

## **Planning Committee Update Sheet – 7<sup>th</sup> February 2018**

### **Item 8**

#### **07/2017/3818/FUL – Land at Club Street, Bamber Bridge**

Late representation has been received from South Ribble Economic Development (SRED) with regards to the applicants Employment Skills Assessment (ESA).

Although the ESA does conform to the requirements of the Employment Skills SPD, it is deficient in a number of things which do not allow for full assessment.

The applicant's case does not include a development value for the scheme and it is therefore not possible to establish in any meaningful way the extent to which the plan will deliver outcomes consistent with established national benchmarks. Based on the size of the proposed development it would appear likely that the development value of this project is likely to exceed £1m.

The submission also fails to consider the split between existing and new jobs on occupation, or to address the issue of recording and reporting which could and should form a basis against which the application can be monitored.

The applicant has clearly demonstrated an intention to address the requirements of the SPD, but at this stage it is not possible to determine whether the submission truly meets its remit. It should be acknowledged however that the applicant's submission was made very shortly after adoption of the new SPD, and that at this time there were few examples of this study or available data on which they could base their submission.

In view of the above therefore, it is considered reasonable to suggest that the outstanding matters are addressed through the condition below:

Prior to commencement of work on site, an Employment & Skills Assessment shall be submitted to and agreed in writing by the Local Planning Authority. The assessment shall have regard to, but not be limited to the National Skills Academy for Construction, and Homes & Communities Agency Employment Density Guide (3<sup>rd</sup> edition 2015) documents.