

Matter 12- A Sustainable Local Economy (Action 26)

As the NPA did not have all the data available on employment land that was requested during the Hearing Session (particularly on the breakdown of completed employment land, PD losses, and the total requirement figures for the Plan period), it was asked to provide this (Action 26). The NPA sets out below the information requested in line with the items on the Hearing Session Agenda.

Employment land requirement and provision

- Commitments and residual need-Sources of Supply:

- a) Completions since 31 March 2016

- 2017: - 134 m² (negative figure due to net loss from redevelopment of old dilapidated site to modern units – see below)

- 2018: + 1,393 m²

- The Inspector further asked for a breakdown of the figures into the type of employment floorspace completed

- 2017: B1-8 221m²; B2 – 355m²

- 2018: B2 557m²; B1-8 836m²

- b) Existing Unimplemented planning permissions

- As at March 2017: 3,532m² of employment floorspace

- As at March 2018: 2,643m² of employment floorspace

- c) Windfall

- All employment development in the National Park has come through windfall developments

- d) Other sources

- None

- e) Net losses (i.e. through conversions; PD rights)

- The existing Core Strategy and the Submitted Local Plan have a policy to retain employment sites.

- Net losses from redevelopment of sites or buildings

- 2017: Total -134m² 2017 loss made up of loss from redevelopment of one B2 site of – 355m² (1200m² new space completed, with 1,555m² loss of redundant derelict space) and +221m² gain from one B1-8 site.

- 2018: One redevelopment of a B1-8 use building net loss - 8m² (398m² new space completed; 406m² loss of an old building)

Net losses from PD (office to residential)

2017: - 640m² (two conversions of office to residential)

2018: No net losses

f) Residual requirement

- The Inspector requested that a total for the Plan period should be provided using the employment land requirement outlined in the Business Needs and Commercial Property Market Assessment (Chilmark, 2017). This assessment provides a requirement of 600m² to 900m² per annum. Therefore, over the 20 year Plan period from 2016 – 2036, the total requirement for employment floorspace would be:

$$600\text{m}^2 \text{ to } 900\text{m}^2 \times 20 \text{ years} = 12,000\text{m}^2 \text{ to } 18,000\text{m}^2$$

- The Inspector requested that the outstanding unimplemented planning approvals for employment floorspace (2,643m²) should be deducted from these totals, and the Agenda items imply that a further adjustment to reflect the completions and losses since 2016 (1,393m² -134m² -640m² = 619m²) should be made.

$$12,000\text{m}^2 - 2,643\text{m}^2 = 9,357\text{m}^2 - 619\text{m}^2 = 8,738\text{m}^2$$

$$18,000\text{m}^2 - 2,643\text{m}^2 = 15,357\text{m}^2 - 619\text{m}^2 = 14,738\text{m}^2$$

- This gives a range of 8,738m² to 14,738m² of employment floorspace
- When this remaining requirement of 8,738m² – 14,738m² is divided over the remaining 18 years of the Local Plan period to 2036, it gives an annualised requirement of 485m² – 819m² per annum. The National Park Authority's Employment Topic Paper (January 2018) indicates that this requirement range for employment space is lower than the historical rate of windfall delivery in the National Park recorded over a prolonged monitoring period. This supports and justifies the Authority's proposed approach of meeting the modest need for additional employment floorspace through criteria based enabling policies, rather than land allocations.