Policy Framework for Employment Floorspace

December 2008

Foreword

This is one of a series of Policy Frameworks produced by the Partnership for Urban South Hampshire (PUSH) to guide the preparation of Local Development Frameworks. The Policy Frameworks are intended to provide a sub-regional context for detailed policies and proposals in individual Local Development Documents, within the overall regional policy framework contained within the South East Plan.

This Employment Floorspace Policy Framework sets out targets for the provision of new employment floorspace in each authority, or part thereof, within the South Hampshire sub-region during 2006-2026. There are separate targets for office, manufacturing and warehousing floorspace for each five year period. PUSH will monitor the achievement of the targets.

Three appendices explain how the targets compare with the existing supply of new floorspace and the implications of each authority's area. This information was correct at April 2006 – the beginning of the 2006-2026 period to which the targets relate – but will become increasingly out-of-date as time progresses. PUSH's monitoring will evaluate the contemporary position at regular intervals.

The targets in this Policy Framework will be reconsidered when the South East Plan is reviewed, or at an earlier date if required by the results of monitoring.

A background document will be published by PUSH setting out the detailed justification for the targets contained in this Framework and amplifying the apportionment process through which they were produced.

This, and the other Policy Frameworks, can be seen on the PUSH website at: www.push.gov.uk.

Contents

Summary

The economy-led strategy for South Hampshire, with a target of achieving GVA growth of 3.5% per annum by 2026, will require around two million square metres of net additional floorspace for business development between 2006 and 2026.

The draft South East Plan Policy SH6, renumbered as Policy SH3 in the Government's proposed changes, sets out the scale and type of this new floorspace for South Hampshire's South West and South East sub-areas.

This policy framework provides floorspace targets for each PUSH authority in order to meet these employment floorspace targets, set out in detail in Tables 2 to 7, through their Local Development Documents. A number of the targets set out in the Framework are to be considered as minima or maxima.

In accordance with Draft PPS4, PUSH advocates a pragmatic and flexible approach to the allocation and approval of land for employment. It will, also support authorities who seek to safeguard employment land from other development proposals, where justified by an up-to-date Employment Land review, in order to ensure long term choice and flexibility in the market.

PUSH will initiate a robust monitoring regime to assess the extent to which the targets set out in this Framework are being achieved. Performance at delivering the targets against the South East Plan requirements will be assessed primarily at the sub-area level.

Where monitoring shows that targets are not being achieved, PUSH will initiate a review and, in consultation with individual authorities, agree revised figures where considered necessary to deliver the floorspace requirements set out in the South East Plan.

1. Introduction

1.1 The focus of the strategy for South Hampshire is to secure significant improvement in economic performance to at least match the regional average, with a target of achieving Gross Value Added (GVA) growth of 3.5% per annum by 2026.

1.2 This will involve an increase in jobs as well as productivity and will require land for business development as well as housebuilding. The spatial strategy is to focus growth on the cities of Southampton and Portsmouth and the main towns, together with two Strategic Development Areas and the Strategic Employment Zone[1] in Eastleigh.

1.3 The aim to increase the sub-region's economic growth rate to 3.5% per annum by 2026 is expected to create around 59,000 new jobs and require around two million square metres of net additional employment floorspace.

1.4 The South East Plan includes a policy for the scale, location and type of employment development within the sub-region. Policy SH6, renumbered as Policy SH3 in the Government's Proposed Changes, splits the sub-region into two separate sub-areas: South West and South East, and specifies how much new employment floorspace is required in each. These requirements are further disaggregated by type into B1 Offices, B2 Manufacturing and B8 Warehousing.

1.5 PUSH has, in consultation with the individual authorities, apportioned the South East Plan figures to provide targets for each individual authority in a way which reflects the overall strategy for the sub-region while taking account of the existing distribution of employment land, commitments in the planning pipeline, market demand and the economic aspirations of individual local authorities. Such authority specific targets will assist in the preparation of Local Development Documents and ensure a continuity of new floorspace supply to the market throughout the 20 year plan period.

1.6 A background document will be published setting out the detailed justification for the targets contained in this Framework and amplifying the apportionment process through which they were produced.

2. Apportionment principles

2.1 The Draft South East Plan provides a policy requirement for the two sub-areas for B1 Offices, B2 Manufacturing and B8 Warehousing for the whole 2006 to 2026 plan period. It does not stipulate how much floorspace should be provided within each individual authority or when it

[1] Referred to from here on as South Hampshire Strategic Employment Zone (Eastleigh RiverSide)

should become available. This Framework provides this further detailed guidance and includes the front loading of floorspace provision in support of the wider economic strategy for South Hampshire.

2.2 Table 1 below shows the South East Plan employment floorspace requirement for South Hampshire as stated in Policy SH6 (renumbered SH3):

Table 1: South Hampshire Employment Floorspace Requirements (square metres)

Use Class	South-West sub-area	South-East sub-	South Hampshire
B1 Offices	680,000	535,000	1,215,000
B2 Manufacturing	93,000	123,000	216,000
B8 Warehousing	294,000	240,000	534,000
Total	1,067,000	898,000	1,965,000

2.3 The apportionment proposed in this framework is the culmination of 18 months work by the PUSH authorities:-

- Considering appropriate methodologies for the distribution of demand for the different classes of employment land
- Commissioning a distribution and logistics study
- Quantifying land availability, considering land quality and other market factors;
- And then reconciling spatial and temporal differences between land supply and the distributed requirements of the Draft South East Plan.

2.4 In apportioning the floorspace to individual authorities, regard has been had to the PUSH objective to focus development in existing urban areas. This is particularly the case with the ‘city centre first’ approach to the location of B1 offices. Also taken into account is consideration of the amount and type of land currently available within the sub-region, the economic aspirations of individual authorities and market demand.

2.5 Before beginning the process of apportioning the B8 Warehousing floorspace, the total requirement was further assessed by the PUSH authorities. The Distribution and Logistics study[2] commissioned from Roger Tym & Partners thoroughly tested the demand and supply of B8 floorspace in South Hampshire and reaffirmed the draft South East Plan requirement as appropriate. The consultants recommended that the PUSH authorities should make provision for the net additional floorspace in the draft plan and carefully monitor its take-up.

[2] Property Requirements for Distribution and Logistics, Roger Tym & Partners, Lambert Smith Hampton, MDS Transmodal, October 2008. Available to be viewed on the PUSH website www.push.gov.uk

2.6 The apportionment has taken into account the supply of current sites, those with planning permission or allocated in local plans, as well as ‘possible’ sites (identified by the local authorities) which are likely to provide additional floorspace capacity but as yet have no status in the planning system. The land supply position at April 2006 was used, as this represents the situation at the start of the period covered by this Framework.

2.7 Using the approach set out in 2.3 to 2.6 above, PUSH has reviewed the demand and supply of land within each of the two sub-areas and has agreed floorspace targets appropriate for each planning authority in the South West and South East sub-areas. All authorities should include policies and proposals within their Local Development Documents that enable these targets to be realised. The targets will be reviewed in the event that the anticipated demand does not materialise or difficulties are experienced in identifying sufficient sites attractive to the market (see Section 7 below).

3. Floorspace targets and flexibility

3.1 This Policy Framework takes into account the flexible approach to land allocation as advocated in Draft Planning Policy Statement 4 – Planning for Sustainable Economic Development. In seeking to cater for the differing needs of businesses, the Framework provides floorspace targets for each of the major business types. However the PUSH authorities will avoid designating sites for restricted use classes wherever possible, relying more on market demand to determine the exact use of sites allocated for business development. Nevertheless PUSH believes that in some cases such restrictions play a positive role in promoting particular forms of employment development, such as high quality business parks or marine related industrial development, as well as playing a positive role in protecting the environment and the amenity of residents.

3.2 PUSH has responded to the flexible approach particularly in considering the relationship between B2 manufacturing and B8 warehousing. As there appears to be considerable scope for interchange between these two use classes, the B2 and B8 land supply estimates have been considered alongside each other. In addition class B1c (light industry) supply has largely been included within the B2 supply in this apportionment process. B1c is unlikely to be attractive to the mainstream B1a office development market but is often to be found alongside B2 manufacturing and B8 warehousing.

3.3 While current assessments of the supply side suggest that the amount of new B2 manufacturing floorspace likely to become available within South Hampshire is likely to exceed demand, any such apparent over-supply is considered to be an advantage. Following the flexible approach described above, other employment uses, particularly B8 warehousing, could be actively encouraged on land otherwise suitable for B2 manufacturing. Any additional supply could also provide a range and choice of sites to potential occupiers in all the business types but particularly to the advanced manufacturing sector whose growth is key to the South Hampshire strategy. Such an approach will help to retain employment opportunities that might otherwise be lost. In addition it is important to remember that the analysis is based on new sites. It does not suggest a surplus of existing employment estates, most of which are fully occupied

3.4 It is recognised that not all B2 manufacturing sites will be attractive to B8 warehousing occupiers. Traffic, amenity, size, location and general attractiveness to the market are some of the factors that would need to be considered at the detailed planning stage. However those sites that are considered attractive will provide a wider range of options for the required B8 floorspace. On-going monitoring will evaluate the extent to which this interchange occurs.

3.5 Adopting a flexible approach to the supply of B2 manufacturing and B8 warehousing floorspace means that generally all such employment sites should be safeguarded to ensure long term choice and flexibility in the market. PUSH considers that a healthy provision of employment land is of benefit to the economic growth strategy as it not only provides a range and choice of sites to potential occupiers but also allows for unexpected delays in bringing sites forward for development. The loss of any employment sites to non-employment uses (e.g. housing) should be resisted unless an Employment Land Review (ELR) specifically finds them most unlikely to come forward for employment development.

4. Floorspace targets and supply

4.1 At the sub-regional and sub-area level the phasing of the targets for each business type are derived from the DTZ work[3] that underpins the PUSH strategy. The strategy envisages a degree of 'front-loading' of employment floorspace development. This is because job growth (and thus business floorspace requirements) are expected to be more substantial in the first half of the 20 year period, while productivity will be a more major driver of economic growth in the later years. However, some flexibility across the time periods can be expected as in reality commercial development rarely comes forward as a continuous stream but more normally occurs in less frequent but larger amounts. The reality of the existing supply situation in some authorities also militates against bringing sites forward for development in the early phasing period(s). Broadly the required front-loading, although not evident in every individual authority's targets, is provided for in each sub-area as a whole. Performance at delivering the targets against the South East Plan

[3] South Hampshire Economic Drivers and Growth, DTZ Consulting and Research, January 2007. Available to be viewed on the PUSH website www.push.gov.uk

requirements will be assessed primarily at this sub-area level rather than for individual authorities.

4.2 In line with delivering PUSH's economic growth ambitions and in keeping with the 'cities first' strategy particularly in relation to B1 office uses in city and town centres, a number of the targets for certain floorspace types for certain authorities should be considered as minima or maxima. Where the target is a minimum the authorities concerned are encouraged to exceed them wherever possible. Similarly where the target is a maximum any commitments not coming forward for development in the authorities concerned should not necessarily be replaced. The minima/maxima are as follows:-

- The targets for B1 offices in both Southampton and Portsmouth are considered to be minima (this reflects the 'cities first' strategy);
- The Gosport targets for both B2 manufacturing and B1 offices are considered to be minima (for the reasons in paragraph 5.6 below);
- The target for B1 offices in Winchester is considered to be a maximum (for the reason in paragraph 5.6 below).

4.3 Where minimum targets are exceeded, the additional floorspace provided will be considered additional to the sub-area targets, promoting the economic growth which the PUSH strategy seeks. In such circumstances, equivalent figures may not necessarily be subtracted from the targets of other authorities in the sub-area. The monitoring and review process described in Section 7, together with monitoring of the South Hampshire strategy as a whole, will inform any such decisions.

4.4 Broadly the balance between the South East Plan floorspace requirements and existing supply in April 2006, reveals substantial shortfalls for B1 office and B8 warehousing space together with a surplus of B2 manufacturing space. As explained above in Section 3 an apparent over-supply of B2 manufacturing space is considered an advantage with the potential for interchange particularly to meet part of the B8 demand as well as the possibility of providing a range and choice of sites in a key sector. The theoretical B8 warehousing shortfalls affect every PUSH authority, although in the South-East sub-area all such shortfalls are counterbalanced by larger surpluses in the supply of B2 manufacturing floorspace (at April 2006). In the South-West sub-area similar circumstances apply only in Southampton.

4.5 At the time of publication of this Framework, there are sites remaining to be identified in order to meet the South East Plan requirements. Local Development Frameworks, in various stages of preparation across the sub-region, have already begun the task of identifying how and where the required floorspace might be found. Planning officers are confident that all the targets shown in this framework could be achievable. Progress on the identification of sites and then realising their potential through formal allocation, permission and bringing forward for development will form part of the monitoring and review mechanism that is integral to this framework (see Section 7 below).

5. B1 Office targets

5.1 Table 2 sets out the overall target for B1 offices in each authority in the South West of the sub-region together with more detailed guidance on the targets for each 5 year phasing period up to 2026.

Table 2: B1 Offices in South West (square metres)

Authority	B1 Offices				
	2006-11	**2011-16**	**2016-21**	**2021-26**	**Total**
Southampton	90,000	75,000	79,000	78,000	**322,000**
Eastleigh	30,000	50,000	40,000	40,000	**160,000**
N/NE Hedge End SDA	0	0	23,000	23,000	**46,000**
New Forest	9,000	10,000	3,000	2,000	**24,000**
Test Valley	75,000	35,000	9,000	9,000	**128,000**
Total	**204,000**	**170,000**	**154,000**	**152,000**	**680,000**

5.2 Just under half (47%) of the B1 target floorspace is apportioned to Southampton reflecting the “cities first” policy. The City Council has aspirations for a redeveloped “office quarter” in the city centre at West Quay Road and Central Station which could provide a very substantial amount of additional office floorspace. Southampton’s target is considered to be a minimum; additional office floorspace will be encouraged in the city centre where this is achievable.

5.3 About a quarter of the target floorspace (24%) is proposed for Eastleigh Borough, much of which will be found at the South Hampshire Strategic Employment Zone (Eastleigh RiverSide). A further 19% is proposed for Test Valley Borough which will largely be provided at the Adanac Business Park off the M271. More modest targets are set for the North/North-East of Hedge End SDA and for New Forest District.

5.4 Table 3 below sets out the overall target for B1 offices for each authority in the South-East of the sub-region, together with more detailed guidance on the targets for each 5 year phasing period to 2026.

Table 3: B1 Offices in South-East (square metres)

Authority	B1 Offices				
	2006-11	**2011-16**	**2016-21**	**2021-26**	**Total**
Portsmouth	28,000	80,000	34,000	34,000	**176,000**
Fareham	6,500	10,000	3,500	3,000	**23,000**
North Fareham SDA	0	0	36,000	36,000	**72,000**
Gosport	9,000	5,000	12,500	12,500	**39,000**
Havant	28,000	17,000	15,000	15,000	**75,000**
Winchester	85,000	21,500	20,000	19,500	**146,000**
East Hampshire	3,500	500	0	0	**4,000**
Total	**160,000**	**134,000**	**121,000**	**120,000**	**535,000**

5.5 About one third (33%) of B1 floorspace is apportioned to Portsmouth, predominantly within the city centre (reflecting the overall strategy aim to focus office employment in this location) and also IBM East at North Harbour. Just over one-quarter (27%) is proposed for Winchester district, primarily at the Solent Business Park in Whiteley, but also at the Major Development Area to the West of Waterlooville. A further 14% and 13% are proposed for Havant Borough (including development at Dunsbury Hill Business Park) and the North of Fareham SDA respectively. More modest targets are set for the remainder of Fareham Borough (including Fareham station), Gosport Borough and East Hampshire District.

5.6 Portsmouth's target is considered to be a minimum; additional office floorspace will be encouraged in the city centre where this is achievable in accordance with the 'cities first' strategy. The Gosport target is also considered to be a minimum as additional employment development might assist in attracting the desired infrastructure investment onto the peninsula. It would also achieve a better jobs-labour supply balance and reduce out-commuting. By contrast the Winchester target is considered to be a maximum; any commitments not coming forward for development (outside of the West of Waterlooville Major Development Area) will not necessarily be replaced.

6. B2 Manufacturing and B8 Warehousing targets

6.1 Tables 4 and 5 below set out the overall targets for B2 and B8 for each authority in the South-West of the sub-region together with more detailed guidance on the targets for each 5 year phasing period up to 2026.

Table 4: B2 Manufacturing in South-West (square metres)

Authority	B2 Manufacturing				
	2006-11	**2011-16**	**2016-21**	**2021-26**	**Total**
Southampton	8,000	2,000	3,000	3,000	**16,000**
Eastleigh	11,000	17,000	11,000	11,000	**50,000**
N/NE Hedge End SDA	0	0	4,000	4,000	**8,000**
New Forest	7,000	2,000	1,500	1,000	**11,500**
Test Valley	2,000	2,000	2,000	1,500	**7,500**
Total	**28,000**	**23,000**	**21,500**	**20,500**	**93,000**

Table 5: B8 Warehousing in South-West (square metres)

Authority	B8 Warehousing				
	2006-11	**2011-16**	**2016-21**	**2021-26**	**Total**
Southampton	26,000	19,000	18,000	18,000	**81,000**
Eastleigh	30,000	44,000	24,000	24,000	**122,000**
N/NE Hedge End SDA	0	0	10,000	10,000	**20,000**
New Forest	28,000	5,000	2,000	2,000	**37,000**
Test Valley	4,000	5,500	12,500	12,000	**34,000**
Total	**88,000**	**73,500**	**66,500**	**66,000**	**294,000**

6.2 Eastleigh accounts for a little under a half (44%) of the B2 manufacturing and B8 warehousing target floorspace with the South Hampshire Strategic Employment Zone (Eastleigh RiverSide) within the Borough providing more than three quarters of that space. The North/North East of Hedge End SDA is expected to provide a further 7% of the target. A further quarter (25%) of the total target for B2 manufacturing and B8 warehousing floorspace is apportioned to Southampton with a major contribution expected from the redevelopment of the former Vosper Thorneycroft site in Woolston. The New Forest and Test Valley targets account for the remaining quarter of the sub-area total with 13% and 11% respectively.

6.3 The targets for B8 warehousing development imply a substantial requirement for additional floorspace, over and above the supply of sites at April 2006, in all of the South West authorities. Only in Southampton is the supply of B2 manufacturing floorspace well in excess of the target such that the interchange of floorspace between B2 manufacturing and B8 warehousing is likely to be available, subject to market demand.

6.4 Tables 6 and 7 below set out the overall targets for B2 manufacturing and B8 warehousing for each authority in the South-East of the sub-region together with more detailed guidance on the targets for each 5 year phasing period up to 2026.

Table 6: B2 Manufacturing in South East (square metres)

Authority	**B2 Manufacturing**				
	2006-11	**2011-16**	**2016-21**	**2021-26**	**Total**
Portsmouth	15,000	10,000	6,000	5,500	**36,500**
Fareham	3,000	2,000	500	500	**6,000**
North Fareham SDA	0	0	8,000	8,000	**16,000**
Gosport	6,000	4,000	1,500	1,000	**12,500**
Havant	10,000	12,000	12,000	11,500	**45,500**
Winchester	2,500	2,000	500	500	**5,500**
East Hampshire	500	500	0	0	**1,000**
Total	**37,000**	**30,500**	**28,500**	**27,000**	**123,000**

Table 7: B8 Warehousing in South East (square metres)

Authority	**B8 Warehousing**				
	2006-11	**2011-16**	**2016-21**	**2021-26**	**Total**
Portsmouth	28,000	22,000	12,500	12,500	**75,000**
Fareham	6,000	5,000	500	500	**12,000**
North Fareham SDA	0	0	16,500	16,500	**33,000**
Gosport	3,000	8,000	9,500	9,500	**30,000**
Havant	18,500	10,000	6,500	6,500	**41,500**
Winchester	15,500	14,500	9,000	9,000	**48,000**
East Hampshire	500	0	0	0	**500**
Total	**71,500**	**59,500**	**54,500**	**54,500**	**240,000**

6.5 More than half of the aggregate B2 manufacturing and B8 warehousing floorspace target for the South East sub-area is apportioned to Portsmouth (31%) and Havant (24%). Approximately one third of the

Havant target is expected to be provided at Dunsbury Hill Farm and, similarly, a little under one third of the Portsmouth target will be provided by the development expected at Military Road. Smaller, although substantial, targets have been set for Winchester (15%), the North of Fareham SDA (13%) and Gosport (12%). The Winchester target will largely be met by employment development expected in the West of Waterlooville Major Development Area. More modest targets are set for the remainder of Fareham and East Hampshire districts.

6.6 The supply at April 2006 of B2 manufacturing floorspace is well in excess of the target in Winchester, Portsmouth and Gosport districts, and in the sub-area as a whole, with smaller degrees of over-supply in Havant and Fareham districts. The possibility of the interchange of floorspace between B2 manufacturing and B8 warehousing is therefore available in all parts of the South East sub-area with the exception of East Hampshire. As discussed above, in paragraphs 3.3 to 3.5, PUSH considers the excess of B2 manufacturing sites in the South East sub-area acceptable in that it could allow potential B8 warehousing occupiers more flexibility and a choice of sites to meet their needs.

6.7 In addition the B2 warehousing target for Gosport is considered to be a minimum for reasons set out in paragraph 5.6 above.

7. Monitoring and Review

7.1 The individual authority floorspace figures set out in this Policy Framework are targets and represent PUSH's current aspirations for meeting the employment floorspace requirements set out in the South East Plan.

7.2 While each individual PUSH authority will be expected to plan to meet these targets, performance in delivering the South East Plan requirement will be assessed primarily at the sub-area level. It will be the collective performance of all authorities in a sub-area that will determine how successful PUSH has been at delivering the requirement.

7.3 Employment land uptake and development is heavily market dependent, to a much greater extent than that of housing land. For this reason, monitoring of floorspace development and occupancy forms an important element of the whole Plan, Monitor, Manage approach of the sub-region. If monitoring highlights particular trends where targets are not being met, this will need to be addressed through subsequent reviews of the strategy.

7.4 Monitoring, including updated assessments of market needs and emerging trends, will accordingly play a vital role in helping to meet the targets or signal a requirement to revise them. PUSH will initiate a robust monitoring regime covering employment land allocations, planning applications and approvals, build rates, and end uses wherever possible to assess the extent to which the targets set out in this Framework are being achieved. The monitoring will show land take, completion rates and types of occupancy within the context of market conditions and trends.

7.5 Monitoring information will be used to show where targets are not being met or are unlikely to be met, and will be used to identify a way forward. In the light of the monitoring information PUSH may review this Policy Framework and, in consultation with individual authorities, revise the targets to ensure that the floorspace requirements contained in the South East Plan can be delivered. The targets for individual local authorities will also be re-examined at each review of the South Hampshire sub-regional strategy, in tandem with the reviews of the South East Plan. Thus the targets will be reconsidered when the South East Plan is reviewed, or at an earlier date if required by the results of monitoring.

8. Implications of the targets

8.1 A comparison of each authority's targets with the existing supply as at April 2006 is in Appendix 1. It shows that, as a starting point, significant amounts of additional B1 office and B8 warehousing floorspace need to be identified in both sub-areas to meet the targets. As the strategy progresses, the monitoring process, updating the site information and the additional floorspace required, will help to assess the deliverability of the targets.

8.2 Appendix 2 provides an indication of how the PUSH authorities could meet the targets set out in this Framework. It shows that the necessary long term planning is beginning to take place to identify sites that meet the vision of the PUSH strategy as well as the economic development aspirations of individual authorities.

8.3 As part of this, Appendix 3 identifies the 'strategic sites' in South Hampshire (those over 5 hectares) that are already available and are expected to make a substantial contribution to meeting the Framework targets. These sites are included in the 'existing sites' data. The appendix includes a "development potential" assessment of each site, produced by the Hampshire Economic Partnership, which gives a market indication of the deliverability of the two sub-areas largest sites.

8.4 All the Appendices have an April 2006 base date, which is why that transient information is included in appendices rather than in the main document. The supply figures will be updated annually with information about development completions and new sites gaining planning permission or being allocated for business development in Local Development Documents.

Appendix 1: Floorspace targets and existing sites (as at April 2006)

The information in this appendix is correct as at April 2006 and represents the position at the start of the 20 year period covered by this Policy Framework.

South West area (All figures in square metres)

Table A1: B1 Offices in South West

Authority	B1 Offices		
	Target	*Existing sites*	*Additional floorspace**
Southampton	**322,000**	*97,000*	*225,000*
Eastleigh	**160,000**	*158,000*	*2,000*
N/NE Hedge End SDA	**46,000**	*46,000*	*0*
New Forest	**24,000**	*8,000*	*16,000*
Test Valley	**128,000**	*109,000*	*19,000*
Total	**680,000**	***418,000***	***262,000***

Table A2: B2 Manufacturing in South-West

Authority	B2 Manufacturing		
	Target	*Existing sites*	*Additional floorspace**
Southampton	**16,000**	*66,000*	*0*
Eastleigh	**50,000**	*53,000*	*0*
N/NE Hedge End SDA	**8,000**	*8,000*	*0*
New Forest	**11,500**	*13,000*	*0*
Test Valley	**7,500**	*0*	*7,500*
Total	**93,000**	***140,000***	***0***

Table A3: B8 Warehousing in South-West

Authority	B8 Warehousing		
	Target	*Existing sites*	*Additional floorspace**
Southampton	**81,000**	*43,000*	*38,000*
Eastleigh	**122,000**	*97,000*	*25,000*
N/NE Hedge End SDA	**20,000**	*20,000*	*0*
New Forest	**37,000**	*27,000*	*10,000*
Test Valley	**34,000**	*1,000*	*33,000*
Total	**294,000**	***188,000***	***106,000***

<u>Note</u>:

* The “additional floorspace” may be found through wholly new allocations and/or transfers from sites allocated for other uses.

South East area (All figures in square metres)

Table A4: B1 Offices in South-East

Authority	B1 Offices		
	Target	*Existing sites*	*Additional floorspace**
Portsmouth	**176,000**	*88,000*	*88,000*
Fareham	**23,000**	*16,000*	*7,000*
N Fareham SDA	**72,000**	*72,000*	*0*
Gosport	**39,000**	*10,000*	*29,000*
Havant	**75,000**	*65,000*	*10,000*
Winchester	**146,000**	*147,000*	*0*
East Hampshire	**4,000**	*5,000*	*0*
Total	**535,000**	***403,000***	***134,000***

Table A5: B2 Manufacturing in South-East

Authority	B2 Manufacturing		
	Target	*Existing sites*	*Additional floorspace**
Portsmouth	**36,500**	*84,000*	*0*
Fareham	**6,000**	*11,000*	*0*
N Fareham SDA	**16,000**	*16,000*	*0*
Gosport	**12,500**	*40,000*	*0*
Havant	**45,500**	*38,000*	*7,500*
Winchester	**5,500**	*58,000*	*0*
East Hampshire	**1,000**	*1,000*	*0*
Total	**123,000**	***248,000***	***0***

Table A6: B8 Warehousing in South-East

Authority	B8 Warehousing		
	Target	*Existing sites*	*Additional floorspace**
Portsmouth	**75,000**	*52,000*	*23,000*
Fareham	**12,000**	*3,000*	*9,000*
N Fareham SDA	**33,000**	*33,000*	*0*
Gosport	**30,000**	*7,000*	*23,000*
Havant	**41,500**	*27,000*	*14,500*
Winchester	**48,000**	*49,000*	*0*
East Hampshire	**500**	*500*	*0*
Total	**240,000**	***171,500***	***69,500***

Note:

* The "additional floorspace" may be found through wholly new allocations and/or transfers from sites allocated for other uses.

Appendix 2: Implications for each authority

The information in this appendix is correct as at April 2006 and represents the position at the start of the 20 year period covered by this Policy Framework.

South West sub-area

Southampton: The target figure for offices amounts to several times the capacity of existing sites principally at Test Lane, West Quay, Regents Park, Commercial Road and Woolston. The identification of substantial new sites for offices will therefore be required, possibly including the opportunity for a new office quarter in the city centre at West Quay Road and Central Station. There is also a need for the City's LDF to identify additional space for warehousing and distribution, albeit on a much smaller scale. The B8 target is based on achieving a switch from existing B2 sites. Consideration will also be given to whether there's a need or ability to identify wholly new sites

Eastleigh: The target figures for offices and manufacturing will very largely be met by the development of existing sites including substantial development within the South Hampshire Strategic Employment Zone (Eastleigh RiverSide). The target figure for warehousing and distribution will require the Borough's LDF to identify new sites for this use; this might possibly be achieved through an increased allocation for warehousing and distribution within the SHSEZ, and/or increased provision at the SDA, and/or new greenfield sites elsewhere.

New Forest: Since the target figure for offices is three times the capacity of existing sites, the identification of several new sites will be required, possibly including sites at Testwood and Hythe. The District's LDF will also need to identify new space for warehousing and distribution as existing sites only make up three-quarters of the target. The remaining balance might be accommodated through more intensive use of existing sites currently used for warehousing and open storage without requiring any new green field sites.

Test Valley: The target figure for offices will require the identification of several new sites. The existing sites include a very large contribution of floorspace at Adanac Business Park together with some remaining space at Chilworth Science Park. The target figures for manufacturing and warehousing and distribution will also require the Borough's LDF to identify new sites for these uses. Although the manufacturing target is relatively modest, the Borough does not currently have any manufacturing sites identified. Similarly for warehousing and distribution, there are currently very few identified sites. It is possible that new sites for these uses will be found along the southern boundary of the Borough in the M27 corridor.

South East sub-area

Portsmouth: The target figure for offices is more than double the capacity of existing sites largely found at Hilsea, Johnson and Johnson, North Harbour, Tipner and Stanhope Road. The identification of substantial new sites for offices will be required, possibly including the opportunity for a new office quarter in the city centre at Station Square and Guildhall Square, together with further development at sites identified in the City's core strategy for employment. The target figure for warehouse and distribution requires the City's LDF to identify new space for this use roughly equivalent to half as much again as existing sites. The B8 target is based on achieving a switch from existing B2 sites. Consideration will also be given to whether there is a need or ability to identify wholly new sites.

<u>Fareham:</u> The target figure for offices would require the identification of new sites equivalent to approximately half the capacity of existing sites again. These could include edge-of-centre mixed use sites that are also likely to contribute to the other use classes. The target figure for warehouse and distribution will also require the Borough's LDF to identify new space for this use. This could possibly include development at Daedalus and/or allowing warehousing and distribution uses on some land currently earmarked for manufacturing.

<u>Gosport:</u> The target figure for offices is considerably more than that identified as committed sites (ie those with planning permission or is allocated in a statutory development plan). The identification of new sites will be required, possibly including Gosport Waterfront , the Civil Service sports ground and HMS Sultan which is expected to be released towards the end of the plan period. The target for warehousing and distribution is also considerably more than that identified as committed sites). Possibilities for accommodating this potential floorspace could include increasing the allocation at Daedalus, making an allowance at HMS Sultan and/or allowing warehousing uses on some land currently earmarked for manufacturing.

<u>Havant:</u> The target figure for offices is rather greater than the capacity of existing sites largely at Dunsbury Hill Farm, Langstone Technology Park and Harts Farm Way. Only a modest amount of new sites will therefore need to be identified, possibly including Dunsbury Hill Farm extension and West Broadmarsh. These same locations may also help to provide for the new floorspace required to meet the manufacturing target which is around a fifth more than the capacity of existing sites. The Borough's LDF will also need to identify new sites for warehousing and distribution to meet the target which is well in excess of the capacity of existing sites. Possibilities for this use will also include Dunsbury Hill Farm extension and West Broadmarsh.

<u>Winchester:</u> The target figure for offices is matched by the capacity of existing sites including substantial development at Solent Business Park, Segensworth and the West of Waterlooville Major Development Area. The target figure for warehousing and distribution will require a relatively small amount of new floorspace to add to the capacity of existing sites. This could possibly be found through increased allocations at the MDA and/or allowing warehousing and distribution uses on some land currently earmarked for manufacturing.

<u>East Hampshire:</u> The target figures for offices and manufacturing are matched by the capacity of existing sites. However the target figure for warehousing and distribution will require the District's LDF to identify new sites.

Appendix 3: Strategic employment sites in South Hampshire
(Sites of 5 or more hectares)

South West sub-area

Site address	Town	LA	Proposed development	Area (Ha)	Market segment	Development potential
Alstom Railway land *	Eastleigh	Eastleigh	Local Plan allocation for B2 or B8 uses	19.0	4	B
Northern Business Park, Eastleigh Airport *	Eastleigh	Eastleigh	Business Park	19.5	2	B
Railtrack land, Eastleigh Airport *	Eastleigh	Eastleigh	Business Park	8.5	2	B
Cracknore Industrial Park, Cracknore Hard Lane	Marchwood	New Forest	Redevelopment for commercial and industrial development	7.0	4	A1
Land at Test Lane South	Southampton	Southampton	Allocation for B1c/B2/B8 uses	6.5	4	A1
Former Vosper Thorneycroft site, Woolston	Southampton	Southampton	Redevelopment for mixed use including B1/B2/B8	12.5	4	A1
Land at Kennels Farm, Manor Road	Chilworth	Test Valley	B1 development, extension to existing Research Park	5.9	2	A1
Adanac Park, East of M271	Nursling	Test Valley	Safeguarded site, for possible B1/high tech development	25.0	2	A2
North/North East Hedge End Strategic Development Area **	Hedge End	Eastleigh	B1, B2 and B8	Area not defined but 74,000m2	Not Yet Assessed	

Notes

* The three Eastleigh sites all form part of the South Hampshire Strategic Employment Zone (Eastleigh RiverSide)

** SDA defined as a strategic site in the South East Plan hence its inclusion in this table. On publication of this Framework, the site is yet to be assessed by Hampshire Economic Partnership for its Market Segment and Development Potential.

Market segments

1 Established or potential office locations

2 High quality business parks and science parks

4 General industrial and business areas

7 Specialised freight terminals

HEP Development potential

A1 Well suited to modern business requirements; should be safeguarded against competing higher value uses - available in the short to medium term

A2 Well suited to modern business requirements; should be safeguarded against competing higher value uses - available in the longer term

B May require remedial action to avoid the possibility of market failure

C Unlikely to be brought forward for future employment use; could be released for other uses - no strategic sites were assessed as class C

South East sub-area

Site address	Town	LA	Proposed development	Area (Ha)	Market segment	Development potential
Former HMS Daedalus site, Broom Way/B3334	Lee-on-Solent	Gosport	Allocation for industry and offices	13.9	4	B
Land between A27 and railway	Emsworth	Havant	Allocation for employment use	5.8	4	B
Land at Dunsbury Hill Farm, Park Lane	Waterlooville	Havant	Local Plan allocation for mixed B1/B2/B8 uses	13.2	2	A2
Land East of IBM headquarters, North Harbour	Portsmouth	Portsmouth	Allocation for business uses	9.8	1	A1
Land adjacent to Military Road	Portsmouth	Portsmouth	Redevelopment for B1/B2/B8 or port-related uses	8.1	7	A2
Phases 3-9, Voyager Park, Hilsea	Portsmouth	Portsmouth	Redevelopment for B1/B2/B8 uses	9.9	4	A1
Land adjacent to Brambles Farm, B2150	Waterlooville	Winchester	Allocation for employment uses	30.0	4	A1
Remainder of Solent 1, Solent Business Park	Whiteley	Winchester	Business park development	5.2	2	A1
Land at Little Park Farm	Whiteley	Winchester	Allocation for industry	5.6	4	B
Plots 2000-2500 and 3400, Solent Business park	Whiteley	Winchester	10 3-storey office units	8.1	2	A1
Solent 2, Area 12, Rookery Avenue	Whiteley	Winchester	B1 business park (split between Winchester and Fareham LAs)	19.2	2	A1
North of Fareham Strategic Development Area*	Fareham	Fareham	B1, B2 and B8.	Area not defined but 121,000m2	Not Yet Assessed	

Notes

* SDA defined as a strategic site in the South East Plan hence its inclusion in this table. On publication of this Framework, the site is yet to be assessed by Hampshire Economic Partnership for its Market Segment and Development Potential.