



121 – 131 BELL LANE
BURY BL9 6BB

EMPLOYMENT STATEMENT

December 2021

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- 1.1 The previous use of the subject site was a retail outlet, which was last occupied by HSS Hire, however the unit has now been empty for a couple of years.
- 1.2 The site is located within the Freetown employment generating area (EGA) as identified under UDP policies EC2/1 and EC2/1/5. In the defined EGA's, as identified on the proposals map, the council will only allow development for the uses specified. Within the pre-app consultation for this application, the uses referred to were B1, B2 and B8. However, these are no longer uses within the Use Class Order (as amended).
- 1.3 Furthermore, within the pre-app consultation, the Local Authority acknowledged that the site is not currently in employment use and that the aim of the policy is not to remove or prevent the improvement of uses such as housing, local shops and community facilities in these areas. The pre-app consultation response goes on to acknowledge that the proposed development would effectively maintain the existing use of the site and that it is located on the very edge of the EGA. On this basis, the proposal would not conflict with UDP policy EC2/1.
- 1.4 This acknowledgement is a key point with regard to the site's location in the EGA. The proposed development continues the employment use of the site by the inclusion of a retail outlet to the Ground Floor. Therefore, there is no actual loss of employment use, particularly as the proposed retail unit will be larger than the one that previously occupied the site.
- 1.5 Based on this continuous provision, as acknowledged by the Local Authority within the pre-app consultation, there should be no objection to the proposed redevelopment of the site.

