



## Information note : Development activity in South Hampshire during 2009/10 and future prospects

*The information included in this note is based on provisional data, and although we are not expecting any substantial changes to the data.*

### SUMMARY

Statistics just released show that because of the recession, employment floorspace and housebuilding completions in South Hampshire in 2009/10 were lower than in the previous year. A similar trend can also be seen with dwellings under construction, new starts and planning approvals which all continued to fall in the same period. Employment floorspace under construction and permissions on new sites held at last years level, however new employment floorspace starts were reduced significantly which suggests that completions figures in future years will further be reduced for both housebuilding and employment floorspace.

### EMPLOYMENT FLOORSPACE DEVELOPMENT

1. Graph A shows provisional figures for employment floorspace development in the year 2009/10 (i.e. April 2009 – March 2010), together with equivalent figures for the three preceding years 2009/8, 2007/8 and 2006/7. Key points are:-
  - As expected the economic recession is now having a direct impact on employment floorspace development. Employment floorspace development in 2009/10 decreased 64% from the previous year (which was a four year high);
  - The completion figures for Hampshire are the lowest ever recorded since recording began in 1988.
  - South Hampshire's share of employment floorspace construction in Hampshire as a whole fell from just under three quarters in 2008/09 to under a half (47%) in 2009/10;
  - employment floorspace development decreased substantially over the last year in most districts including Southampton, Eastleigh, Fareham, Gosport, Havant and southern Test Valley;
  - however there were significant increases in completions from last year in Portsmouth, New Forest (part) and Winchester(part).
2. The amount of employment floorspace under construction and new planning approvals (which are indicators of future completions) both stayed at a similar level to last year. It should be noted however that the amount of employment floorspace under construction only fell 1% from the previous year because of two significant developments currently under construction - the Ordnance Survey at Nursling (16,400m<sup>2</sup>) and the B&Q Research building in Chandlers Ford (33,000m<sup>2</sup>). Once both these large sites are completed employment floorspace under construction is likely to decline in future. Graph B shows these statistics.

3. However because the amount of employment floorspace starts significantly reduced (by 69%), it can still be expected that employment floorspace completions in this current year 2010/11 will be substantially lower than last year.

## **HOUSEBUILDING**

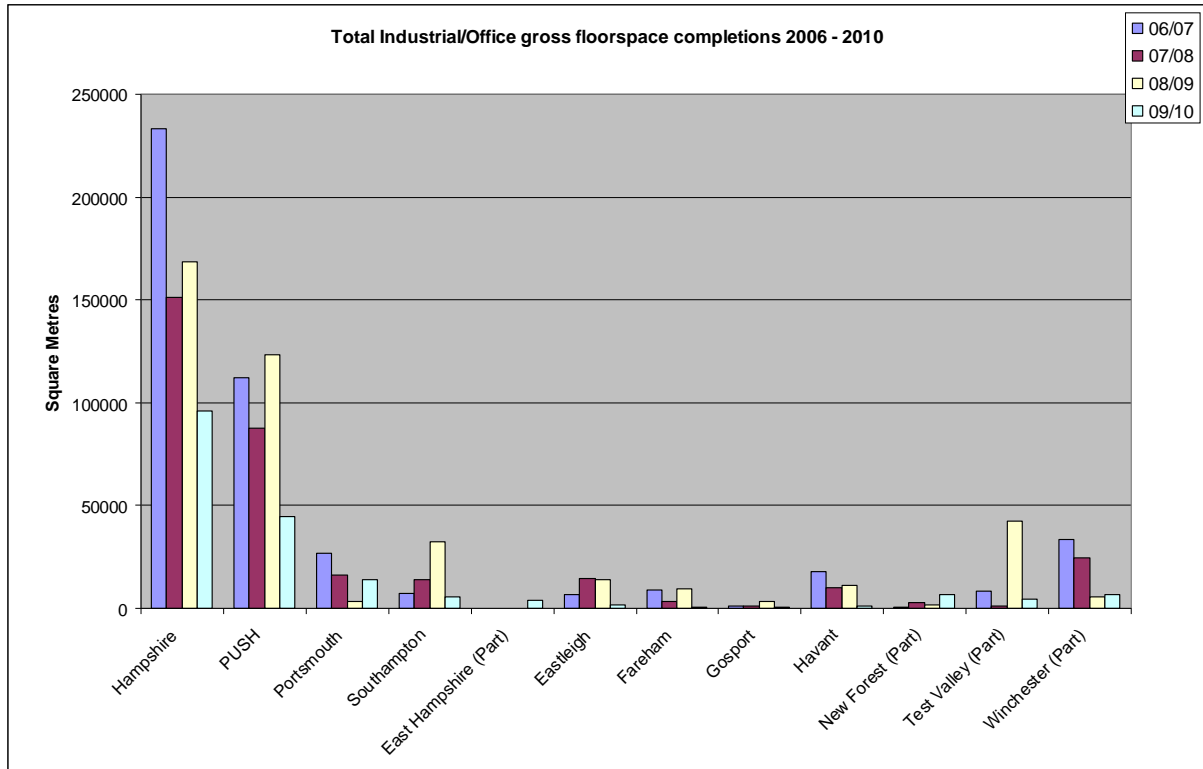
4. The overall picture for housebuilding is similar (see graphs C and D):-
- completions in 2009/10 were significantly down (41%) from the previous year;
  - by way of comparison, completions in Hampshire only fell by 27%;
  - the 2,344 housing completions in South Hampshire is less than 60% of the 4,000 dwellings a year planned for this area.
  - housebuilding completions fell across all authorities except in Test Valley which was able to show an increase in completions on last year (+89 dwellings) in the southern part of the district.
  - Southampton & Portsmouth both showed a decrease of more than 40% compared to last year.
  - There was a low level of completions in Gosport (showing an 88% decrease in completions from last year).
  - dwellings under construction, new starts and planning approvals were also all down on last year – (7%, 24% and 12% respectively) which suggests dwelling completions will continue to decline next year.

## **FURTHER INFORMATION**

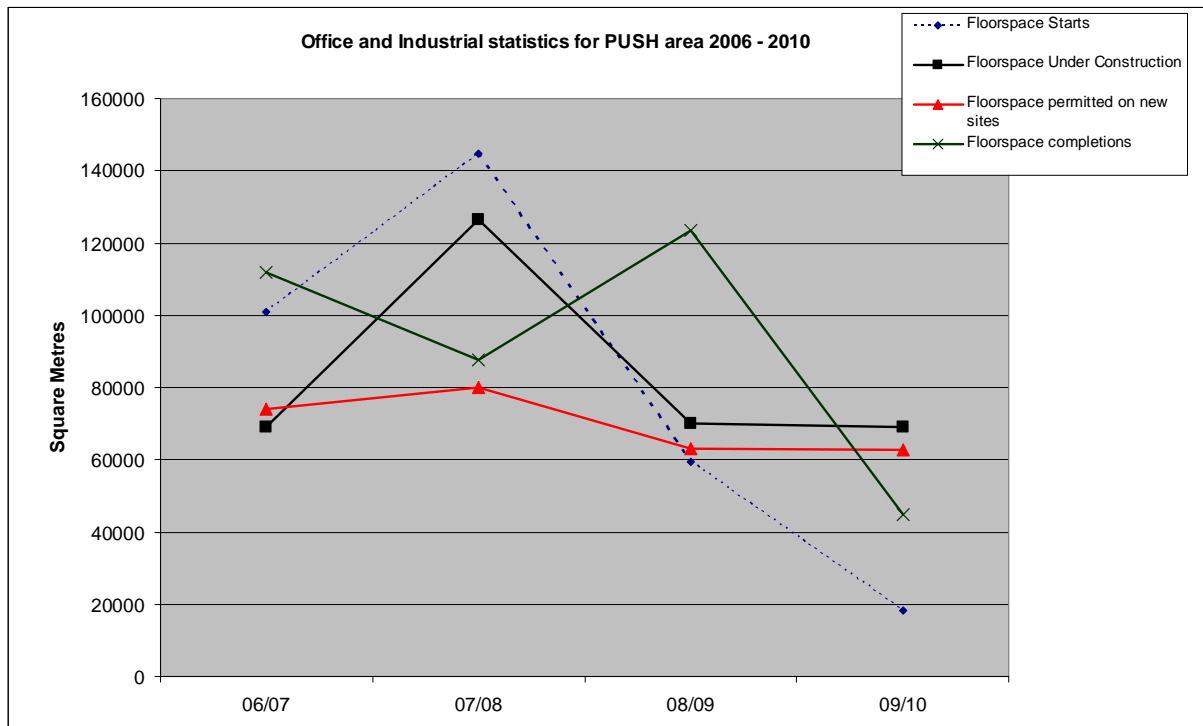
Please contact:-

Neil Massie, Hampshire County Council  
Tel. No. 01962 846738  
e-mail [neil.massie@hants.gov.uk](mailto:neil.massie@hants.gov.uk)

**Graph A: Total Industrial/Office gross floorspace completions 2006-2010**

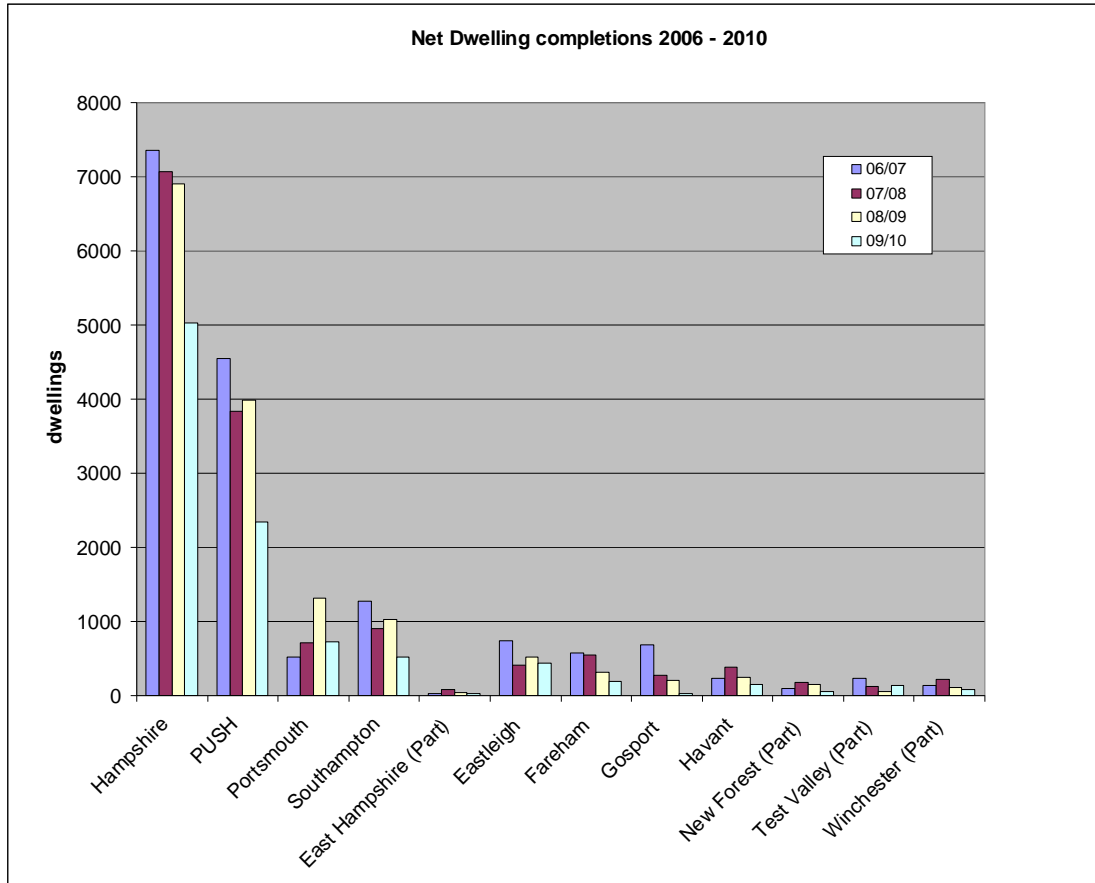


**Graph B: Office and Industrial statistics for PUSH area 2006-2010**

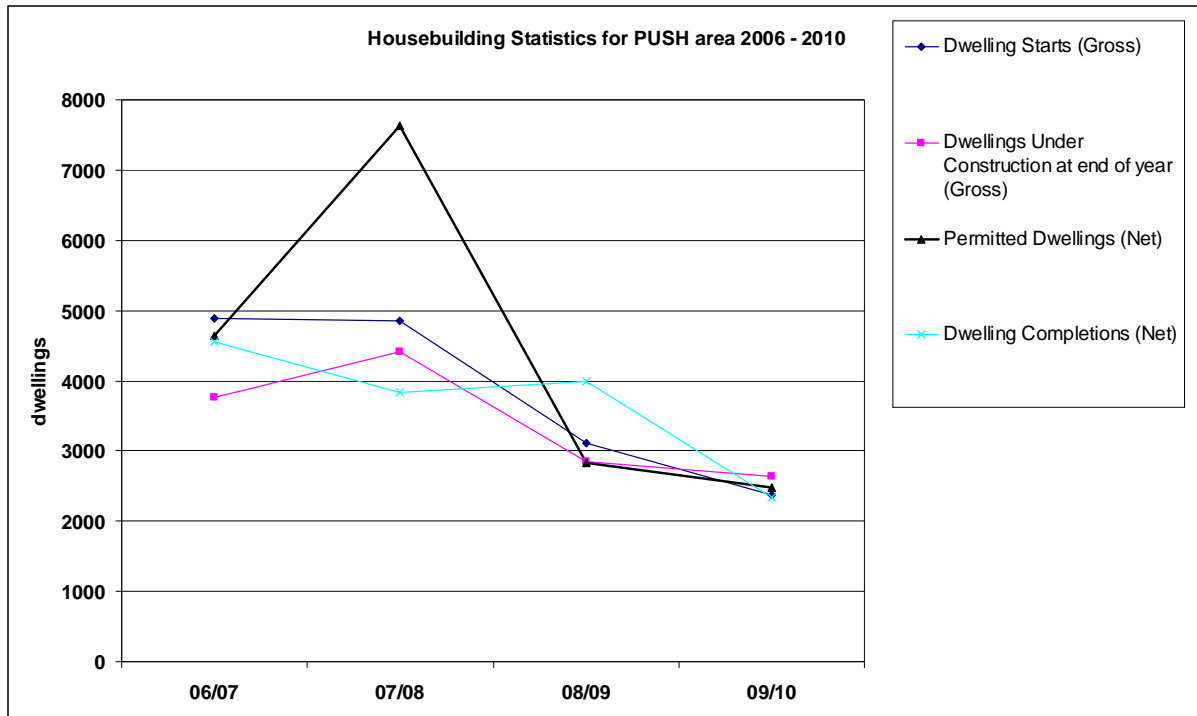


Source: Hampshire County Council Land Development Monitoring System.

**Graph C: Net Dwelling completions 2006-2010**



**Graph D: Housebuilding statistics for PUSH area 2006-2010**



Source: Hampshire County Council Land Development Monitoring System.