

Southbourne Parish Neighbourhood Plan Review 2019 – 2037
Policy SB6 Using Scarce Employment Land Efficiently
Supporting Evidence SB6.EV3

Employment Land Allocation - Evidence Base Documents (1/7/19)

Note forming basis of discussion with interested parties

Framework:

Chronology and references

- 1. Chichester District Employment Land Review June 2009** – Roger Tym & Partners; document available on line at chichester.gov.uk

Whilst the state of the economy has changed markedly since 2009 (hence the first review undertaken in 2013) the results of the commercial agent’s survey and the conclusions of the report remain relevant today. Between 2009 and 2013 very limited redevelopment has provided a small number of modern units which took sometime to be fully let post 2013.

- (i) Chichester District Employment Land Review January 2013 – GL Hearn;**
- (ii) Chichester Employment Viability Assessment Report June 2013 – Capita Symonds.**

GL Hearn report indicates that the relevance relates to the state of the units, poor access and other on-site amenities. The inclusion of the potential allocation of up to 2 hectares of employment land was not fully justified and the quantification of any provision was not taken forward – Capita Symonds report (June 2013) - published to support the Chichester Local Plan: Key Policies 2014 – 2029 document.

Capita Symonds report identifies that “there does not appear to be a need for additional employment provision in this location”. It does identify the “commuting” nature of Southbourne’s economically active population para 19.11.

- 2. Southbourne Parish Neighbourhood Plan Business Survey, August 2013.**

The Business Survey findings reflected:

- i) the low level of employment locally of residents;
- ii) the longevity of location of activities in the Parish;
- iii) the suitability of the old units;
- iv) the relatively small scale of most units.

Given that very few activities have moved away together with the fact that few voids remain for redevelopment the findings of the Business Survey remain substantially relevant today.

3. Chichester Local Plan: Key Policies 2014 – 2029, July 2015.

The adopted Local Plan, in examining “The Economy and Employment”, made no strategic employment land allocations in Southbourne which was in line with the recommendations of the Capita Symonds report (see 3 above). Employment Policy 5 of the SPNP is in line with the LP approach to safeguarding existing stock of employment sites and premises and to encourage refurbishment and upgrading (para 6.9). In considering strategic development at Southbourne (Sect 12) reference is made to “good access to employment elsewhere”, the severe constraints at Clovelly Road, the benefit of refurbishment and the need to keep under review the potential for continued employment use and further investment. (para.12.67)

4. Southbourne Parish Neighbourhood Plan 2014 – 2029, September 2015 (SPNP).

In addition to the employment policy text at para. 4.48 (page 40) identifies the level of home working recorded by 2011 Census and concludes that provision of small flexible units with easy leasing arrangements may be justified.

5. Chichester Housing and Economic Development Needs Assessment (HEDNA), January 2018 - GL Hearn.

This report sets out the latest set of housing and employment projections which inform the conclusions in the Local Plan review. The Household forecasts presented are based on the 2014 Subnational Population Projections published in 2018. Two sets of Employment Land Need were undertaken in line with PPG advice – i) land required based on forecast jobs growth; and ii) forecast based on past completion trend data (Executive Summary): i) 8,900 additional jobs; ii) 14,900 additional jobs – these became known as the “baseline scenario” and the “growth scenario”. A number of scenarios were produced around these growth forecasts for the period 2016 – 2036. However, Southbourne is identified as having stronger links to both the Portsmouth Housing Market Area (HMA) and the Functional Economic Market Area (FEMA) and in this respect the allocations for Havant Borough are set out with the figures showing a large provision of employment land. The HEDNA examines annual growth by employment sectors and total growth by sector over the Plan period (Figure 22 & Table 2) and key points summarised following.

Southbourne Parish Neighbourhood Plan State of the Parish Report (Part1 Sept 2013, pages 11 & 12) contain a summary of total employed (16 – 74), the occupations and the employment by sector for 2011(ONS 2011 Census). (see 7 below)

Availability of both office and industrial floorspace is examined in the HEDNA (Sect. 10). Whilst no detailed breakdown is provided by parish a useful comparison might be made between the data collected in the SPNP Business Survey and Figures 56, 57, 58, 65, 66, 67, and 68 for the East-West Corridor where development at Tangmere appears to account for the majority of new build industrial floorspace. Para. 10.43 identifies the difference in rental charge per sq.foot and this is important in relation to Southbourne.

Apart from identifying Southbourne’s relationship within the Portsmouth HMA/FEMA and by implication the trend for residents to employment there is no detailed analysis in respect of Southbourne. The HEDNA therefore appears not to overturn the conclusions of the 2009 and 2013 reports prepared for CDC in their description of local conditions in Southbourne.

6. Chichester Local Plan Review 2035 – Preferred Approach, December 2018

The Local Plan Review (Policy AL13) sets the requirement of around 1,250 dwellings to be phased throughout the plan period, **together with employment land and supporting uses (subject to further investigation of potential sites)***. This may include an up to two form entry primary school; expansion of the secondary school **subject to further consideration and provision of community infrastructure potentially to include early years’ childcare provision, community hall/centre and expansion of doctors’ surgery***. Southbourne Parish Council is preparing a revised neighbourhood plan for the parish which will identify potential development site(s) and **the Council will work closely with the Parish Council*** in the neighbourhood planning process. (Strategic Allocations - Southbourne, para 6.89, page 127).

The relevant policies are set out below:

Policy AL 13 point 7. Expansion and provision of community infrastructure potentially to include early years’ childcare provision, community hall/centre and expansion of doctors’ surgery **plus flexible space for employment/small-scale leisure use***; (page 134).

Policy DM10: New Employment Sites

Development proposals for employment uses within Use Classes B1 (b) B1 (c), B2 and B8 will be permitted within the settlement boundaries, as defined on the policies map. Proposals for new office development will be permitted where they are focussed in Chichester city centre and the settlement hubs in accordance with the sequential test set out in national policy. Small scale office uses will be permitted in other service villages to meet local needs and as part of the residential-led allocations provided for in Policies SA1-SA14.

The Council will require new employment development, where feasible, to provide for a mixture of unit types and sizes to accommodate the needs of start-up and move-on businesses within the plan area*.

Development proposals will also need to be compatible with other policies in the Plan to ensure that the development is otherwise acceptable. (page157).

The proposed policies contained within the Local Plan Preferred Approach set a framework within which the review of the SPNP can be undertaken. However little guidance is given as to the basis of the conclusions reached nor a suggested extent of allocation within Southbourne Parish.

7. Possible additional evidence base documents and initial conclusions arising

• Comparison of ONS 2001 and 2011 Census - Southbourne Parish: Employment data

ONS 2011 Census data by Occupation and by Industry of Employment for residents in Southbourne Parish was analysed and set out on pages 11 & 12, SPNP Part1: State of the Parish Report, Sept 2013 (SOP 1). ONS 2001 Census data also was collected but was not included; *this data is being retrieved and will be analysed and compared with that of the 2001 Census data*. Initial analysis shows that an increase in the number in employment of + 244 persons occurred between the 2001 and 2011 Census. Whilst further analysis is required it is suggested that comparison with forecasts of future employment growth by industry contained in the HEDNA and upon which future CDC employment land allocations are based would tend to suggest that sector trends in Southbourne Parish may not mirror the assumptions used.

- ONS Quarterly Return Jan-March 2014** recording the proportion of those in employment as “home workers” had increased by 1.3 million from 2.9 million nationally in 1998 to 4.2 million in 2014. This total represented 13.9% of all those in work (30.1 million); 1.5 million (5%) worked from home and 2.7 million (8.9%) used their home as a base whilst working in different places. The published Return indicates that the jobs of home workers tended to be concentrated in higher skilled roles: 35.2% professionals or associated professionals, 23.5% skilled trades; in all some 73.4% of home workers were in some of the highest skilled roles in the economy.
- Lists of companies/locations within Southbourne Parish making a return on the register of Non Domestic Rates** were prepared in 2013 and again in April 2019. Over that period there has been an insignificant change in the number of firms/locations identified in the Parish.
- Reports on flexible and home working** e.g. IWG Global Workspace Study 2019 – IWG companies include Regis, Spaces, HQ, No 18. Signature. co working facilities; Linkedin 2019 Global Talent Trends; Gallup analysis 2012 - 2016 flexible working - flexible working 1 day or less fell from 34% to 25% over the period but those working 4or 5 days a week from home rose 24% to 31%;

- Potential for **live/work units**: CDC response to Selsey Neighbourhood Plan Reg 16 Submission (page 43) indicated that Live-work units would be supported where appropriate and there is sufficient justification for them to be included. (CDC web site). livework network.com; Creating Live/Work units (Verve) –Planning Resource 13/02/2012 and 15/11/2016 – ratio of floorspace important for sole practitioner and normal requirement of 1/4 to 1/3 of floorspace devoted to work use to secure mortgage.
- Recent examination of commercial property agents’ internet sites covering Chichester/Southbourne/Havant area - e.g. Flude, Vail Williams, Prime Location, Land & Castle, Henry Adams, Strutt & Parker, Rume2 indicate whilst no sites available in the Parish. However, in line with conclusions drawn in CDC supporting evidence there is a plentiful supply of accommodation in Chichester and Havant, e.g.: Chichester - Metro Centre/Freedom Works, Enterprise Centre/Basepoint, Crane Street; Havant – Broadmarsh Business & Innovation Centre, Harts Farm, Langstone Technology Park; almost all space available is flexible and is advertised under the description of “co-working” centres and are in line with recent studies (incl Harvard Business Reports) indicating that productivity/innovation is improved if small/start up activities have access to shared facilities which encourages face to face contact missing in isolated space - this would support the development of a community hub facility in Southbourne providing community facilities along with some flexible office space.
- Increasing use of internet sites for employment opportunities for flexible/home working e.g. indeed.co; simplyhired .co; cvlibrary; totaljobs; facebook group “Flexible Working for People Like Me”.

Advice is required regarding any survey that needs to be undertaken on home working i.e. sample size; questions e.g:

Do you work from home all the time/regularly/occasionally/never?

Is there anything that would make it easier for you to work remotely?

What impact will the development of 1,250 new homes have on your business, your ability to work from home or from your current premises?

What infrastructure do you think you will need as a result of the increased development in the village?

If there were flexible work spaces in Southbourne, would you use these?

Would you use them all the time/regularly/occasionally/never?

What would you require from these spaces to make them suitable for you to use?

Do you currently use flexible working spaces?