

East Sussex Population and Employment Land Summary

East Sussex LPA	Key context	Employment Land Allocations Use Classes All Class B	Housing Growth	Population Forecasts 2014 to 2027 ESCC In Figures	% of County population	% of County Employment Land Allocations
Eastbourne CSLP 2014 To 2027	Jobs forecast 1,263 To 2031	43,000sq.m. (mixed GEA/NIA) (Subject to EELLP) Class B1a/b 20,000sq.m. NIA	4,800 2006-2026	+525 0.5%	101,547 (2014) 18.8% 101,979 (2027) 18%	13.1%
Hastings Local Plan Adopted 2014	c.6,470 Para 4.36 Population projections show a static workforce when housing growth and other projections are factored in.	Up to 70,000sq.m. 2008- 2028	At least 3,400 Net new homes 2011-2028	+1778 1.95%		
Lewes Pending Adoption May/June 2016		74,000sq.m. 2012 to 2031 14,000sq.m. B1a	At least 5,600 Net new homes 2010 to 2030	+6,768 6.7%		
Rother Adopted 2014	Jobs forecast 6,300 2008-2028	100,00sq.m. NB where continued employment use of a site / premises is unviable, complementary enabling development will be permitted. If a mixed use scheme is not viable alternative community uses, affordable housing and then market housing will be permitted subject to local needs	c. 5,300 2011-2028	+4,620 5%		
Wealden CSLP Adopted February 2013 Subject to early review		40,000sq.m. 2006-2027	4,525 net new homes 2006-2027	+16,075 10.38%		
County		327,000			539,766 (2014) 569,532 (2027)	

- The majority of SCS's figures relate to allocations not employment land supply
- SCS's equivalent figure for Wealden is incorrect
- Much wider structural issues are at play and each LPA has appraised these based on their own local requirements albeit EBC has still to defend its employment policies based on assessed requirements.
- If comparisons are to be made they need to be put into the context of other factors e.g.:
 - o In the case of Eastbourne,
 - it does not have the smallest employment land allocation
 - it has the lowest population forecast within all of East Sussex and its local jobs forecast is also low, its employment land requirement is therefore (in crude terms) lower.
 - some LPAs with significant employment land recognise that some of this may be unviable and a sequential approach is taken to considering alternatives (Rother)

SHAPING HASTINGS



Hastings Local Plan

The Hastings Planning Strategy
2011 - 2028

Adopted 19 February 2014

Planning Policy Team
www.hastings.gov.uk/localplan



Chapter 4: Development Strategy

approximately 400 long term empty homes in the town. By long term, we mean homes that have been empty for 2 or more years.

Balancing homes and jobs

- 4.21 Our housing target figure aims to support urban renaissance, and to accommodate further development in a way that respected environmental constraints. In particular, it is important not to use demographic forecasts alone as a driver for housing development. This is because the relationship with the economic growth and regeneration, and environmental constraints is much more important in Hastings. The scale of housing development has been determined on the basis that housing growth should not outstrip the ability of the local economy to provide jobs at a corresponding rate. Otherwise we would simply be adding to unsustainable out-commuting. A degree of net out-commuting is not necessarily detrimental to local prosperity, but the trend of an increasing reliance on this, much by car, does have adverse consequences in terms of sustainable development. It is also a sign of an inherent weakness in the local economy.

Working with Rother District Council

- 4.22 In accordance with national guidance and as part of the Duty to Co-operate, the Council has worked with and will continue to work with Rother District Council to explore strategic priorities including housing needs across the whole Hastings and Rother housing market (HMA). Housing need has most recently been assessed in the 2013 Strategic Housing Market Assessment Update.

The New Homes target

- 4.23 Between 2011 and 2028 the net new homes target will be for at least 3,400 homes, based on the rationale set out in paragraph 4.12.
- 4.24 The target is equivalent to at least 200 net new homes per annum. This target will be achieved mainly through the delivery of identifiable development sites between 2011 and 2028.
- 4.25 Windfall development has made a significant contribution to housing delivery in the past. Small site windfalls (less than 6 dwellings) will continue to come forward over all years of the Plan up to 2028. An average of 35 windfall dwellings per year has been assumed between 2016/17 and 2027/28, this potential supply can be seen as providing the necessary flexibility around meeting the housing target which is a minimum, by either increasing the total amount of house building, or as a contingency if allocated sites do not come forward as planned for any reason.
- 4.26 The new homes will be delivered primarily through private development, but there will be considerable partnership working with Registered Providers (RPs) in the delivery of affordable housing.

Sources of new homes likely to come forward by 2028	Net number of units
Units completed 2011/12 - 2012/13	373
Commitments – sites under construction, with planning permission or resolution to grant planning permission	1,209
Small site (5 or less net dwellings) commitments 2013/14 – 2015/16	157
Existing Local Plan allocations (excluding those without an extant permission)	747
Other sites potentially developable sites - no planning status (informed by the SHLAA and the merging Development Management Plan document)	771
Small site (less than 6 dwellings) windfall allowance 2016/17 – 2027/28 (12 years x 35 dwellings)	420
TOTAL	3,647

Table 1: Delivering the housing allocation 2011 – 2028 (Position as at 01 April 2013)

Chapter 4: Development Strategy

iii) Employment

- 4.31 National policy indicates that local authorities need to set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth.
- 4.32 Hastings is a major employment centre not just for residents of Hastings but also in the wider Hastings labour market or travel-to-work-area (TTWA) which embraces most of Rother (over 90% of its population) and is bordered by Eastbourne, Tunbridge Wells and Ashford. Yet in economic terms Hastings is weak, ranked amongst the 20 most deprived boroughs in the Country, with low levels of educational achievement and skills levels, lower average earnings compared to the rest of the South East and in recent years falling job density, (that is the ratio of total jobs to people of working age population). Until very recently, in common with other south coast towns, Hastings has not developed as a location for inward investment, relying on local business growth and the public sector as economic drivers.
- 4.33 However, Hastings has been pursuing an ambitious, collaborative approach to economic and cultural renaissance. Following its formation in 2003, the former agency, Sea Space¹¹ and the wider Hastings & Bexhill Task Force has:
- constructed over 18,000m² of high quality business space in Hastings, including One Priory Square, Lacuna Place and a Creative Media and Innovation Centre
 - facilitated over 7,000m² of education space for higher / further education use – Hastings is now a University town;
 - established Enviro21, a modern industrial park focused on the growth of environmental technology companies and advanced manufacturing;
 - created capacity for 1,700 new jobs, including the decision by SAGA in late 2010 to locate in Hastings' Priory Quarter, creating up to 800 additional private sector jobs.
- 4.34 These developments offer a real and lasting opportunity to promote the town as a thriving, high quality business location and a desirable place to live and enjoy quality recreation time.

Providing for new jobs

- 4.35 This section focuses on economic development and specifically business uses¹².
- 4.36 Population projections¹³ show a static workforce – when housing growth and other projections are factored in. An important qualification about these projections is that they represent what is projected to happen based on the current population structure and past patterns of migration, as well as prevailing economic activity rates (2008 base). Planning for a static workforce in effect represents planning for the status quo, and fails to take account of important policy factors, in particular:
- national policy to stimulate economic growth
 - the strong local commitment to reverse the economic fortunes of the area, not least to address relatively low economic activity and high unemployment
 - desire to reverse the long term trend towards increased dependence on jobs elsewhere
- 4.37 The Planning Strategy therefore aims to assist employment creation through the provision of land and premises for employment purposes and by encouraging the development of more family housing. This is intended to alter the characteristics of in-migration.

¹¹ With the abolition of the regional development agency - SEEDA, the local arrangements for taking regeneration forward are being recast but local partners are determined to continue and build on the progress achieved to date

¹² Business uses are those essentially within Class B of the Use Classes Order, including offices, research and development uses, light manufacturing, general industry, warehousing/storage and similar "sui Generis" uses

¹³ East Sussex County Council 2011 policy based population projections June 2013

- 4.38 The Employment Strategy and Land Review (ESLR)¹⁴, updated August 2011 and jointly prepared with Rother District Council, estimates that the total number of jobs needed in Hastings over the period 2008-2028 is c.6,470. This is based on achieving higher economic activity rates and a closer balance between the number of indigenous jobs and the number of local workers. Out-commuting is not in itself detrimental to local prosperity, particularly where people are able to travel to better paid jobs and thus bring more money into the Hastings economy. However, sometimes it is an indicator that there is insufficient availability of jobs locally. Overall therefore, although it is to be expected that there will be many workers travelling both into and out of Hastings to work (particularly within the travel to work area), the Plan seeks a healthy economy where there are sufficient jobs within the Borough to support the population. In sustainability terms a better balance of homes and jobs locally is desirable.
- 4.39 If it was not for regeneration activity and major intervention, it is forecast that total employment (labour demand) in Hastings would grow by very modest amounts. Labour demand forecasts suggest that jobs growth will be in mainly public services, including public administration, health and educational sectors. This reflects their important share of employment currently and ignores the considerable regeneration activity which has already seen the successful development of educational, media and eco-industries. It also clearly highlights the need to diversify the town's economic base and a key objective of increasing the supply and range of job opportunities across the town, as part of achieving a more sustainable pattern of development and activity. Our aim is to maintain and strengthen the provision for those sectors where we have particular strengths such as manufacturing and specialist engineering businesses. Examples of which are vacuum pumps and contact lens manufacture. We will also support cultural and artistic ventures. Sectors, and particularly high value sectors, which we would like to grow, include knowledge-based sectors such as eco-industries and creative media.
- 4.40 It is clear that the provision of employment land and premises needs to be supported by an array of other *interventions* to succeed. As well as the Council's own commitment to fostering economic activity, there are multi-agency efforts (more fully documented in the ESLR) centred around investment in education and training; business support services; promotional activity; planned investment in transport infrastructure and ICT connections.

Business land and premises

- 4.41 Major improvements in the town's economy are needed if we are to achieve regeneration benefits for everyone. The Planning Strategy will assist in this process by ensuring that sufficient land is identified for employment purposes to allow for future growth in jobs and to encourage business investment by providing choice in the types and locations of employment premises. The amount of land identified should provide for employment growth that at least matches workforce growth, allows for higher levels of economic activity and reduces reliance on out-commuting.
- 4.42 *The ESLR concluded that in order to meet the economic regeneration objectives for Hastings and Rother, provision should be made in Hastings for between 65,000 and 70,000m² of employment floorspace between 2008 and 2028. This target primarily relates to business accommodation¹⁵.*

¹⁴www.hastings.gov.uk/environment_planning/planning/localplan/evidence_base/

¹⁵ comprises use classes B1 – Business, B2 – General industrial and B8 – Storage or distribution, as defined by the Use Classes Order 2010

Chapter 4: Development Strategy

POLICY DS2: Employment Growth

To support the town's role as a major employment centre and as the focus for economic regeneration, local economic growth and diversification will be met through the development of up to 70,000m² of employment floorspace between 2008 and 2028 and will be achieved by:

- the continuing development of new office based employment opportunities at Priory Quarter in Hastings town centre;
- the development of Enviro21 Innovation parks in the Queensway Employment Corridor, circa 15,300m²
- the development of floorspace opportunities on existing employment areas across the Borough by 2028 primarily at the following locations: Churchfields, Castleham, Ponswood, West Ridge and also Ivyhouse Lane
- encouraging the renewal of the existing older stock of employment premises through the implementation of an employment land and premises protection policy
- encouraging the provision of live/work units within housing developments

Relationship with North East Bexhill

- 4.43 The regeneration of Hastings also needs to be considered in the context of the impact of development outside of the town, and in particular, the North East Bexhill proposal in Rother District. This is a major development area aiming to provide some 50,000m² of commercial development. It has the scope to meet the needs of both local and in-moving occupiers. The available land at North East Bexhill plays a complementary role to that of Hastings as an employment centre by providing opportunities for employment development as part of an urban extension on a scale not possible within the constrained urban area of Hastings.
- 4.44 North East Bexhill represents one of the most important new land releases within the Hastings travel to work area. However its implementation is dependent on the completion of the proposed Bexhill – Hastings Link Road. There are other important opportunities for business development within the Borough, notably Priory Quarter and the Queensway area. Nevertheless, whilst the identified employment land commitments in Hastings are not dependent on the implementation of the road scheme per se, any delays in its progress to completion would have a negative impact on those proposals too, due to:
- a) the knock-back to business confidence
 - b) the reduced scale and range of investment that Hastings and Bexhill could accommodate, would constrain the potential of the area for regeneration.

iv) Shopping

New retail development

- 4.45 National planning policy requires us to promote the vitality and viability of town centres, and emphasises that it is important that retail needs are met in full, and not compromised by limited site availability. It sets out that town centre sites should be identified first, and if these are not suitable or viable, edge of centre sites should be considered next, and then other accessible locations.
- 4.46 Later in this plan, policy E3, sets out a hierarchy of commercial centres where retail and employment opportunities are concentrated, to be protected and appropriate new ventures welcomed.



Lewes District Local Plan

Part 1

Joint Core Strategy – Proposed Submission Document
Focussed Amendments

May 2014 Price £17.50 plus £1.61 p&p



The Joint Core Strategy Proposed Submission Document

Representations are invited on the amendments to this document for This document is available for public consultation for an 8-10 week period between the 11th January 2013 and the 22nd March 2013 16 May 2014 and 4pm on 11 July 2014. If you made representations on the original Proposed Submission document, which was published in January 2013, then there is no need to resubmit them during this representation period, unless you wish to alter or withdraw your representation in light of the amendments made.

Although the document has been jointly prepared by Lewes District Council and the South Downs National Park Authority, comments should be submitted to Lewes District Council as they are managing the consultation exercise. Comments can be sent to the District Council by:

E-mail: ldf@lewes.gov.uk

Fax: 01273 484452

Post: Lewes District Council
Planning Policy Team
Southover House
Southover Road
Lewes
East Sussex
BN7 1AB

You can also be kept informed on the latest news and developments on the Core Strategy through the District Council's website (www.lewes.gov.uk) and Twitter account (@lewesdc).

- 6.21 Whilst the housing delivery target does not fully meet the district's objectively assessed requirements, this plan identifies a number of policy measures that will be pursued to mitigate some of the potential negative impacts that could arise as a result of this policy approach. In addition, the Duty to Co-operate Housing Study identifies a number of longer term strategic development options, some of which are at a sub-regional level, which could help meet housing requirements. Many of these options will need to be considered further, working in partnership with other local authorities and agencies.
- 6.22 A Memorandum of Understanding (MoU) has been produced and signed by all the authorities within the Sussex Coast housing market area, as well as the West Sussex authorities of Crawley, Horsham and Mid Sussex. This commits the authorities to work together to explore longer-term solutions for housing delivery. One of the options likely to be examined is the potential for a new settlement within the Sussex Coast Housing Market Area. The District Council and the National Park Authority did not consider it appropriate to delay the submission of the Core Strategy until the outcome of this work is known. However, if a long-term solution which affects the plan area is agreed, we are committed to a review of the Core Strategy if this is necessary to deliver it.

Employment provision

- 6.23~~17~~The provision of planned employment land ~~to be planned for~~ is very much influenced by the findings of the Employment and Economic Land Assessment, which was partially updated in 2012. It is also influenced by the housing delivery target as it is important to balance the number of new jobs planned for and the availability of people to take those jobs. Whereas the housing delivery target is for the period up until 2030, the provision of employment land looks slightly further ahead to 2031¹³.
- 6.24~~18~~The Employment and Economic Land Assessment and the subsequent spatial strategy has been produced in the context of a double-dip recession (2009 – 2012) and a weak economic outlook on both a local and wider level. As a result, the economic and employment growth forecasts are somewhat lower than envisaged a few years ago. Hence, ~~the economic growth strategy for the district has been re-examined with regard to the Sussex Coast sub-regional strategy in the South East Plan, which was developed when higher levels of economic growth were widely expected.~~
- 6.25~~19~~Despite the relatively low growth forecasts, the need remains to set a positive strategy to aid in the recovery from the recession, give flexibility for stronger economic conditions, and at a local level achieve some of the key objectives for this plan, particularly for regeneration. Although key, such a strategy should not just focus on ensuring a suitable supply of employment land and premises. It should also examine ways to unlock the economic potential of existing employment sites and premises, as well as creating the right

¹³ This is due to the update to the Employment and Economic Land Assessment looking ahead to 2031. This was due to the Experian forecasts (partly used to estimate employment land needs) only identifying outputs in five year blocks (i.e. 2026, 2031).

conditions for investment into the area. The core delivery policies within this plan, particularly Core Policy 4, address this in more detail.

- 6.260 In terms of ensuring a suitable supply of employment land and premises, the Employment and Economic Land Assessment identified a modest quantitative need for land for offices (particularly for Lewes town) and qualitative need for further industrial land in or beside Lewes town over the plan period. Subsequent policies in this spatial strategy detail what this need is and how it can be met. The 2012 EELA update found that the previously envisaged shortfall for offices is now less likely but it continues to recommend a modest (1.0 – 1.25 hectares) additional office land provision at Lewes town, primarily for qualitative reasons. The same is true for industrial land, for which a key problem faced in the district remains the lack of good quality premises. A modest provision (1.0 - 1.5 hectares) of additional good quality industrial land, in or around Lewes town, is therefore recommended to help provide choice and stimulate development. The 2012 update also identified a possible modest shortfall in industrial provision if development trends continue. The provision of some additional industrial land is therefore also considered reasonable in quantitative terms.
- 6.274 As well as identifying the quantum of development to be planned for in the housing and employment sectors, the Core Strategy has also considered the floorspace/land requirements for other sectors. Retail provision and premises for other town centre uses has been one of these sectors and in this regard the recommendations of the Shopping and Town Centres Study have been key. This study has concluded that there is not a need, in quantitative terms, to be planning for and allocating sites for significant retail development in the period up until 2030 (although it is recognised that this position will need to be kept under review throughout the plan period). There is however a qualitative need for some additional provision, particularly in Lewes town. Spatial Policy 1 addresses this issue.
- 6.282 The Employment and Economic Land Assessment has also considered the expected requirements for the non B-class sectors (i.e. not office and industrial needs). Although the findings, in terms of retail provision, have been superseded by the more detailed findings from the Shopping and Town Centres Study, it does provide an indication of need in other non B-class sectors. For these sectors the assessment has concluded that land needs over the plan period are likely to be modest. Expected areas of growth, in terms of land requirements, are anticipated in hotels and catering (1 hectare) and waste/recycling (1+ hectares). The assessment considers that the majority of these requirements will be met on land already held by the relevant provider, or incorporated within mixed use developments.

Spatial Policy 1 - Provision of housing and employment land

In the period between 2010 and 2030, a minimum of 5,600 ~~4,500~~ net additional dwellings will be provided in the plan area (this is the equivalent of approximately ~~280~~ ~~225~~ net additional dwellings per annum).

A review of Spatial Policies 1 and 2 will be undertaken by the District Council and National Park Authority on completion of cross-authority working to consider longer-term options for strategic development both within the Sussex Coast Housing Market Area and in adjoining areas if any of these options are demonstrated to be deliverable within Lewes District.

In the period between 2012 and 2031, in the region of 74,000 square metres of employment floorspace (B1, B2 and B8) will be provided in the plan area. 60,000 square metres of this floorspace will be as industrial space (B1c, B2 and B8), and 14,000 square metres will be as office space (B1a).

The distribution of development

6.293 Taking the planned levels of housing and employment growth, this plan needs to set a strategic approach to how this growth will be distributed across the district and when it is expected to take place. Some of this growth can already be accounted for as it has either already been developed in the plan period, or it is classed as a commitment¹⁴. The tables below identify the development that can already be accounted for and the residual minimum level of housing and employment development to be planned for during the plan period.

Table 3 – Employment floorspace requirements (to meet a quantitative need)

	Gross Floorspace requirement (sq metres)	Existing potential supply (sq metres) ¹⁵	Residual requirement (sq metres)
Industrial	60,000	69,500	0
Office	14,000	16,900	0
Total	74,000	86,400	0

¹⁴ Commitments include housing and employment premises that are either under construction, have an extant planning permission that is likely to be implemented, are schemes that have made sufficient progress through the planning system (generally granted consent subject to the signing of a s.106 agreement), or are existing allocations that are deemed deliverable or developable.

¹⁵ The supply figures are taken from the 2012 update of the Employment and Economic Land Assessment and indicates the 'worst case' for supply on the basis that certain sites are discounted from this potential supply due to significant constraints on development. The supply figures are as at June 2012.

Table 4 – Housing to be planned for

	(A) Total requirement	(B) Already developed in the plan period (April 2010 – April 2013) ²	(C) Units permitted, but not yet implemented (includes units under construction) ¹⁶	(D) Units considered deliverable having made sufficient progress through the planning process ¹⁷	(E) Unimplemented Local Plan allocations for housing ¹⁸	Residual requirement to plan for (A – B, C, D & E)
Housing (within the National Park)	Plan – wide requirement:	<u>77,54</u>	<u>163,145</u>	0	0	Plan – wide requirement:
Housing (outside of the National Park)	<u>5,6004,500</u>	<u>549551</u> 354	<u>961,496</u>	<u>77,666</u>	<u>487227</u>	<u>3,5484</u> <u>2,598</u>

6.3024 Table 3 does not identify any residual requirement to be met for the delivery of employment space. However, this does not paint the full picture. The Employment and Economic Land Assessment (EELA) has stated that for primarily qualitative reasons, a case can be made for a new site (1.0 – 1.25 ha) in or near Lewes town for office development. The Assessment has also concluded that for the same reason an additional site (1.0 – 1.5 ha) for industrial development would be appropriate in or around Lewes town. As this is primarily a qualitative demand it could be met through the redevelopment of existing employment sites. Although the Employment and Economic Land Assessment identified limited potential for this to happen, it is considered that opportunity does exist in the North Street area of Lewes town for delivering better quality office floorspace. Spatial Policy 3 (North Street Quarter and adjacent Eastgate area, Lewes) identifies this site and deals with this issue further.

6.3125 In terms of meeting the qualitative (and possible quantitative) need for an additional industrial development, opportunities have proven to be extremely limited. This is predominantly due to limited scope for the outward expansion of Lewes town (recognising its setting within a National Park) and few potential sites within the existing town that could be identified for such use. This was recognised in the Emerging Core Strategy and a potential option of delivering a site at Ringmer for such purposes was identified (this was a possible extension to the Caburn Industrial Estate). Although the site has no obvious on or off-site constraints that would preclude its development, it is not

¹⁶ A discount has been applied to small-scale schemes permitted – see the revised version of the Justification for the Housing Strategy Background Paper.

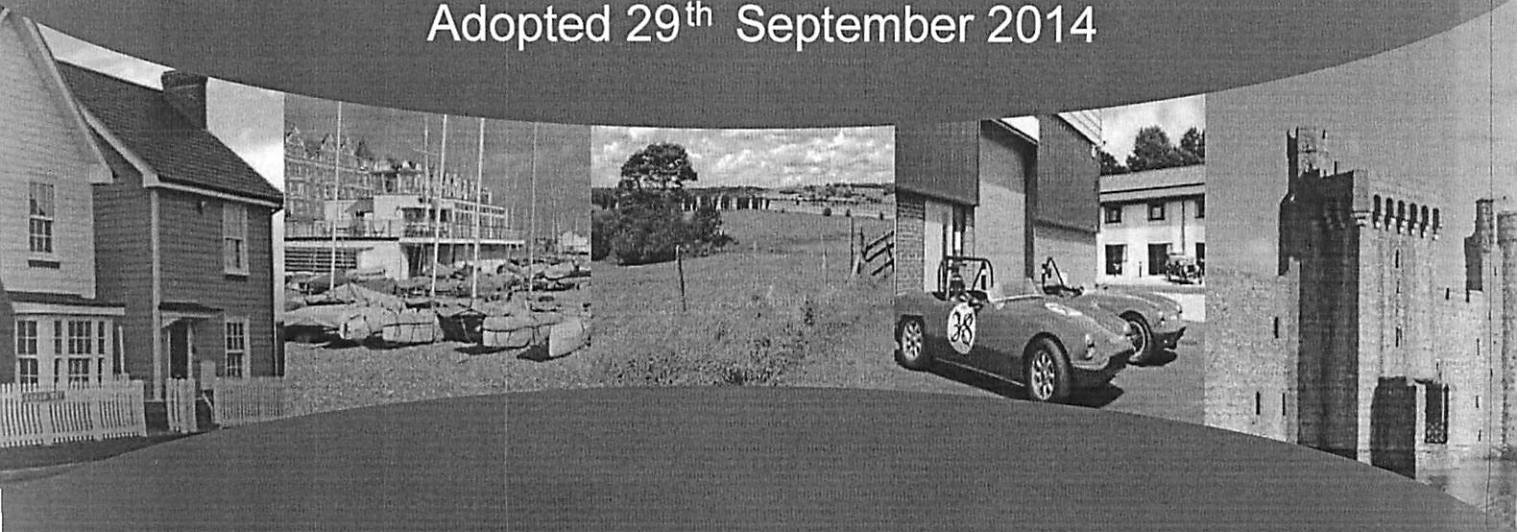
¹⁷ These are schemes granted planning permission subject to a section 106 agreement being put in place.

¹⁸ Only unimplemented allocations that are still deemed deliverable or developable through the SHLAA process have been included within this allowance.

Rother Local Plan

Core Strategy

Adopted 29th September 2014



15 - Local Housing Needs

15.7 This can be elaborated by the following specific housing objectives:

Local Housing Needs Objectives:

- i) To provide and maintain a housing stock that supports sustainable, inclusive, communities in both towns and rural areas;
- ii) To respond to the changing mix and needs of households, including more older person households;
- iii) To increase the availability of affordable housing;
- iv) To provide housing choices that encourage young people to live locally;
- v) To make effective use of existing housing stock, including bringing empty homes back into use.

Providing a mix of housing to meet local need

- 15.8 By 2028, the number of projected households in Rother is expected to be 46,215 which equates to an increase of around 5,300 households between 2011-2028.⁴³ This amounts to a household growth rate of around 312 households per year.⁴³
- 15.9 Projected household growth suggests that new households are likely to occupy broadly equal proportions of 1, 2 and 3+ bedroom homes⁴⁴.
- 15.10 There is a much greater stock of smaller and rented property in urban areas than the rural areas and this works against the need to attract younger people, particularly to rural areas. Housing affordability in rural Rother is especially acute, particularly as a product of high house prices associated with a stock of larger dwellings in these areas⁴⁵. Providing smaller dwellings (both market and affordable), as well as more affordable housing, should go some way to provide for this need. It could allow older residents to downsize and stay within villages, as well as provide housing for young people.
- 15.11 Evidence suggests that the housing market is weaker in Bexhill⁴⁶, where property values are lower. There is also a large stock of private rented property within Bexhill (much higher than proportions found in the rural areas) and this provides a valuable supply of cheaper housing stock to households in the area, although much of this stock is provided in small houses and flats. The Strategic Housing Market Assessment (SHMA) suggests that it is appropriate to provide more accommodation for families and younger households in Bexhill, in order to support wider policy objectives.

⁴³ ESCC Projections for Proposed Modifications, July 2013

⁴⁴ Strategic Housing Market Assessment, 2010.

⁴⁵ Housing Market Assessment, 2006, Strategic Housing Market Assessment Update 2010

⁴⁶ Affordable Housing Viability Study, 2010

16 - Economy

- 16.8 Stakeholder meetings have been held with a range of businesses, with specific workshops relating to tourism and land-based industries.⁵⁷

Objectives

- 16.9 Chapter 6 puts forward as a Strategic Objective:

'To secure sustainable economic growth for existing and future residents and provide greater prosperity and job opportunities for all'

- 16.10 This Strategic Objective is elaborated upon by the following objectives:

Local Housing Needs Objectives:

- i) To raise aspirations and improve educational attainment, where needed
- ii) To increase skill levels
- iii) To expand the business base and overall productivity, to include fostering high growth sectors
- iv) To increase the supply and range of job opportunities across the district, as part achieving a more sustainable pattern of development and activity
- v) To increase local earnings, relative to living costs
- vi) To develop key existing sectors, including tourism
- vii) To realise economic opportunities and mitigate against locational disadvantages

Providing for jobs

- 16.11 The total number of additional jobs estimated as being required over the period 2008-2028 is some 6,300 jobs within the district. This is based on workforce projections with allowances for achieving higher activity rates and a reduction in net out-commuting. While commuting will inevitably continue, and brings wealth into the area, a better balance of homes and jobs locally is regarded as desirable.
- 16.12 Labour demand forecasts suggest that the majority of job growth will be in financial and business services, other (mainly public) services, distribution, hotels and catering, and construction.

⁵⁷ Reports of these are contained in the Core Strategy 'Consultation Statement'

Policy EC1: Fostering Economic Activity and Growth

Economic activity and growth vital to the district's future prosperity will be coordinated in terms of:

- (i) Investment in education, training and development, especially in areas of lower attainment levels and skill levels;
- (ii) An extension of vocational training and sector skills programmes;
- (iii) Continued collaborative working between education, training, business and inward investment agencies, notably through the Local Enterprise Partnership, Rother Local Strategic Partnership, and with partners in Hastings;
- (iv) Effective business support services and business networks;
- (v) Greater promotional activity of the opportunities for business in the district in line with increasing capacity;
- (vi) Priority given to investment in transport infrastructure and services which provide effective economic benefits;
- (vii) Facilitating investment in high quality ICT connections, especially to business locations, new residential development and as part of infrastructure projects.

Business land and premises

- 16.19 Improved availability of a range of accommodation is a necessary component of the economic strategy for the area. Because of the poor state of the economy and the pressing needs of businesses for more, and more modern, accommodation, this should be provided as soon as possible.
- 16.20 The overall amount of business floorspace, its nature and timing, as well as broad distribution, is assessed in the Employment Strategy and Land Review as well as in the subsequent Review of Employment Land Requirements in light of Proposed Revised Housing Targets July 2013. The amount of land identified should provide for employment growth that at least matches workforce growth, facilitates higher levels of economic activity and reduces reliance on out-commuting.
- 16.21 The Employment Strategy and Land Review, referred to above, concluded that in order to meet the economic objectives for the Rother and Hastings area, provision should be made for at least 100,000 sq. m. of net additional business floorspace across the district, with at least 60,000 sq. m. at Bexhill, 10,000 sq. m. at Battle, 10,000-20,000 sq. m. at Rye and 10,000 sq. m. in the rural areas. It also highlights that there is a particular need for serviced land.

- 16.22 These targets relate primarily to business accommodation. Land-based industries, notably, agriculture are considered in the Rural Areas chapter.

Policy EC2: Business Land and Premises

A suitably broad and readily available supply of business land and premises will be achieved by:

- (i) provision for some 100,000 sq m of employment floorspace over the Plan period, with the majority following on from construction of the Hastings Bexhill Link Road;**
- (ii) increasing the supply of high quality employment sites, including new major business sites at Bexhill;**
- (iii) securing a range of incubation space, small and medium sized sites and units across the District in line with the respective spatial strategies, and particularly in settlements with good strategic access, including through mixed use developments;**
- (iv) providing for business development in locations that make effective use of rail and water transport opportunities, notably at the Port of Rye;**
- (v) seeking town centre, or edge of centre, sites for offices, including as part of mixed-use developments.**

- 16.23 Existing employment sites make a particularly valuable contribution to the supply of business land and premises because of the often marginal viability of new commercial developments. Hence, there is a presumption to retain existing sites, as well as providing for more effective employment space through mixed use schemes where this is demonstrated to be needed. A full review of the use of existing business sites will be undertaken as part of the site allocations process.

16 - Economy

Policy EC3: Existing Employment Sites

Effective use of employment land and premises will be secured by undertaking a full review of existing and potential sites for employment use and allocating sites in the Development and Site Allocations Plan and/or Neighbourhood Plans. Until those plans are in place the following policy will apply:

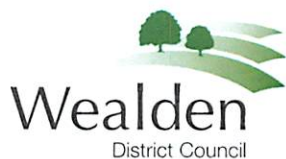
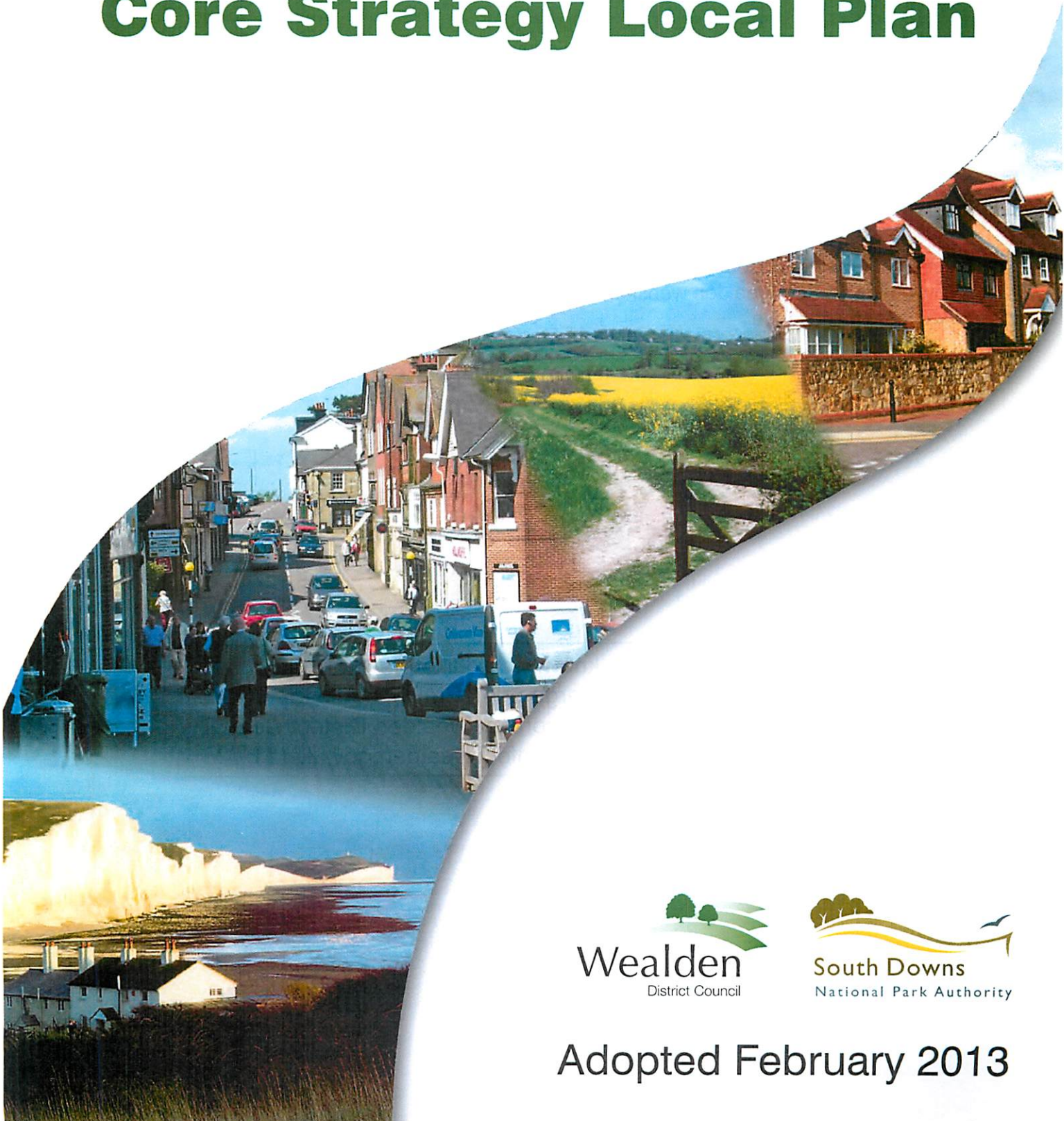
- (i) Land and premises currently (or last) in employment, including tourism, use will be retained in such use unless it is demonstrated that there is no reasonable prospect of its continued use for employment purposes or it would cause serious harm to local amenities;
- (ii) Permitting intensification, conversion, redevelopment and/or extension having regard to other policies of the Plan;
- (iii) Facilitating access/environmental improvements, where appropriate;
- (iv) Where continued employment use of a site/premises is demonstrated not to be viable, permit complementary enabling development as part of an overall scheme to make most effective use of the property for employment purposes; if a mixed use scheme is not viable, prioritise alternative community uses, affordable housing and then market housing, subject to local needs.

16.24 In relation to (iv) above, attention is also drawn to Policy LHN2 regarding the priority to economic potential rather than affordable housing potential in such situations.



Wealden District (Incorporating Part of the South Downs National Park)

Core Strategy Local Plan



Adopted February 2013



How to Contact Us

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You may also visit the offices Monday to Friday, to view other Local Plan documents.

A copy of Wealden's Core Strategy Local Plan can be downloaded from the Planning Policy pages of the Wealden website, www.wealden.gov.uk or scan the QR code below with your smart phone.



If you, or somebody you know, would like the information contained in this document in large print, Braille, audio tape/CD or in another language please contact Wealden District Council on 01323 443322 or info@wealden.gov.uk



5 Spatial Strategy Policies

5.1 The spatial strategy policies identify what will be delivered on a strategic scale, and when, in line with the spatial strategy. It provides clear direction and information concerning provision of homes and employment and retail from 2006 to 2027.

Provision for homes and jobs

5.2 Wealden's spatial strategy requires land to be allocated for future housing, employment and infrastructure developments. This will be carried forward in the Site Allocation DPDs that follow this Core Strategy. The purpose of our Core Strategy is to confirm the overall strategic land requirements, identify the broad locations of the main growth areas, and ensure that the necessary overall supply of land is deliverable.

5.3 Housing developments already committed⁽²⁾ mean that this Core Strategy, and the DPDs that follow, will be allocating land for at least 4525 additional dwellings over the period April 2010 – March 2027.

5.4 The provision of employment land is based on the latest Employment Land Review update which establishes a need for some 128,695 sq. metres net floorspace between 2006 and 2030. Employment developments in the pipeline⁽³⁾ mean that the DPDs following the Core Strategy will be allocating land for at least 40,000 sq. metres net floorspace of B1, B2 and B8. If growth is slower than forecast, or if other circumstances change, it may be necessary to revise the requirements to reflect a more realistic demand for employment land.

WCS1 Provision of Homes and Jobs 2006-2027

Land will be identified in subsequent Development Plan Documents for the provision of some 4525 net additional dwellings in Wealden District to provide for 9440 dwellings over the period 2006-2027.

Provision will be made for some net additional 40,000 sq. metres net employment floorspace (B1/B2/B8) to provide for 128,695 sq. metres net employment floorspace and 17,000 sq. metres net additional retail floorspace over the period 2006-2027.

The strategy shall be reviewed in 2015 or when a preferred solution to the capacity issues associated with Hailsham North and Hailsham South Wastewater Treatment Works has been identified, whichever is the earlier, in order to ensure that there is an adequate supply of development land in the longer term. The review shall include an assessment of current and future levels of need and demand for housing to provide an appropriate basis for longer term housing provision.

2 Includes extant planning consents as of 1st April 2010. Non Statutory Local Plan allocations assessed as deliverable or developable and planning consent granted on land east of Battle Road WD/2009/2705

3 Includes Non Statutory Wealden Local Plan allocation for Ashdown Business Park

Distribution of homes and jobs

5.5 The broad distribution of land to be allocated for housing development to meet the requirements of Policy WCS1 is guided by the strategy objectives and our settlement hierarchy. Our strategy seeks to concentrate growth at the urban areas, but especially at Hailsham and Uckfield. Within the rural areas there is a wide variety of settlements some of which are assessed as suitable to accommodate some further housing development in an appropriate fashion.

5.6 Specific account has been taken of the distribution of land with potential for housing development identified in the Council's 2010 Strategic Housing Land Availability Assessment. This will ensure that there is a reasonable prospect of delivering dwelling requirements.

Dataset: Population projections by age and gender (dwelling-led), 2014-2027 - districts

ESCC Projections January 2016

Filter variables:

Gender, All people

Age group, All ages

Measure, Number

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Geography														
East Sussex	539,766	539,437	541,468	543,635	545,980	548,452	550,947	553,347	556,045	558,915	561,669	564,523	567,052	569,532
Eastbourne	101,547	101,178	101,149	101,116	101,090	101,124	101,188	101,267	101,399	101,590	101,718	101,887	101,979	102,072
Hastings	91,093	91,019	91,056	91,109	91,198	91,333	91,489	91,614	91,809	92,064	92,266	92,503	92,679	92,871
Lewes	100,229	100,434	100,943	101,479	102,066	102,647	103,209	103,710	104,279	104,872	105,437	105,996	106,509	106,997
Rother	92,130	91,695	92,024	92,403	92,826	93,228	93,647	94,060	94,485	94,963	95,446	95,916	96,342	96,750
Wealden	154,767	155,111	156,299	157,526	158,801	160,120	161,414	162,696	164,074	165,426	166,801	168,222	169,543	170,842