 population projection of 53,361 to arrive at an economically active population at 2032 of 28,815, or 402 additional workers. However, again this is not a particularly robust method of forecasting job supply.

4.21 Instead, we can look the effects of house building on Eden's working population. In theory, if new homes are built to a level which exceeds demand from the population already here or due to be born or pass away in the district this may attract additional people in, who may take up jobs. Cumbria County Council's POPGROUP modelling establishes a figure for potential new house building which maintains the labour force with sufficient people to take up projected jobs (assuming that the ratio of jobs to workers -which can be affected by commuting - remains constant).

4.22 We can use POPGROUP information to provide a labour led profile of economic requirements for our plan period. Within the POPGROUP model, Experian have projected a jobs led population change of 9,016. Drawing on detailed population projections which include changes in demography[14], we can calculate that the working age population in 2032 will be 44% of the population. This gives us a potential increase of 3,967 to our working age population.

4.23 The model makes a number of assumptions in its calculations. It assumes that in-migrants tend to be young adults, and as young adults have the greatest fertility rates, the model then starts adding in extra people in the years following the new jobs as the people who migrate in then have children so the population grows exponentially. An additional provision is also made to account for a decline in the working age population. This is an important caveat - the model assumes that economic activity rates stay the same but in reality economic activity rates may change and jobs may end up being filled by local economically inactive people. This is an issue to note with all projection models as we can only have one factor 'driving the model', be it housing, jobs or population change, when in reality all these factors are interconnected and depend on each other.

4.24 In order to arrive at an estimate of the number of people that are expected to be economically active in the future, economic activity rates need to be applied to the resident population figures. As we have used working age population only in our calculations we need to apply a rate that applies to the working age population only. Figures from the Annual Population Survey[15] provide an indication of economic activity rates and suggest the following average rates for Eden:

Males	91.7%
Females	80.4%
Total	86.0%

4.25 Adjusted for employment activity, this would give us an additional 3,412 employees from 2014-2032 compared to the 1,571 derived from the Experian data (although this forecast runs to 2031 only)

4.26 We could also assume that some of the new jobs could be done by people commuting into the district. However, the POPGROUP modelling assumes a 'one

[14] ONS (2012) Population projections.

[15] Source: ONS Annual Population Survey via NOMIS, April 2014 to March 2015

for one' job to house relationship and that demand generated in Eden through additional employment provision will result in the need for a new house. We will therefore not assume that there will be any increases in in commuting. We have also not assumed that people will be 'double jobbing' as data on people with more than one job is hard to come by, and in all likelihood not overly significant compared to the overall working population.

4.27 Not all these future residents may generate a demand for floor space as some will be self-employed. In our demand-led forecast we dealt with this by making an assumption per employment sector, however here we are dealing with total future population. According to the Annual Population survey 70.6% of economically active people were employees and 25.3% were self-employed. We therefore multiply our figure of 3,412 people by 70.6% to remove the self employed and non-active. This leaves 2,408 workers potentially generating a need for workspace.

4.28 Next we can work out the floor space requirements 2,408 employees may generate. We can translate this labour led figure into projections for increases in employment sectors. Using the projected market sectors in 2031, we can associate the labour supply with each of the industrial categories.

Table 6 - Employment Sectors by Labour Demand

Employment Sectors by Labour Demand			
Sector	% of Labour demand 2031 (Experian)	2031 - Labour Supply	Use class
Accommodation, Food Services and Recreation	20%	682	C1, A3, D2
Agriculture, Forestry and Fishing	6%	205	n/a
Construction	10%	341	B8
Extraction and Mining	0%	0	B2

Employment Sectors by Labour Demand			
Finance and Insurance	1%	34	B1
Information and communication	1%	34	B1
Manufacturing	8%	273	B2
Professional and Other Private Services	14%	478	B1
Public Services	20%	682	B1
Transport and storage	5%	171	B8
Utilities	1%	34	B2
Wholesale and Retail	14%	478	A1
TOTAL		3,412	

4.29 The labour led approach is significantly higher than the market demand approach, due to the increases in potential FTEs. A measured approach will be advocated to ensure that anticipated increases are not unbalanced and overestimated.

Table 7 - Experian job projections, by Use Class

Gross Figures	Change 2014-32	Adjusted for self-employment	Area per employee (M2)	Total floor space	Plot ratio	Total area m2	Total area (ha) Including Buffer)
B1 (Net Internal Area)	1,160	1,118	12	13,419	0.4	18,786	1.88
B2 (gross Internal Area)	307	307	36	11,052	0.35	14,920	1.49
B8 (Gross External Area)	512	389	70	27,238	0.35	36,772	3.68
Total (Gross)	1,979			51,709		70,478	7.05

A Past Trends Approach

4.30 Finally, we can look at past trends in the actual amount of land coming forward. The following table shows how many hectares of employment use have been built between 2006 and 2012.

Table 8 - Employment Floor space Completions

Total 2006/7 - 2013/14 (ha)							
	Penrith	Alston	Appleby	Kirkby Stephen	Local Service Centres	Other Areas	Total
B1a (Offices)	1.0	0.02	0.02	0.007	0.26	0.06	1.37
B1b (Research and development)	0.016	0	0	0.003	0.006	0.024	0.049
B1c (Light industrial)	0.15	0	0.009	0.029	0.3	0.17	0.66
B2 (General Industrial)	0.47	-0.036	-0.029	0.091	0.041	0.086	0.62
B8 (Storage and Distribution)	0.4	-0.011	0.034	0.025	-0.21	0.87	1.11
Totals	2.036	-0.027	0.034	0.155	0.397	1.21	3.805

4.31 When working the above out in terms of land take, we can assume that 40% of land associated with employment is actually floorspace with the remaining 60% car parking, landscaping, servicing etc. Therefore in terms of land used, we can assume a land amount of 9.4ha completed land during 2006/7 – 2012/14 (1.18 hectares per year).

4.32 Recent average rates of employment development have been low (0.55 hectares per year). This has been due to a range of factors, with the most significant one over the past few years being the economic recession. It is important however to plan positively for when the economy recovers and this will require making sure that there is enough employment land to meet future needs. If we are to assume that business will continue to grow at the low levels indicated in the completions to date, we could expect an additional 21.2ha over the plan period.

4.33 In terms of location, over 50% of all completed development have been completed in Penrith. Development in the other towns has been low - Alston and Appleby have actually seen decreases in the amount of employment land over the past 7 years. The rural areas have contributed significantly to the completion of new employment land, which the Local Plan should seek to encourage.

Employment Land Availability

4.34 The most up to date figure on employment land supply is provided by monitoring information provided by Cumbria County Council. As at the end of March 2013, this monitoring information showed that there is 29.65 hectares of employment land supply within the District made up as follows:

- 1.99 hectares of land under construction;
- 5.03 hectares of land with planning permission but where development is yet to start; and
- 22.63 hectares of land allocated for employment use but without planning permission.

4.35 This monitoring also breaks down the District's employment land supply into planning use class as shown below:

- Class B1a (Offices): 0.11 hectares
- Class B1b (Research and Development): 0.0 hectares
- Class B1c (Light Industrial): 0.52 hectares
- Class B2 (General Industrial): 1.1 hectares
- Class B8 (Storage and Distribution): 2.06 hectares
- Mixed Use (Class B1a/b/c, B2 and B8): 25.86 hectares

4.36 Further analysis shows the spatial distribution of employment land across the District as follows:

Settlement	Current Land Supply
Penrith	12.13ha
Alston	2.3ha
Appleby	1.9ha
Kirkby Stephen	1.21ha
Local Service Centres + Elsewhere	12.11ha
TOTAL	**29.65ha**

4.37 This means in simple terms, there is already almost enough land identified to meet future land requirements over 18 years based on our Employment Demand (Experian) scenario. Much of this existing land supply is however made up of sites carried forward from the previous 1996 Eden District Local Plan and has remained undeveloped for many years. We therefore need to challenge the reasons why development has yet to occur, and test sites on their deliverability and market attractiveness.

Employment Land Supply and Demand - Conclusions

4.38 Both sets of employment projections derived from Experian data present a level of employment which is lower than our current rates of completion. We would expect that economic recovery would lead to increased opportunities for speculative growth. We have yet to consider the qualitative implications for growth from potential developments including:

- The Joint M6 Growth Corridor
- Britain's Energy Coast Initiative
- Potential Mining in Eastern Eden

4.39 Part of the next stage in adopting a figure for employment growth will be investigating local market trends and interventions which may prompt an accelerated development scenario. Projections based on Experian projections should be seen as a minimum 'do nothing' figure - it is the least amount of land we would need to meet anticipated job growth based on past trends. It does also not account for 'churn'. The projections may also underestimate future losses of working age population - we know from the POPGROUP modelling that a jobs growth scenario generates a very high need for new housing partly to replace this 'lost' population.

4.40 It is clear from the Experian job projections that the level of employment land required is expected to decrease over the next 15 years. In reconciling these two figures, a 'most likely' figure can be derived by taking an average of the two demand led scenarios.

Source	B1	B2	B8	Estimated Need - Gross (Ha)
Experian Demand Led	2.34	1.19	0.43	3.97
Experian Labour Led	1.91	1.72	3.88	7.05
Integrated Approach	2.125	1.455	2.155	5.51

5 Options for an Employment Target

5.1 The Local Plan is required to appraise a range of strategic options for employment growth. It is through strategic testing that options can be justified and a basis of comparison can be demonstrated. Four options were originally proposed in the July 2014 Employment Technical Paper and were subjected to sustainability Assessment. They are presented below with updated figures:

Option 1: Labour supply and demand Led

5.2 This option follows an integrated approach to delivering land based on projected future requirements. Using the evidence compiled within this report, Eden's preferred option is to plan for likely growth in employment sectors, accounting for changes in the working age population. Based on the current evidence, **5.51ha** of employment land will need to be allocated to meet B1, B2 and B8 uses.

5.3 Limiting employment growth on account of projections also does not take into account any economic ambitions for the district - Eden remains is an excellent place to attract new business due to its transport connections, relatively low house prices and high quality of life. We therefore see no reason as to why employment development should be artificially constrained against projections or past trends when it remains in the interests of Eden to attract new employment, especially when it is projected to lose much of its younger population. In addition, some limited new employment growth is in the interests of some of the rural areas in the district as it will help support local services.

5.4 We therefore intend to pursue an ambitious yet realistic strategy from employment growth, based on maximising the use of existing employment land and potential new land and then prioritising new sites where we know they are available.

Option 2: Development Linked to Past Trends

5.5 This scenario was derived by promoting growth based on completed development to date. It presented an annualised figure for growth equating to 1.19ha per year. If we were to assume that this figure represents a natural rate of growth in Eden, over the next 18 years we would expect around **21.2ha** of new employment development. Unfortunately, due to current limitations in the data, it is not possible to disaggregate this into the different industrial uses.

Option 3: Retain Target in Core Strategy

5.6 This option was put forward in the 2014 Employment Technical Paper and presented as a baseline to test other options against. The target of **50ha** was set in the Core Strategy, to be completed from 2010-2025. Though the duration of the Local Plan runs for slightly longer (18 years), this figure was not increased to reflect this change. Akin to Option 2, it is not currently possible to define the breakdown of industrial classes within this figure.

Option 4: Land Supply Led

5.7 This was previously put forward as our Preferred Option and rolls forward into our pre-submission plan. As noted earlier, the district has a supply of available employment land. This consists of a number of allocated sites, and sites with planning permission or are under construction. There is currently a supply of 29.65ha, which is more than current trends anticipate will be needed. In addition, a number of possible business sites have been submitted to the Council[16], which the authority tested for suitability and market attractiveness.

5.8 This option is a combination of sites which are currently allocated and new sites which are considered appropriate for development. Thus, our employment target will be largely dependent on the range of sites presented in the emerging Local Plan, which will need to be deliverable in the plan period.

5.9 We cannot therefore say we have ‘enough land’ to meet needs already allocated because of its location, lack of market attractiveness or because it may already be known to be coming forward. Our figure of **5.51** hectares also represents our best estimate of future needs, based on a ‘do nothing’ approach and based on the evidence we have. We are also aware that past trends showing higher rates of growth, and inevitably figures will be affected by recession.

5.10 Although there is enough employment land in the pipeline to meet growth based on past trends the fact that it has not come forward suggests that it may not be the most suitable for the type of development that Eden is expected to be in demand for – in particular B1 Office uses. Past trends may have also been constrained by recession. We therefore think it is prudent to allocate additional available sites to meet past trends. In looking to allocate sites we have looked to pursue an ambitious yet realistic strategy from employment growth, based on maximising the use of existing employment land and new land and then prioritising new sites where we know they are available. The next section sets out how much land we think we will have available.

[16] Eden District Council (2013) Preferred Employment Sites & Policies.

6 Allocating Sites (Land Availability Assessment)

6.1 The employment site options which have been assessed have been identified from a range of sources, including:

- Existing unimplemented employment allocations;
- Other sites within / around Penrith considered previously through the Penrith Masterplan;
- Appropriate sites identified through a 'Call for Sites' exercise;
- Other sites proposed to the Council, such as potentially surplus land owned by Cumbria County Council.

6.2 In relation to the 'Call for Sites' exercise, The Council completed an 8 week consultation period on its Preferred Employment Sites and Policies document on 22 April 2013, in addition to consultation on the 'Preferred Options' version of the draft Local Plan carried out in the summer of 2014. As part of both consultation exercises, members of the public were also invited to submit proposals for additional employment sites.

6.3 As a result of the above approaches, a shortlist of 27 sites was generated. A further sieve was undertaken to remove sites where, for example, alternative uses had been brought forward, or where it was apparent from our inspection that the site was not suitable for employment uses given its location.

6.4 A final short list of 17 employment sites was identified. The tables below provide a list of the sites assessed, together with the source from which the site has been identified.

Potential Employment Sites Assessed (Penrith)

Site Ref	Site Name	Total Size (Ha)	Brief Description
2A	Gilwilly Industrial Estate	14.82	Part developed existing employment site with some undeveloped areas.
2B	Eden Business Park Phase 2	121.77	Undeveloped site adjacent to existing Gilwilly employment allocation. This site could deliver B1/B2. If the site was to accommodate B8 then a new transport assessment and further investigation would be required. Further, more detailed viability will need to be undertaken to unlock this site in the long-term.

Site Ref	Site Name	Total Size (Ha)	Brief Description
42	Kemplay Bank, Penrith	5.50	Previously developed site on the edge of Penrith. Development is restricted by a number of environmental criteria which significantly reduces the potential developable area. Further detail assessment is required.
13	Penrith and District Farmers Auction Mart	9.08	The site of the current Penrith Auction Mart and Cattle Market. The alternative site identified for relocation is unsuitable for development and therefore this site has been discounted as a preferred option. **Unavailable** at the present time.
MP A	Masterplan Option A, land to the north of A66 (west)	60	Undeveloped site adjacent to existing employment use. The site is blighted by a large animal rendering plant.
MP B	Masterplan Option B, Redhills - land to the south of A66 (west)	30	This is an undeveloped site adjacent to the A66 with excellent links of the Redhills roundabout and M6.
MP C	Masterplan Option C, Skirsgill - land to the south of A66 (east)	14	This is an undeveloped site adjacent to the A66 with excellent links to the M6.
Total		**255.17**	

Potential Employment Sites Assessed (Alston)

Site Ref	Site Name	Total Size (Ha)	Source
24	Skelgillside Workshops	1.96	Part developed existing employment site with undeveloped land to the rear of the site.
29	Bonds Factory	1.43	Part developed existing employment site with undeveloped land to the south of the site.
26	High Mill	0.17	Vacant building - potential residential led mixed-use reuse opportunity.
Total		**3.56**	

Potential Employment Sites Assessed (Appleby)

Site Ref	Site Name	Total Size (Ha)	Source
19	Cross Croft Industrial Estate	6.36	Undeveloped land to the east of the existing industrial estate.
21	The Old Creamery	1.98	Potential redevelopment opportunity.
23	Shire Hall	0.12	Vacant building - potential re-use opportunity.
Total		**8.46**	

Potential Employment Sites Assessed (Kirkby Stephen)

Site Ref	Site Name	Total Size (Ha)	Source
33	Kirkby Stephen Business Park	5.5	Part developed existing employment site with undeveloped land to the north of the site.
Total		**5.5**	

Potential Employment Sites Assessed (Local Service Centres and Elsewhere)

Site Ref	Site Name	Total Size (Ha)	Source
38(b)	Old Tebay Depot	3.91	Part developed existing employment site with some undeveloped areas.
40	Brough Main Street	1.17	Existing employment site with potential for redevelopment.
43	Lazonby Depot	0.46	Previously developed site divorced from any settlement.
Total		**5.54**	

Carrying Out the Site Options 'Commercial' Assessment

6.5 In order to seek to ensure a consistent, objective and robust approach to the assessment of employment site options, this has been completed through applying a range of assessment criteria, together with commentary to support and explain the 'scores' awarded. The criteria applied are summarised below.

Summary of Site Assessment Criteria and Associated Indicators

Factor	Appraisal Criteria	Indicator
Market Attractiveness	Quality of the Environment	Quality of internal site environments Quality of external site environments Amenity impacts Adjoining land uses Road frontage visibility Availability of local services and facilities
	Accessibility	Access to the Motorway / Strategic Road Network Quality / capacity of local road access Quality of site access
	Market Conditions / Perceptions of Demand	Duration of availability Marketing and enquiry interest
	Ownership	Ownership and owner aspirations
	Site Development Constraints	Environmental constraints Heritage constraints Policy constraints / requirements Physical / geological site features Ground conditions / contamination Flooding
Environmental Sustainability	Prudent Use of Natural Resources	Sequential location Land classification Agricultural land classification Access to public transport Ease of walking and cycling
	Effective Protection and Enhancement of the Environment	Potential to enhance environmental quality

Factor	Appraisal Criteria	Indicator
Strategic Planning	Social Progress and Regeneration	Multiple Deprivation Indices Impact on visual amenity and natural environment Ability to deliver regeneration objectives
	Economic Development	Ability to improve local economic activity rates Ability to deliver economic development objectives

6.6 The criteria have been devised having regard to:

- The criteria used in the 2009 Eden District Employment Land Study to assess employment sites;
- The criteria used for the Sustainability Appraisal accompanying this Issues and Options Assessment; and
- Current national planning policy guidance notably that set out within the National Planning Policy Framework which requires that sites are viable and capable of delivery.
- The information used to inform the site assessments has been drawn from various sources, including:
- Site visits to inspect each of the sites, undertaken during April 2013;
- Data and other Information supplied by the Council and the County Council;
- Results of the Sustainability Appraisal
- Meetings and discussions with Council Officers and a wide range of stakeholders; and
- A review of Assessments and other available information sources such as recent aerial photographs
- Separately, sites have been scored within the Sustainability Appraisal and this document should be used in cross reference (including the Sustainability Appraisal carried out at Preferred Options Stage).

6.7 Each site option has been scored against market attractiveness (commercial), environmental sustainability and strategic planning considerations, based on an assessment of the more detailed criteria and indicators underlying these considerations.

6.8 An important focus of the assessment of employment site options is to appraise them from a likely market attractiveness perspective, also having regard to factors which could impact on site deliverability and viability. As part of the overall approach to assessing deliverability, two sample detailed site appraisals have been prepared to support key assumptions on the potential deliverability / 'viability' of the site options assessed. The two sites which have been used are Masterplan Option B and C in Penrith.

6.9 These sample site appraisals have been based on the market intelligence gathered as part of research and the stakeholder workshop. The appraisals help to determine the likely capital values of suitable employment use for the sites, and where the issue of viability is concerned, it allows the consideration of possible ways to make a site more viable, i.e. in the example appraisals included, we have assumed that the sites will be brought forward by way of a Local Asset Based Vehicle.

Appraisal Assumptions

6.10 Each appraisal is based on our assumptions for acceptable 'B Class' planning uses at each of the sites and each appraisal is intended to provide a 'snap shot' based on consideration of the market and planning context at April 2013.

6.11 Any expressions or estimates of disposal receipts contained herein are provided in the course of estate agency only and are not to be relied upon for any other purpose.

6.12 In arriving at our assessment we have made the following assumptions in our appraisal:

Masterplan Option B	Masterplan Option C
Site Preparation. This is a greenfield site. We have assumed that there are no abnormal site conditions and that normal foundations will be suitable. We have not assumed any extraordinary charges for connection to mains services.	Site Preparation. This is a greenfield site. We have assumed that there are no abnormal site conditions and that normal foundations will be suitable. We have not assumed any extraordinary charges for connection to mains services.
Build Costs. Construction costs have been applied based on a desk top review of BCIS. A rate of £100 per sq f to the B1(a) units. The appraisal does not take account of sustainability measures. An allowance of 20% has been added to allow for highways and infrastructure site requirements.	Build Costs. Construction costs have been applied based on a desk top review of BCIS. A rate of £39 per sq.ft. has been applied to the B8 units under 500,000 sq ft, £49 per sq ft to the units over 500,000 sq ft and 47.50 per sq ft to the B2 units. The appraisal does not take account of sustainability measures. An allowance of 20% has been added to allow for highways and infrastructure site requirements.

Masterplan Option B	Masterplan Option C
Professional fees and profit on cost. These are based at 10% and 20% respectively in line with standard commercial practice and are related to the risk of development, associated with such a quantum of land.	Professional fees and profit on cost. These are based at 10% and 20% respectively in line with standard commercial practice and are related to the risk of development, associated with such a quantum of land.
A contingency allowance of 10% has been made on the basis that this is a greenfield sits and there is unlikely to be contamination issues on either site.	A contingency allowance of 10% has been made on the basis that this is a greenfield sits and there is unlikely to be contamination issues on either site.
Timescales. We have assumed that the B1(a) units will be pre-let prior to construction. Total development phase 15 months.	Timescales. A 16 month project period has been assumed with all units pre-let and the investment sold at completion.
Investment values. Rental income for B1(a) at £10.00 psf. We have applied a yield of 8% There has been an allowance for incentives as incentives may be required to reflect market sentiment although this has been limited to 12 months rent free only.	Investment values. Rental income for B8 at £4.00 psf and £5 for B2/smaller B8 units. We have applied a yield of 9.5% for B8 and 9% for B2. There has been an allowance for incentives as incentives may be required to reflect market sentiment although this has been limited to 12 months rent free only.
Developer has access to finance. It is assumed that the developer has access to finance in the current lending markets at a rate of 7%.	Developer has access to finance. It is assumed that the developer has access to finance in the current lending markets at a rate of 7%.
S106 Contributions. Affordable housing at 30% but no open space contribution has been included.	S106 Contributions. No s106 has been included on the grounds of viability.
No allowance has been made for Community Infrastructure Levy (CIL). The CIL is expected to be introduced in 2014 but there are no details available as to the rates that would be applied by Eden District Council.	No allowance has been made for Community Infrastructure Levy (CIL). The CIL is expected to be introduced in 2014 but there are no details available as to the rates that would be applied by Eden District Council.
No allowance for abnormal ground conditions or other required surveys.	No allowance for abnormal ground conditions or other required surveys.

Masterplan Option B	Masterplan Option C
Standard purchasing and marketing costs.	Standard purchasing and marketing costs.

6.13 There is a consistently challenging economic picture and a need to 'rebalance the economy' if at all possible. The scarcity of debt is however likely to be a very significant obstacle to progress future years in the commercial property sector, therefore whatever 'toolkit' may be deployed, it will need to be considered within the wider economic environment.

7 Assessment Results

7.1 The tables below provide a summary of the scores awarded through the assessment process against the three main assessment areas of market attractiveness (commercial), environmental sustainability and strategic planning considerations.

7.2 This section of also includes short commentary on the assessment results for each site to help to explain the scores awarded.

Assessment Results for Penrith Sites

Site Ref	Site Name	Market Attractiveness	Strategic Planning
2A	Gilwilly Industrial Estate	Very Good	Suitable for B1 B2 B8 Uses.
2B	Eden Business Park Phase 2	Very Good	On the basis of viability, only a small area of this site should be allocated to provide a buffer to site 2A, suitable for B1 B2 B8 Uses.
42	Kemplay Bank, Penrith	Good	Suitable for B1 B2 B8 Uses but query the extent of land available to develop on the basis of environmental issues.
13	Penrith and District farmers Auction Mart	Very Good	This site should be discounted until it is known whether current users wish to depart the site and a credible relocation site can be secured.
MP A	Masterplan Option A, land to the north of A66 (west)	Moderate	Redevelopment of such a large strategic site is unviable in the current market. Much of the site is blighted by the pet food factory.
MP B	Masterplan Option B, Redhills - land to the south of A66 (west)	Very Good	Suitable for B1 (a) Uses. Viability is a key issue for unlocking this site and a reduced site area should be considered.

Site Ref	Site Name	Market Attractiveness	Strategic Planning
MP C	Masterplan Option C, Skirsgill - land to the south of A66 (east)	Good	Suitable for B1 B2 B8 Uses. Viability is a key issue for unlocking this site and a reduced site area should be considered.

Assessment Results for Alston Sites

Site Ref	Site Name	Market Attractiveness	Strategic Planning
24	Skelgillside Workshops	Good	This site provides ideal expansion land to the existing facility and should be protected for B1 (a) uses.
29	Bonds Factory	Good	Suitable for B1 B2 B8 Uses.
26	High Mill	Good	Suitable for a mixed use allocation to include C3 and B1(a)/ B1(b) subject to market demand.

Assessment Results for Appleby Sites

Site Ref	Site Name	Market Attractiveness	Strategic Planning
19	Cross Croft Industrial Estate	Very Good	Suitable for B1 B2 B8 Uses with sufficient land to accommodate expansion during the plan period.
21	The Old Creamery	Good	Suitable for B1(a)/ B1(b) subject to market demand. The Council may wish to consider a mixed-use development at this location.
23	Shire Hall	Good	Suitable for B1(a) uses.

Assessment Results for Kirby Stephen Sites

Site Ref	Site Name	Market Attractiveness	Strategic Planning
33	Kirkby Stephen Business Park	Good	Suitable for B1 B2 B8 Uses with sufficient land to accommodate expansion during the plan period.

Assessment Results for Other Sites (Local Service Centres and Elsewhere)

Site Ref	Site Name	Market Attractiveness	Strategic Planning
38(b)	Old Tebay Depot	Good	Suitable for B1 B2 B8 Uses with sufficient land to accommodate expansion during the plan period.
40	Brough Main Street	Good	Suitable for B1 B2 B8 Uses with sufficient land to accommodate expansion during the plan period.
43	Lazonby Depot	Poor	The divorced nature of this site would not warrant an allocation and uses should be determined on DC policies.

7.3 Our viability tests have, not surprisingly, identified that under current market conditions, neither Site B nor Site C are financially viable in the current economic climate without significant financial gap funding. Section 3 of this Assessment sets out possible funding options that could be explored further by the Council to assist interested developers in unlocking these strategic development sites.

7.4 The findings of our high level appraisals illustrate that the cost of unlocking these large strategic extensions is simply too high for capital values to support. Having reviewed this, our advice to the Council was to reduce the overall quantum of development and allocate land owned by either Eden District Council or Cumbria County Council only. By doing this, a scheme could be brought forward as a LABV, with either Authority putting their land into the corporate entity created through a partnership with a private sector developer.

7.5 When these appraisals were re-run it became clear that small improvements in market conditions, ie sharpening of yields by 1% and an increase in rent by £3.25 could create sufficient capital value to support a LABV approach ie Eden District Council or Cumbria County Council putting the land into a commercial vehicle and taking a split of the profit on completion. A copy of our sensitivity analysis is included as Appendix 4, and the target profit levels identified in the red box.

8 Recommended Option

8.1 This section of the report sets out the option taken forward in the Submission Draft Local Plan 2014-32.

Penrith

Site Ref	Site Name	Total Size (Ha)	Environmental Sustainability	Permissible Use Classes (other comments)
2A	Gilwilly Industrial Estate extension	12.15	Steps have been taken to exclude the pond and flood areas to retain a site which can be safely developed	B1, B2 or B8
MP C	Masterplan Option C, Skirsgill – land to the south of A66 (east)	2.0	As a result of the SA and HRA assessments, the site has been reduced to provide land to develop appropriate mitigation between the site and the River Eamont which is a SAC.	B8/B2
Total		14.5		

Alston

Site Ref	Site Name	Total Size (Ha)	Environmental Sustainability	Permissible Use Classes
24	Skelgillside Workshops	1.31	Large scale employment development in this area would change the character of the area. Therefore any employment development would need to be appropriate to the setting in this rural upland landscape.	B1, B2 or B8

Site Ref	Site Name	Total Size (Ha)	Environmental Sustainability	Permissible Use Classes
26	High Mill	n/a	The mill is an existing building within the Alston Conservation Area. Any external changes would be very tightly controlled and development of the site is likely to result in the restoration of a currently derelict character.	B1 (The Council may consider a mixed use development to include C3)
Total		1.31		

Appleby

Site Ref	Site Name	Total Size (Ha)	Environmental Sustainability	Permissible Use Classes
19	Cross Croft Industrial Estate	2.56	There are no known sites or species of biodiversity importance within 250m of site however the River SAC is located just over 500m from the site.	B1, B2 or B8

Site Ref	Site Name	Total Size (Ha)	Environmental Sustainability	Permissible Use Classes
21	The Old Creamery	1.98	The site is immediately adjacent to the Settle-Carlisle railway Conservation Area which protects the historic railway line. The Appleby conservation area is about 330m away from the centre of the site, with the closet listed building about 320m and SAM 430m.	B1 (The Council may consider a mixed use development)
23	Shire Hall	n/a	Due to its location in the centre of Appleby, employment activity would be restricted to ensure there is no risk of harm to sensitive neighbouring receptors. Therefore there should be no impact on the SAC.	B1
Total		4.54		

Kirkby Stephen

Site Ref	Site Name	Total Size (Ha)	Environmental Sustainability	Permissible Use Classes
33	Kirkby Stephen Business Park	3.33	There is likely to be no ecological effect on this designated site. Unless the TPO trees are actually on the site they would not be at risk of development.	B1, B2 or B8
Total		3.33		

9 Conclusions

- The NPPF requires that planning authorities create objectively assessed targets for growth, based on qualitative and quantitative evidence.
- Our best estimate of this need is 5.7 hectares over the period 2014-31, which represents the minimum figure for which we need to plan.
- As Eden is an excellent place to attract new business due to its transport connections, relatively low house prices and high quality of life. We therefore see no reason as to why employment development should be artificially constrained against projections or past trends when it remains in the interests of Eden to attract new employment, especially when it is projected to lose much of its younger population.
- Eden's preferred option for growth is to adopt a strategy which considers the evidence of future market and workforce need but also presents a supportive strategy for growth beyond these figures.
- Eden has a strong supply of undeveloped employment land. The option for growth is defined by the amount of developable employment land. A crucial part of the Local Plan will be to understand any barriers to developing these employment sites and ensure that implementation mechanisms are in place to release land to support sustainable economic growth.

Appendix 1 – Land Availability Assessment – Full Tables

Site Ref	Site Address	Site Location	Settlement Hierarchy	Area	Current Land Use and Character	Description	Assessed for the Local Plan?	BF/GF?	Market Attractiveness	Possible Use	*Potential Constraints to Development (Existing info sources)*	Suitable?	Available?	Deliverable?	Source of Site	Discounted?	Proposed for allocation?
	PENRITH																
1	Eden Business Park Phase 1	Penrith	Main Town	7.942	Purpose built industrial/business estate, partly developed but majority are just infrastructure. Offices to be developed, predominantly undeveloped but site infrastructure in place.	Existing business park	No - Existing Site	GF		Suitable for B1 B2 B8 Uses.	None.	n/a	In use	Yes	EM2, 1996 Local Plan, 1.3ha	No	Existing site
2A	Eden Business Park - Gilwilly Extension	Penrith	Main Town	12.15	Purpose built industrial/business estate, partly developed but majority are just infrastructure. Offices to be developed, predominantly undeveloped but site infrastructure in place. Eco-office under construction. 2 portal frame sheds, agriculture use/wholesale, Greggs HQ. Infrastructure in place to allow further phases to come forward.	Purpose built industrial/business estate, partly developed but majority are just infrastructure. Offices to be developed, predominantly undeveloped but site infrastructure in place. Eco-office under construction. 2 portal frame sheds, agriculture use/wholesale, Greggs HQ. Infrastructure in place to allow further phases to come forward. B1-8, 857 jobs. B1, B2 or B8 – There is a pond within the site boundary and development of this site may require protected species surveys and possibly mitigation measures.	Yes	GF	Very Good	Suitable for B1 B2 B8 Uses.	Site currently constrained due to access to Greystoke Road but funding in place to redesign the junction (pinch point funding). Now nearing completion	Yes	Land owner has confirmed availability	Yes	Long standing strategic site, 2013 Employment Sites document	No	Yes
2B	Eden Business Park - Phase 2B	Penrith	Main Town	121.77	Greenfield site, adjacent to M6, rural in nature working farms and agricultural land.	Greenfield, undeveloped with no infrastructure. Adjacent to M6, rural in nature. B1, B2 or B8 – A large section of the proposed site is coastal and floodplain grazing marsh which is a protected habitat. However, this is a large site and there may be potential for development some of the site whilst leaving key areas for wetlands and habitats. working farms and agricultural land. Flood plain.	No - Long term option, significant environmental constraints	GF	Very Good	Suitable for B1 B2 B8 Uses.	Much of the site lies within flood one 3b. Would require access to M6 via junction 41.	Not at present	Land owner has confirmed availability	Not at present	Long standing strategic site, 2013 Employment Sites document	No	No, but longer term aspiration

Site Ref	Site Address	Site Location	Settlement Hierarchy	Area	Current Land Use and Character	Description	Assessed for the Local Plan?	BF/GF?	Market Attractiveness	Possible Use	*Potential Constraints to Development (Existing info sources)*	Suitable?	Available?	Deliverable?	Source of Site	Discounted?	Proposed for allocation?
MPB 1	Masterplan Option B Option 1, Redhills, Land adjacent Redhills Business Park	Penrith	Main Town	2.945	Greenfield site adjacent existing employment site.	Greenfield, undeveloped with no infrastructure, adjacent to A66 (west) rural in nature - working farms, grazing land. The site is next to the existing Redhills. B1 (site development subject to further assessment and discussion with Natural England). Other potential uses may be appropriate, subject to wider Development Management policies and Consultation. During the SA and HRA process, concern about the potential effects on the River Eden has resulted in a redrafting of the site boundary. It is imperative there is sufficient mitigation in place to prevent runoff from the site indirectly entering the River Eden. Business Park. The site has good road frontage to the north and, subject to highways comments, appears to have good access from the Redhills roundabout making is an ideal location for B8 and B2. The site has the potential to create an attractive business/light industrial park.	Yes	GF	Very Good	Suitable for B1 B2 B8 Uses.	Viability, landscape Impact	No	Land owner has confirmed availability	No	2013 Employment Sites document	No	No
MPC	Masterplan Option C, Skirsgill	Penrith	Main Town	3.289	Greenfield site adjacent existing employment allocation.	Greenfield, undeveloped no infrastructure, adjacent to A66 (east) rural in nature working farms, grazing land, query flood plain. The site topography is steep from the A66 towards the NE corner of the site and this may have implications for development density. We consider that this part of the site is more suited to	Yes	GF	Good	Suitable for B1 B2 B8 Uses.	Suitable for B1 B2 B8 Uses. Viability is a key issue for unlocking this site.	Yes	Land owner has confirmed availability (EDC/CCC Site)	Not at present	2013 Employment Sites document	No	Yes

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						residential, thus creating the value needed to unlock the western end of the site for B1(a) development.											
42	Kemplay Bank	Penrith	Main Town	5.50		Previously developed site on the edge of Penrith. Development is restricted by a number of environmental criteria which significantly reduces the potential developable area. Further detail assessment is required.	Yes	GF	Good	Suitable for B1 B2 B8 Uses.	Next to the River Eden which is an internationally protected site - major constraint.	Not at present	County Council owned site	No	2013 Employment Sites document	No	No
NR1	Land at Newton Rigg College (Area 1)	Penrith	Main Town	18.24	Brownfield Site		Yes - longer term	GF	Not assessed	Suitable for B1 B2 B8 Uses.	Not currently known	Yes	Land owner has confirmed availability	Not at present	Landowner	No	Longer term aspiration
NR2	Land adjacent Newton Rigg Campus (Area 2)	Penrith	Main Town	8.089	Greenfield site.		Yes - longer term	GF	Not assessed	Suitable for B1 B2 B8 Uses.	Not currently known	Yes	Land owner has confirmed availability	Not at present	Landowner	No	Longer term aspiration
NR3	Land south-east of Newton Rigg Campus (Area 3)	Penrith	Main Town	4.151	Greenfield site.		Yes - longer term	GF	Not assessed	Suitable for B1 B2 B8 Uses.	Not currently known	Yes	Land owner has confirmed availability	Not at present	Landowner	No	Longer term aspiration
	Land Adjacent Stoneybeck	Penrith	Main Town	7.599	Greenfield site.		No - uncertain as to future	GF	Not assessed	Suitable for B1 B2 B8 Uses.	Not currently known	Yes	No	No	Landowner	Yes	No
13	Penrith and District farmers Auction Mart	Penrith	Main Town	9.08		The site of the current Penrith Auction Mart and Cattle Market. The alternative site identified for relocation is unsuitable for development and therefore this site has been discounted as a preferred option.	No - existing site in use	BF	Very Good	Suitable for B1 B2 B8 Uses.	None	Yes	No	No	Landowner	Yes	No
MPA	Site west of the M6	Penrith	Main Town		Greenfield site, agricultural use	Undeveloped site adjacent to existing employment use. The site is blighted by a large animal rendering plant.	Yes	GF	Moderate	Unknown	Blight from rendering plant	No	No	No	2013 Employment Sites document		No

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	Haweswater Road	Penrith	Main Town	1.16	Employment site	Employment site	No - Existing Site	BF	Not assessed	In use	None	In use	No	No	Allocated in the 1996 Local Plan	Yes	Existing site
	Myers Beck	Penrith	Main Town	0.76	Employment site	Employment site	No - Existing Site	BF	Not assessed	In use	None	In use	No	No	Allocated in the 1996 Local Plan	Yes	Existing site
	Mardale Road	Penrith	Main Town	1.56	Employment site	Employment site	No - Existing Site	BF	Not assessed	In use	None	In use	No	No	Allocated in the 1996 Local Plan	Yes	Existing site
3	Business Park - Gillan Way	Penrith	Main Town	2.22	Employment site	Employment site	No - Existing Site	BF	Not assessed	In use	None	In use	No	No	Allocated in the 1996 Local Plan	Yes	Existing site
4	Bridge Lane Depot	Penrith	Penrith	0.92	Employment site	2 sheds presently on site. The majority of the site is hard standing for HGV. There is redevelopment potential in the form of an extension to B&Q or equivalent.	No - Existing Site	BF	Not assessed	In use	None	In use	No	No	Considered as part of the previous 2009 Employment Land Study	Yes	Existing site
	Land at Robinson Street	Penrith	Penrith	0.7	Employment site	Also P35 - discounted housing allocation. The site is a 1970s service yard with low quality buildings. Pet foods/equestrian food/carpet wholesale	No - Existing Site	BF	Not assessed	In use	None	In use	No	No	Considered as part of the previous 2009 Employment Land Study	Yes	Existing site
	ALSTON																
24	Skelgillside Workshops	Alston	Market Town	1.43	Greenfield land adjacent to developed workshop/office space within an established business estate. The site includes a vet surgery, fitness centre and portabowl pet food.	Part developed existing employment. B1, B2 or B8 - Large scale employment development in this area would change the character of the area. Therefore any employment development would need to be appropriate to the setting in this rural upland landscape. site with undeveloped land to the rear of the site.	Yes	GF	Good. This site provides ideal expansion land to the existing facility	Expansion land for B1(a) use	None	Yes	Yes	Yes	Allocated under Policy EMP3 of the 1996 Local Plan	No	Yes

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26	High Mill	Alston	Market Town	0.16	Dilapidated mill complex in Alston town centre.	Vacant building potential residential led mixed-use reuse opportunity. B1 (The Council may consider a mixed use development to include C3) - The mill is an existing building within the Alston Conservation Area. Any external changes would be very tightly controlled and development of the site is likely to result in the restoration of a currently derelict character.	Yes	BF	Good	Suitable for Mixed uses to include C3, B1(a) and B1(b)	Within the conservation area. Limited parking provision, accessed by narrow roads.	Suitable for a mixed use allocation to include C3 and B1(a)/ B1(b) subject to market demand.	Yes	Not at present	Considered as part of the previous 2009 Employment Land Study	No	Yes
29	Bonds Factory Potters Lane	Alston	Market Town	0.69	Greenfield site adjacent to land occupied by a foundry specialising in the manufacture of high spec steel casings	Part developed existing employment site with undeveloped land to the south of the site. B1, B2 or B8 - Mitigation measures would be required to be ensure that development was environmentally sensitive, sympathetic building design and materials, and appropriate planting to retain its character of the area.	Yes	GF	Good	Suitable for B1 B2 B8 Uses.	None	Suitable for B1 B2 B8 Uses.	Yes	Yes	Allocated under Policy EMP3 of the 1996 Local Plan	No	Yes
25	Alston Brewery	Alston	Market Town	1.03	Existing employment site	Micro brewer in 18th century building surrounded by residential development.	No - unavailable	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	Existing site
27	Alston Scrap Yard	Alston	Market Town	0.68	Scrapyard	Elongated site with large mill and spoil/scrap cards. Poor access	No - unavailable	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	Existing site
28	Former Foundry	Alston	Market Town	0.41	Brownfield site	The site has been cleared and is located at the end of a private access road which is accessible from a main road.	No - unavailable	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	Existing site

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30	Alston Garage Site adjacent to Station Road	Alston	Market Town	0.54	Garage	The majority of this site is occupied by a large garage on the approach to Alston Town Centre, off the A686 and backing onto the River Nent. A large portion of the site is tarmacked with one large shed and filling station. On the opposite side of the road is a workshop and parking with shared access to the rear of Samuel King's Secondary School.	No - unavailable	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	Existing site
31	EDC Industrial Units adjacent to the Station	Alston	Market Town	1.81	Current employment use	Redevelopment of former industrial space into 9 light industrial units, circulation space.	No - unavailable	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	Existing site
	APPLEBY																
19	Cross Croft Industrial Estate	Appleby	Market Town	2.56	Expansion of existing industrial estate. Surrounding are industrial with some residential.	Undeveloped land to the east of the existing industrial estate. B1, B2 or B8 - There are no known sites or species of biodiversity importance within 250m of site however the River SAC is located just over 500m from the site.	Yes	GF	Good	Suitable for B1 B2 B8 Uses with sufficient land to accommodate expansion during the plan period.	Suitable for B1 B2 B8 Uses with sufficient land to accommodate expansion during the plan period.	Yes	Yes	Not at present	Unallocated adjacent land. Allocated EMP3 1996 Local Plan	No	Yes
21	The Old Creamery	Appleby	Market Town	1.98	Site cleared. Surrounding are industrial with some residential.	Potential redevelopment opportunity. B1 (The Council may consider a mixed use development) - The site is immediately adjacent to the Settle-Carlisle railway Conservation Area which protects the historic railway line. The Appleby conservation area is about 330m away from the centre of the site, with the closet listed building about 320m and SAM 430m.	Yes	BF	Good	Suitable for B1(a)/ B1(b) subject to market demand. The Council may wish to consider a mixed-use development at this location.	Building is of historic importance. Limited parking provision - street frontage.	Suitable for B1(a)/ B1(b) subject to market demand. The Council may wish to consider a mixed-use development at this location.	Yes	Not at present	Considered as part of the previous 2009 Employment Land Study	No	Yes

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23	Shire Hall	Appleby	Market Town	0.12	Developed site, houses the old Shire Hall building. Surrounding uses are predominately commercial. Developed site. Grade II listed building. Appleby Conservation Area. Building subdivided, currently used by Highblade Cables, an Opticians and Beauty business.	Vacant building potential re-use. Old Shire Hall building which is Grade II listed. At the time of the original survey the building was undergoing refurbishment. B1 - Due to its location in the centre of Appleby, employment activity would be restricted to ensure there is no risk of harm to sensitive neighbouring receptors. Therefore there should be no impact on the SAC. opportunity.	Yes	n/a	Good	Suitable for B1(a) uses.	Grade II listed	Suitable for B1(a) use	Yes	Not at present	Considered as part of the previous 2009 Employment Land Study	No	Yes
20	Robinsons Transport Depot	Appleby	Market Town	0.21	Existing employment site	Undeveloped field to the rear of Robinsons Transport Depot. The site is allocated within the Local Plan for employment use but is currently developed for residential.	No - unavailable		Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	Existing site
22	East Eden Scrapyard	Appleby	Market Town	1.3	Scrapyard	The site is occupied by a busy scrap metal yard on the edge of Appleby. The site has limited frontage to Station Road. Part of housing site AP10	No - unavailable		Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	Existing site
	KIRKBY STEPHEN																
33	Kirkby Stephen Business Park	Kirkby Stephen	Market Town	3.33	Expansion of existing industrial estate. Next to open countryside	Part developed existing employment. B1, B2 or B8 - There is likely to be no ecological effect on this designated site. Unless the TPO trees are actually on the site they would not be at risk of development. site with undeveloped land to the north of the site.	Yes	GF	Good	Suitable for B1 B2 B8 Uses with sufficient land to accommodate expansion during the plan period.	None	Yes	County Council owned site?	Yes	2013 Employment Sites document	No	Yes
	Kirkby Stephen-North Road	Kirkby Stephen	Market Town	0.23	Employment site	Existing employment site	No - unavailable	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Allocated under Policy EMP3 of the 1996 Local Plan	Yes	No

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	Kirkby Stephen-Redmayne Road	Kirkby Stephen	Market Town	0.73	Employment site	Existing employment site	No - unavailable	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Allocated under Policy EMP3 of the 1996 Local Plan	Yes	No
32	Kirkby Stephen Railway Depot	Kirkby Stephen	Market Town	1.81	Employment site	Redevelopment of former industrial space into 9 light industrial units, circulation space.	No - unavailable	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	No
34	Hobson's Lane Industrial Estate	Kirkby Stephen	Market Town	19.7	Employment site	Developed industrial estate used for a range of uses (B1, B2 and B8) some light industrial, recycling, storage and distributions. Reasonably modern industrial estate. Occupancy levels high with only one vacancy (3,437 sq m (37,000 sq ft.)) marketed by Pell & Co.	No - unavailable	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	No
	KEY HUBS																
	Armathwaite	Armathwaite	Key Hub	0.165	Not assessed as discounted	In use as an employment site	No	BF	Not assessed	Unavailable			n/a	n/a	Allocated under Policy EMP3 of the 1996 Local Plan	Yes	No
39	Main Street	Brough	Key Hub	1.50	Current Grand prix Coach Depot plus equestrian paddock. Surrounding uses light industrial with small element of residential. This site is composed of two developed sites dissected by B6276 road, Grand Prix Coach Depot one side road, and small industrial estate opposite. There is good access A66. On the site of the Grand Prix depot there is one new development by Amey Mouchel. 1996 local plan allocation adjacent to west of small industrial estate.	Existing employment site with potential. B1, B2 or B8 - The redevelopment of this area is unlikely to have an adverse effect on the landscape in the north but there would be negligible effect on the landscape from development in the southern part of the site. for redevelopment.	No	BF	Not assessed	Unavailable	Not assessed	Suitable for B1 B2 B8 Uses with sufficient land to accommodate expansion during the plan period.	Yes. County Council owned site	Yes	2013 Employment Sites document	Yes	No

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	Brough Market-New Bridge	Brough	Key Hub	0.39	Not assessed as discounted	In use as an employment site	No		Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Active site	Yes	No
	Land adjacent Trading Estate, Main Street	Brough	Key Hub	1.256	Greenfield site and adjoining landscaped public amenity area.	In use as an employment site	No	GF	Not assessed		Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study		
	The Old Tile Works, Peafoot	Culgaith			Not assessed as discounted	In use as an employment site	No		Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study		
	Great Asby	Great Asby	Key Hub	0.44	Not assessed as discounted	In use as an employment site	No	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Allocated under Policy EMP3 of the 1996 Local Plan	Yes	No
	The Warehouse, Hackthorpe Hall	Hackthorpe	Key Hub		Not assessed as discounted	In use as an employment site	No				Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study		
	High Hesket	High Hesket	Key Hub	0.3	Not assessed as discounted	In use as an employment site	No	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Allocated under Policy EMP3 of the 1996 Local Plan	Yes	No
	CCC Depot to the north of Brackenbank Farm	Lazonby	Key Hub	0.461	Hardstanding area surrounded by grass.	In use as an employment site	No	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	No
	Bank Top Store	Lazonby	Key Hub		Not assessed as discounted	In use as an employment site	No				Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study		
	Lazonby	Lazonby	Key Hub	1.97	Not assessed as discounted	In use as an employment site	No		Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Allocated under Policy EMP3 of the 1996 Local Plan	Yes	No
	Kirkby Thore Industrial Estate	Kirkby Thore	Key Hub	0.58	Not assessed as discounted	In use as an employment site	No	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Allocated under Policy EMP3 of the 1996 Local Plan	Yes	No

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35	British Gypsum Works, Kirkby Thore	Kirkby Thore	Key Hub	19.7	Not assessed as discounted	Good strategic links to the M6 and A1 via the A66. The site comprises of a large manufacturing plant, somewhat isolated in location. There are no similar uses around the locality.	No				Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study		
	Kirkoswald	Kirkoswald	Key Hub	1.02	Not assessed as discounted	In use as an employment site	No	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Allocated under Policy EMP3 of the 1996 Local Plan	Yes	No
	Langwathby-Storey Bank	High Mill	Key Hub	0.47	Not assessed as discounted	Part of High Mill in Langwathby Neighbourhood Plan	No	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Allocated under Policy EMP3 of the 1996 Local Plan	Yes	No
	Back Lane Workshop	Long Marton	Key Hub		Not assessed as discounted	Workshops	No	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	No
40	Wright Brothers Garage, Nenthead	Nenthead	Key Hub	2.09	Not assessed as discounted	The site is currently occupied by the Wright Brothers Transport Company and used as a bus depot. The majority of the site is occupied by a large transport shed which forms the largest building in Nenthead. Permission for another garage. Landowner informs site may be available for residential development. Site LNE3.	No	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	No
	Silver Yard	Orton	Key Hub		Not assessed as discounted	Existing employment use	No	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	No
36	Corus Quarry, Shap	Shap	Key Hub	45.74	Not assessed as discounted	Rural Location adjacent to the M6 and Railway Line	No	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	No
37	Vion Foods, Shap	Shap	Key Hub	3.25	Not assessed as discounted	Disused small scale food plant and office	No	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment	Yes	No

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															Land Study		
41	Quarry Garage Stainton	Stainton	Key Hub	2.09	Not assessed as discounted	Occupied by Omega Proteins	No	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	No
15	Stainton Haulage Site	Stainton	Key Hub	2.09	Not assessed as discounted	Farm complex used as haulage yard for Dent Company, Penrith. Large number HGV's approximately 15, some brick buildings, farm houses, barns, hard standing. Some construction works at far end of site with erection of steel portal frame. Also separate ground works and earthmoving near entrance to the site	No	BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	No
38b	Old Tebay Railway Sidings	Tebay	Key Hub	1.42	Small industrial uses. Buildings and site have limited visibility from the road side	Part developed existing employment. B1, B2 or B8 - Provided that appropriate site design mitigation and environmental controls were implemented there should not be a risk to human health from the redevelopment of this site. Problems are more likely to occur during construction with the risk of disturbing contaminated material arising from the site's former use. site with some undeveloped areas.	No	BF	Not assessed	Unavailable	Possible restricted access by HGVs? Access via a narrow road.	Suitable for B1 B2 B8 Uses with sufficient land to accommodate expansion during the plan period.	n/a	n/a	2.5ha allocated under Policy EMP3 in the 1996 Local Plan	Yes	No
	VILLAGES AND HAMLETS																
	Land at Skirsgill Lane	Eamont Bridge	Village/Hamlet	2.931	Greenfield site.	Greenfield site.		GF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	No

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9	Fire Department Convalescence Home, Eamont Bridge	Eamont Bridge	Village/Hamlet	4.31	Residential	The main convalescence home is located in the centre of the site with a small cul-de-sac of detached bungalows situation off the main access road which are available to beneficiaries for recuperation breaks. The rest of the site is laid to grass with mature trees and planting throughout.		BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	No
18	Newbiggin Stainton- Former Lime Works/Quarry	Newbiggin, Stainton	Village/Hamlet	3.78	Quarry	The site is large in size and is part in use by Hanson brick and aggregate plant/store. The majority of the site contains semi derelict/derelict buildings of poor quality. Part of the site is cleared and fenced off and the site includes old quarry works to the south west of the site.		BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Allocated under Policy EMP3 of the 1996 Local Plan	Yes	No
	North Lakes Business Park, Flusco	Newbiggin, Stainton	Village/Hamlet	0.87	Existing business park	Existing business park		BF	Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Allocated under Policy EMP3 of the 1996 Local Plan	Yes	No
16	Flusco Recycling Depot	Newbiggin Stainton	Village/Hamlet	0.87	Recycling depot	Modern, purpose built recycling facility, good circulation to recycling facilities.			Not assessed	Unavailable	Not assessed	Not assessed	n/a	n/a	Considered as part of the previous 2009 Employment Land Study	Yes	No
	Premises on the market, April 2015																
	Sidings Industrial Estate	Tebay	Key Hub														
	Winderwath Farm	Temple Sowerby	Key Hub														
	Eden Conference Barn, Spitals Farm	Temple Sowerby	Key Hub														
	Thorpe Stable Barn	Tirril	Key Hub														