



Item 10

Report to the Partnership for Urban South Hampshire Joint Committee

Date: **18 November 2008**

Report of: **Stuart Roberts, Planning theme lead**

Subject: **Employment floorspace Policy Framework**

SUMMARY

The last meeting of this Committee endorsed proposed employment floorspace targets for every authority except Gosport and that the figures, including revisions to those for Gosport, should be incorporated in a Policy Framework which would be presented to this meeting. The Policy Framework is attached as Annex A. Much of the Policy Framework is a re-packaging of material set out in the report to the last meeting; new/expanded material relates to the revised figures for Gosport, identification of figures which are minima or maxima, and monitoring and review. The Committee is invited to approve the Policy Framework for publication, so that it can guide and support the preparation of Local Development Documents by city, borough and district councils.

RECOMMENDATION

That the Joint Committee endorses the Employment Floorspace Policy Framework in [Annex A](#)

INTRODUCTION

- 1 The last meeting of this Joint Committee received a report which proposed target figures for new employment floorspace in each city/borough/district within South Hampshire. The report also stated that the figures would be incorporated in a Policy Framework which would be brought to this meeting for approval.
- 2 The Committee endorsed the figures with the exception of those for Gosport Borough: concern was expressed at the Committee meeting over the reductions in the proposed figures for that Borough compared to the interim figures endorsed by the Leaders and Chief Executives Panel in September 2007. Consequently, officers were instructed to revise the figures in order to provide for increased employment development within Gosport Borough. The resultant revised figures are included in the Policy Framework attached to this report (Annex A).

REVISIONS TO THE FLOORSPACE FIGURES

- 3 The figures for each authority area were constructed to ensure that they reflected the PUSH 'cities first' strategy, land availability, and other local factors, whilst also summing to the totals in the South East Plan Policy SH6 (policy content unchanged but renumbered as SH3 in the Government's Proposed Changes). The South East Plan contains separate totals for South West and South East Hampshire: Gosport along with Portsmouth, Havant, East Hampshire (part) Fareham, and Winchester (part) constitute the South East sub-area. It is highly desirable to preserve the integrity of this process, so officers sought to identify compensatory reductions to other South East sub-area figures to match the increased figures for Gosport Borough.
- 4 The figures for manufacturing floorspace in Gosport Borough presented to the last meeting were higher than last September's interim figures so officers have not sought to change those. Rather officer discussions have focused on floorspace for offices and warehousing where the figures presented to the last meeting were lower than the September 2007 interim figures. A revised set of figures for offices and warehousing is set out in the tables on the next page, together with the figures presented to the last Joint Committee meeting. (See tables 3 and 7 in Annex A for the split of the revised figures into 5 year periods.)

B1 Offices in South-East (square metres)

Authority	Figures presented to last meeting	Revised figures now proposed	Difference
Portsmouth	196,000	176,000	-20,000
Fareham	23,000	23,000	0
North Fareham SDA	72,000	72,000	0
Gosport	18,000	39,000	+21,000
Havant	75,000	75,000	0
Winchester	146,000	146,000	0
East Hampshire	5,000	4,000	-1,000
Total	535,000	535, 000	0

B8 Warehousing in South East (square metres)

Authority	Figures presented to last meeting	Revised figures now proposed	Difference
Portsmouth	75,000	75,000	0
Fareham	15,000	12,000	-3,000
North Fareham SDA	33,000	33,000	0
Gosport	15,000	30,000	+15,000
Havant	46,500	41,500	-5,000
Winchester	53,000	48,000	-5,000
East Hampshire	2,500	500	-2,000
Total	240,000	240,000	0

- 5 The revised figures proposed for Gosport Borough represent a substantial increase on those presented to the last meeting of this Joint Committee. They are also consistent with PUSH's overall aims and strategy.

THE POLICY FRAMEWORK

- 6 The main purpose of the Employment Floorspace Policy Framework – like other such frameworks produced by PUSH – is to guide and support the preparation of Local Development Documents, by translating the South East Plan's sub-regional figures into targets for individual authorities. The document has been designed for publication and subsequent use as part of the evidence base for Local Development Documents.
- 7 Most of the Policy Framework – which is attached as Annex A – is a re-packaging of material which was in the report to the last meeting of this Committee, with modest redrafting to reflect the changes to the floorspace targets described in paragraphs 3 – 5 above. New/expanded material relates to identification of authorities for which targets will be minima or maxima (Office floorspace targets for Gosport, Portsmouth and Southampton, and the manufacturing floorspace target for Gosport to be minima, while the office target for Winchester to be a maximum – see paragraph 4.2 in Annex A).
8. It also contains wholly new text on monitoring and review (Section 7 in Annex A). The latter envisages that whilst each authority will be expected to allocate sufficient land to enable its floorspace targets to be realised, monitoring by

PUSH will be at sub-area level (South East and South West Hampshire). This recognises that development markets span local authority areas and that actual building rates, which are determined by the private sector, are likely to vary from area to area. This monitoring will enable PUSH to take action, if appropriate, to stimulate/assist faster rates of development. It will also inform the future review of the figures. The latter will be undertaken in tandem with the review of the South East Plan or earlier if monitoring indicates it is needed.

NEXT STEPS

- 9 If the Policy Framework is endorsed by this Committee, it will be formally sent to all PUSH authorities and published. To assist authorities in defending those LDDs against challenge, notably at Public Examination, it is intended to also publish a background document to complement the Policy Framework: that document will set out the detailed justification and 'paper trail' for the contents of the Policy Framework.

Approved by the Monitoring Officer	Mark Heath	Date:	3 November 2008
Approved by the Finance Officer	Tom Niedrum	Date:	3 November 2008

Background Papers: Draft South East Plan, SEERA 2006.
 Apportionment of provision for new employment floorspace in South Hampshire. Report to PUSH Leaders and Chief Executive's Panel September 2007.
 Property Requirements for Distribution and Logistics. Consultants report to PUSH. August 2008
 Apportionment of provision for new employment floorspace. Report to PUSH Joint committee September 2008.

Enquiries:

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