

Policy CS17 – Protection of Employment Land

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Land will be safeguarded within designated employment areas to maintain and create local employment and provide a range and choice of sites and premises in terms of quality, accessibility, type and size to meet the priorities identified in Policy CS2 and Policies CS4 to CS11.

Alternative uses will only be acceptable on land designated for B1, B2, B8 or other similar employment uses where:

1. the site would not be suitable for the priority sectors identified in Policy CS14; and
2. the site has been continuously marketed for employment uses at realistic prices for a period of at least 12 months and there is no reasonable prospect of the site being re-used for employment uses;
3. an ongoing supply of available, suitable, developable land, sufficient to meet the needs identified in Policy CS13 would still be retained; and
4. the uses proposed are compatible with the character of the surrounding area, would not restrict the operation of existing employment uses, would contribute toward establishing a more sustainable pattern of development and would meet the requirements of Policy CS42; and
5. in the case of residential development, that additional housing is needed to demonstrate an ongoing 5-year housing land supply, in line with Policy CS19; and
6. in the case of main town centre uses, that the proposal has been subject to an impact and sequential test under national policy and meets the requirements of Policy CS29; or
7. the development is necessary to secure additional employment development that would not otherwise be viable to provide and criteria 4, 5 and/or 6 (above) would also be met.

Priority will be given to the protection of sites that score highly against the criteria set out in the Wirral Employment Land and Premises Study and are able to provide employment and training for people in areas of greatest need.