



# Industrial Units Relocation Strategy

On behalf of:

**Derwent Holdings Ltd**

In respect of:

**Edge Lane Retail Park  
Liverpool**

Date:

**28 September 2010**

Reference:

**MA/MA/1003708/R008m**

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## **1.0 Introduction**

- 1.1 This Industrial Relocation Strategy Report is submitted on behalf of our client; Derwent Holdings Ltd ('DHL') in support of a full planning application for the erection of a mixed use development on land at Edge Lane, Liverpool. The proposed development is comprised of retail, leisure and restaurant uses. In addition, the development includes associated car parking, landscaping, servicing, and other associated works.
- 1.2 This report is intended to provide the framework to be implemented that will ensure existing businesses are satisfactorily dealt with during relocation.
- 1.3 The principle of relocating these business units has been established by the progress through the adoption of the Edge Lane Central Development Framework, and this is an important material consideration in the consideration of this application.
- 1.4 DHL control the entirety of the existing industrial area and benefit from a freehold position. They also have a freehold position in relation to the proposed relocation site, which is subject of a separate application under determination. As such, there is no reliance upon the acquisition of third party land to implement this relocation strategy. The report will identify the relocation site, and the scope of the proposed accommodation, in which existing businesses can relocate.

## 2.0 Relevant Planning Policy

- 2.1 The majority of the application site is allocated as a Retail Warehouse Park under Policy S11. Proposals for retail warehousing are encouraged, and no formal policy protection is provided in terms of other uses which may currently occupy the site.
- 2.2 Much of the area of land to the west of the railway line is allocated as a Mixed Use Area, where proposals for mixed use development (including retail, residential, community and other employment generating uses) are encouraged. The supporting text for this policy does make specific references to a number of these sites and then provide further advice in terms of appropriate uses. However, no such advice is provided in respect of the area in question. The area of land west of the existing Binns Road is allocated as a Primarily Industrial Area under Policy E1.
- 2.3 In respect of employment land policy, the UDP affords policy protection to employment development in Primarily Industrial Areas as covered by Policy E1. This states that planning permission for other uses in this areas will only be granted where the proposal would act as a catalyst to the complete redevelopment of the site or area primarily for industrial/ business; would not prejudice the long term development primarily for this uses; would not cause unacceptable traffic and highway congestion and related problems or have an impact upon residential amenity and would not conflict with other policies within the plan. Only the modest area of land west of the existing alignment of Binns Road is allocated under E1, and as such only that part of the proposal site has policy protection is in place.
- 2.4 It is therefore the case that there is no formal requirement (in policy terms) to relocate employment premises which are located within the application site (other than those units west of Binns Road) would otherwise be lost to relocate informally. However, Derwent Holdings is pleased to provide reassurance that a comprehensive approach to occupier relocation is being taken forward, even though this is not strictly necessary in planning policy terms.

## Other Material Considerations

- 2.5 Section 38 of the Planning and Compulsory Purchase Act 2004 requires planning

decisions to be taken in accordance with the development plan unless material considerations suggest otherwise. Material considerations can extend to include anything that is within the remit of land use planning, factors that are of relevance to specific development proposals, and includes the Government's policy on different aspects of planning set out in planning policy statements, planning policy guidance notes and government circulars.

- 2.6 As discussed previously, the progress towards adoption of the Edge Lane Central Development Framework establishes the principle of comprehensive development in this area. In addition, the UDP allocation of the site affords little policy protection for ongoing employment uses, and therefore their loss would not be a compelling reason for refusal. This report provides an opportunity for betterment, with a suitable mechanism that could be put in place via a legal agreement and conditions. This is a material consideration that weighs in favour of the positive determination of this application.

## 3.0 Relocation Strategy

- 3.1 The existing premises within the application site are located to the south of Edge Lane, with access taken from Tapley Place. This is comprised of 5 units including Ray Sanders, two trade counter uses and other vacant buildings. This amounts to approximately 3060m<sup>2</sup> of industrial floorspace. The applicant owns the freehold for the entirety of this site.
- 3.2 The structure and composition of the employment generating floorspace across the Development Framework area will alter the employment profile of the area going forward. This development proposal, in association with the application for replacement light industrial units, will involve the rationalisation of employment activity within the local area.
- 3.3 A planning application (10F/1491) for the change of use of 491-499 Edge Lane (Halfords and former MFI) from A1 retail to class B2 (general industry) and the erection of 16 new B2 units (general industry) was submitted in June 2010. This application site is north of Edge Lane directly adjacent to the main vehicular access for the retail park. This application has yet to be determined.
- 3.4 Three existing businesses will need to relocate outside of the application site, and Derwent is firmly committed to facilitating this relocation. Sanders will be relocated to nos. 491-499 Edge Lane (Halfords and former MFI unit) with the proposals being designed in consultation with Sanders to meet their business needs. The other existing businesses will have the opportunity to be relocated to the proposed new build units.
- 3.5 Derwent have recently concluded negotiations with previous landowners to secure the freehold, and key to this process has been the reassurance in terms of the specification, certainty and timing of the availability of relocation premises.
- 3.6 Material considerations which weigh in favour of the proposal are demonstrable and persuasive, and should be afforded weight in accordance with s38 of the Planning and Compulsory Purchase Act 2004. These are as follows;

- The recent adoption of the Edge Lane Central Development Framework sets an important milestone and direction of travel for the broader redevelopment of the Edge Lane corridor, critical to which is the relocation of these premises and;
- The regeneration benefits associated with the development proposals are substantial and will enhance the area physically, economically and socially, particularly in terms of employment provision.

## **4.0 Conclusion**

- 4.1 The proposed development includes the necessary relocation of the existing businesses from the Tapley Place trading estate. It is necessary to ensure this process of transition is as straightforward as possible for existing occupants.
- 4.2 These businesses will need to be relocated from within the application site to alternative premises and Derwent have committed to secure planning consent for buildings suitable for their occupation (with their input into specification being integral to their proposed form) and constructing them to developer specification to enable their seamless relocation.
- 4.3 It is proposed that the requirement for the submission of a Business Relocation Strategy will be included within a legal agreement attached to the consent, should it be granted. This legal agreement will ensure the strategy is developed in discussions with the City Council prior to the commencement of development.

