

ABC Local Plan - Employment Land and Jobs Report – 6th April 2018

1. Introduction

This paper is a supporting document to ABC response to Issue 8 Question ii) (ABC/PS/07) and provides a more detailed analysis of how the Local Plan expects to meet employment land targets set out within Policy SP3 of 66 ha of B-use employment land between 2015-2030.

This paper contains details of all sites in the Plan which are expected to deliver B-use employment growth during the plan period, and includes a breakdown of Local Plan site allocations (Strategic and local) and the expected gains from those, B-use completions since the 2014/15 monitoring year and detail of extant B-use permissions which are not started or under construction which count towards those targets above.

The strategic employment allocations in the Local Plan are detailed within paragraphs 3.105 - 3.116 of the submission Local Plan and expanded on at page 3 of ABC/PS/07. There are two tables that reflect the relevant Local Plan site policies that are expressed respectively in hectares or square metres. Where allocations have an extant permission or completions since 2014, these are noted in the Development Status column and have been removed from the total calculation of expected gains to ensure they have not been double counted in the final summary table.

Table 1 – Local Plan Site Allocations (B Use Class) in hectares

SITE & POLICY REF	SITE SIZE (HECTARES) AND USE CLASSES PROPOSED	DEVELOPMENT STATUS/ EXTANT PERMISSIONS	TOTAL 'B' USE GAIN* (HA)
Waterbrook – S16	B1, B2, B8 & Lorry Park Total area - 22ha	Lorry park of 5ha is included in total area – leaving 17ha for B uses. Recently opened VOSA facility not included in site area.	17
Eureka Park – S20	Predominantly B1a & B1b 20ha	Extant permission of 3,233m ² B1a	19.7
Orbital Park – S21	B1, B2 & B8 (& sui generis) 8.65ha available on remaining undeveloped plots	Completions of 557 m ² of B8 on 14/01543 and 1024m ² C1 on 15/00610. Extant permission of 9,801m ² of B use – not started 16/01667	7.5
Henwood Industrial estate – S23	Vacant area: 1.16ha B1, B2, B8 uses	Extant 16/01107/AS – COU from B1/B8 to D2 - 211 m ²	1.1
Pickhill, Tenterden - S25	B1-B8 Uses 0.35ha	Extant permission 16/01411 for B1 uses of 822 m ²	0.26
			45.5

Table 2 – Local Plan Site Allocations (B Use Class) in square metres

SITE & POLICY REF	SITE SIZE (M ² & HECTARES) AND USE CLASSES PROPOSED	DEVELOPMENT STATUS/ EXTANT PERMISSIONS	TOTAL 'B' USE GAIN* (M ²)
Commercial Quarter – S1	55,000 sq.m Predominantly B1a/ B1b	Application 16/00554 – under construction 6,149 m ² B1a use	55,000 sq.m.
Newtown Works– S6	Policy states 'substantial commercial floorspace' as part of mixed use redevelopment. No set area – estimated at 4000 m ² / 0.4ha for B uses	No current extant permission.	4,000
Finberry NW – S15	8,500 m ² / 0.85ha of B1-B8 uses	Site had outline permission for c.70,000 sq. (now expired) B1 but reallocated in this policy	8,500
			67,000

Please note that although **Sevington** is identified as a strategic location in the Local Plan, the site was allocated within the Urban Sites & infrastructure DPD (2012) and now has outline permission for 157,000 square metres of employment land within a total site area of 38 hectares. For this reason it was not reallocated in the Submission Local Plan. The 157,000 square metres hectares is recorded in the **extant permissions section** of this document.

2. Gains from 2014/15 - 2016/17 monitoring years

Employment floorspace monitoring is undertaken annually as part of the Authority Monitoring Report (AMR), which assesses completions on extant planning permissions between 1st April and 31st March each year. The employment floorspace records combine the uses of **A1 & A2, all B and D2** and calculate all gains and losses and records a net growth figure. Net floorspace gains for the years 2014 – 2017 can be found in Table 3 below. However, as the target for employment land in SP3 is for B use classes the total for B-use class only is separated in the last column.

Table 3 – Completions 2014/15 -2016/17

Monitoring year	Net total employment completions (m²)	Net B-use class completions (m²)
2014/15	15,797	+5,449
2015/16	20,971	+9,966
2016/17	3,911	-12,545
TOTAL	40,679	2,870

The losses seen in 2016/17 are from the amount of Prior Approvals conversions from Office to residential completed, including Charter House. Further background to this information can be located in each AMR on the council's website: <https://www.ashford.gov.uk/planning-and-building-control/planning-policy/timetables-and-monitoring/authority-monitoring-reports/>

3. Extant permissions

The latest employment land survey was undertaken in February 2018, but for the monitoring year 2016/17.

Table 4: Extant B use class permissions

B use class	Net gain (m2)
B1a	19,683
B1b	0
B1c	7,595
B1 (unable to split)	100,158
B2	24,282
B8	143,404
B1-B8 (unable to split)	4,655.
TOTALS	299,778 sq.m

These figures include the permission at Sevington of 157,000 square metres which is referenced in the Local Plan paragraph 3.107.

4. Summary Table

Sources	Ha
Local Plan Allocations (Table 1)	45.5 Ha
TOTAL	45.5 Ha
Sources	Square Metres
Local Plan Allocations (Table 2)	67,000 sq metres
Completions since 2014/15 (Table 3)	2,870
Extant Permissions (Table 4)	299,778
TOTAL	369,821 sq metres