

Southbourne Parish Neighbourhood Plan Review 2019 - 2037
Policy SB6 Using Scarce Employment Land Efficiently
Supporting Evidence SB6.EV1

EMPLOYMENT (GENERAL AND TOURISM)

INFRASTRUCTURE GROUP MEETING 21 August 2019 7.00pm at St John's Centre
Notes

Present : Jonathan Brown, Roy Seabrook, Jeff Ware, Mike Downer, Sarah O'Brien Twohig, John Garrity, Graham Hicks, Geoff Talbot, Sue Talbot.

Apologies : Robert Hayes, Neil Redman, Alice Smith, Sarah Richardson.

1 SB9 – EMPLOYMENT

- 1.1 Geoff summarised his circulated background papers, which were noted, and reported on his meeting with a representative of the Economic Development Team at CDC. CDC had agreed that the growth area in employment in Southbourne is principally in skilled labour and home working. In summary, co-working, where individuals spend some time in a common work place swapping ideas and sometimes working together, is growing. Hot-desking facilities enable people to drop in for an hour or so, not necessarily working all day in one place.
- 1.2 Details were given about the four centres visited. The Fernhurst Centre is a small facility operated by the Parish Council in a converted shop in the centre of the village. The Chichester Community Development Trust (CDDT) facilities serve some 1500 dwellings in the Graylingwell area in Chichester (comparable in size to the Southbourne expansion). It currently provides Community Facilities (café, meeting room and day nursery – pack and play) and is undertaking the provision of workspace within land and renovated building assets inherited from the development. Rume2 in Chichester is a commercial operation offering booking of communal workspace/stations to members on a 24/7 basis. Freedom Works, in Metropolitan House in Chichester, combines modular offices and hot desks, boardroom and kitchen.
- 1.3 It was noted that Policy AL13 in the Local Plan (Preferred Approach) requires “land to be allocated for employment” but is not specific about how much or what for. Therefore, it would seem to be for the Neighbourhood Plan to decide in consultation with CDC.
- 1.4 It was concluded that flexible office space should be proposed. This could provide an element of hot desking, say 8 to 10 spaces, and the potential for co working facilities of around 30 – 40 desks, together with meeting rooms, boardrooms/conference rooms together with kitchen facilities. It was suggested that this should provide at least 350-400m² of floorspace within a “community hub” development, which should also include a nursery and “pack and play” facility thus allowing parents working from home the opportunity to hot desk/co work with child care being charged at an hourly rate rather than a day rate.

- 1.5 In addition, it was concluded that at least 4 x 65 sq m workshops could be provided in close proximity to the hub to cater for demand from self-employed home-based traders who may wish to rent workshop space. Separate purpose built storage space should also be provided to allow local tradesmen to store their materials/equipment. This would total some 350m² to be added to the community hub requirement. Associated parking space would be required for tradesmen's vehicles.
- 1.6 It was agreed that a single multi purpose community hub established as a charitable organisation and limited liability company should be investigated as a means of ensuring effective management with users being charged to cover at least maintenance costs together with an element of return. Any trust should not be required to fund activities without return.
- 1.7 It was noted that employment in the Human Health and Social Work sector is likely to be significant given the number of Care Homes in the Parish. The surveys undertaken of these local employers would suggest that there are difficulties in recruiting and retaining staff, due to a large degree to the high cost of housing in the Parish.
- 1.8 Recommendation 1 It was agreed that on the basis of what had been discussed by this Group and the opinions offered by CDC and operators, that a co-working facility (Community Hub) would be appropriate in Southbourne, providing flexible workspace and meeting room(s), being some 350-400 m² in total. A café and/or breakout area would also be necessary. It would be sensible to provide these facilities within/alongside any new Community Centre where a café/restaurant area could also be provided together with a Childrens' Nursery to assist working parents.
- 1.9 Recommendation 2 It was agreed that a further 350m² of workspace should be sought, comprising at least four workshops and separate storage units for local home based traders, with appropriate parking space.

2 SB9 - TOURISM

- 2.1 It was noted that the Parish lies within an area popular with visitors/tourists. The largest amount of holiday accommodation in the Parish is provided at the seasonal Camping and Caravan Club site on Main Road, Southbourne. Emsworth Marina and the Deck Restaurant lie within the Parish, and there are other significant Marina facilities at Thornham. Local shops, cafes and pubs (the Travellers Joy at Southbourne and the Sussex Brewery at Hermitage), all provide employment and are supported to varying degrees by visitors. These amenities and the surrounding natural environment so attractive to visitors, especially the Harbour, need to be supported.
- 2.2 Recommendation 8 Many local facilities and the jobs they provide are supported by visitors and this needs to be recognised and supported.

END

