

HotSW Employment Land Study

Research Findings

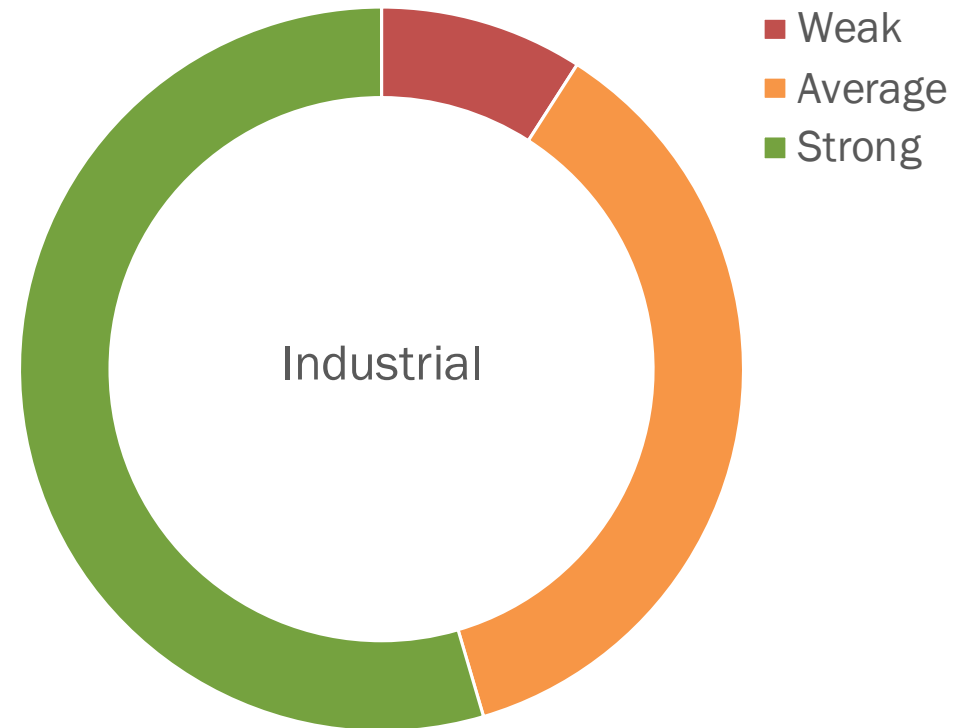
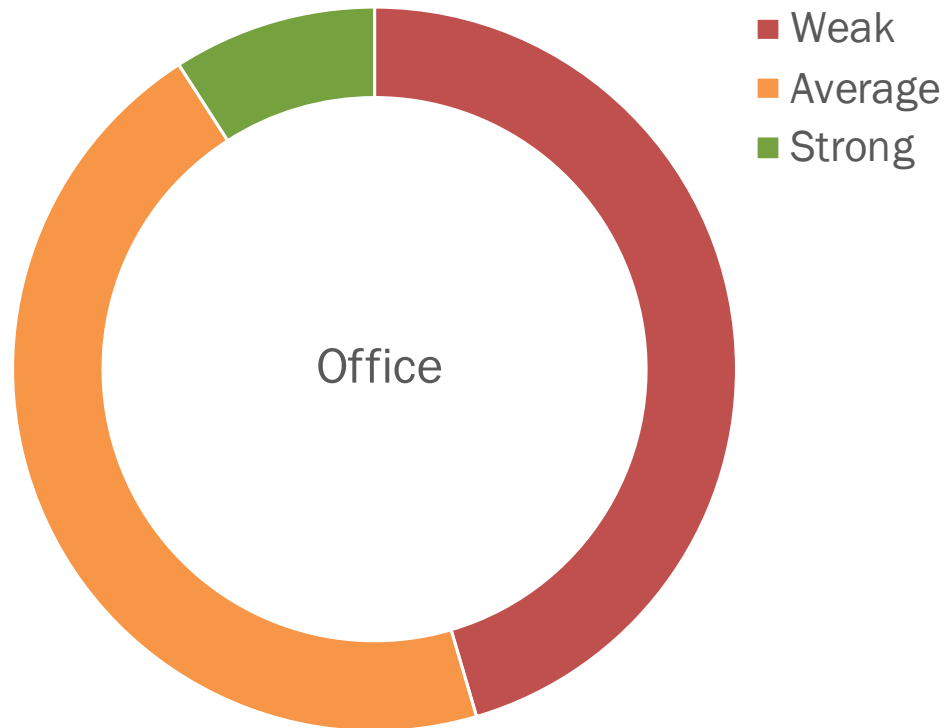
Heart of the South West LEP – Place Leadership Group

5th December 2019

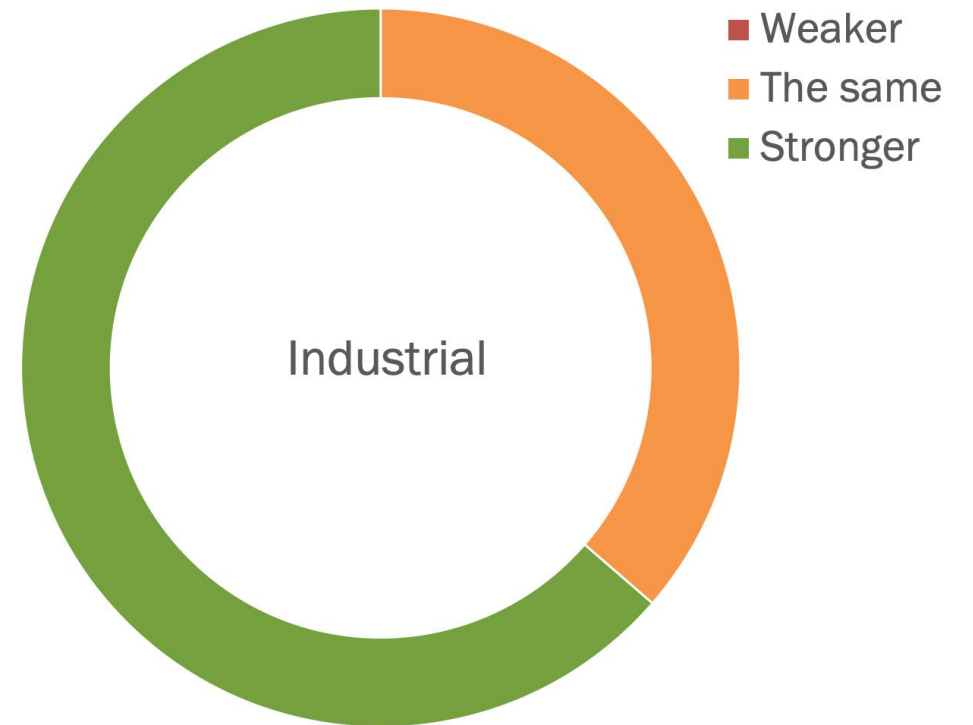
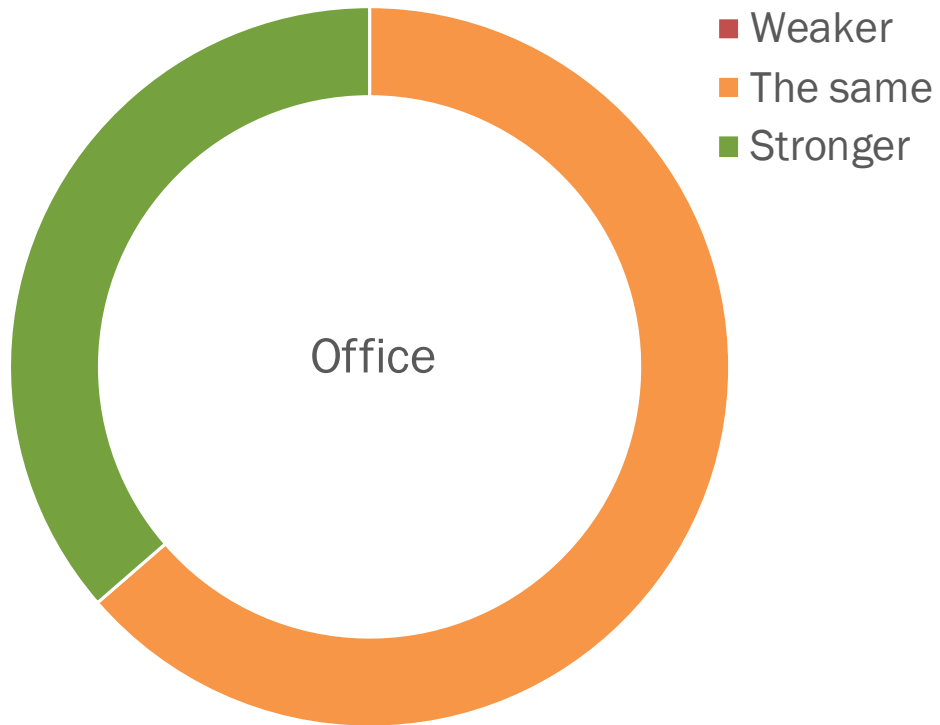
Objectives

1. The current level of demand for employment space (land and premises)
2. The allocation of employment land in Local Plans
3. Which areas of the LEP are facing the greatest challenge(s);
4. The reasons for sites not coming forward to the market; and
5. Tools (including planning, fiscal, infrastructure) and interventions for unlocking employment sites.

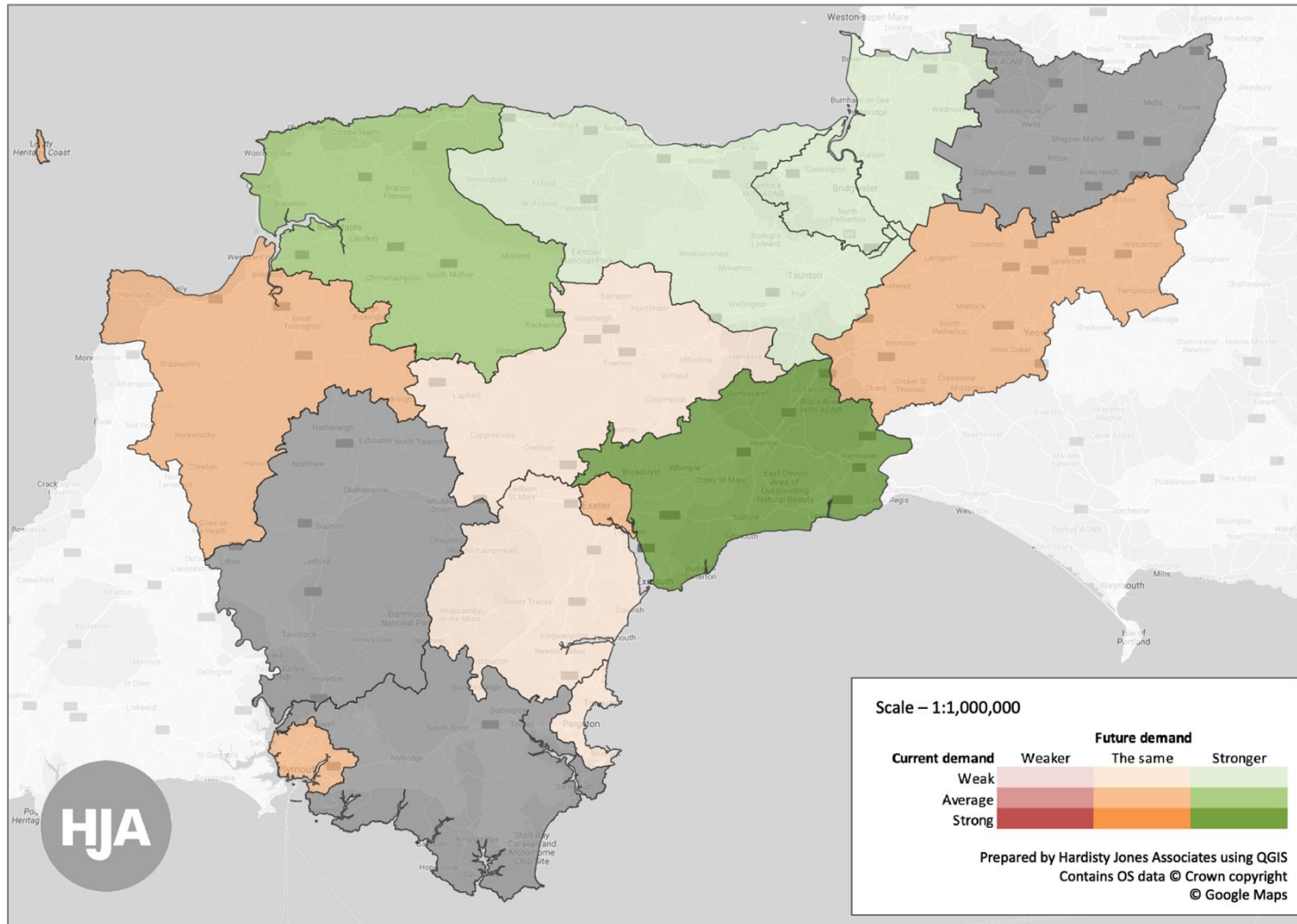
Current Demand



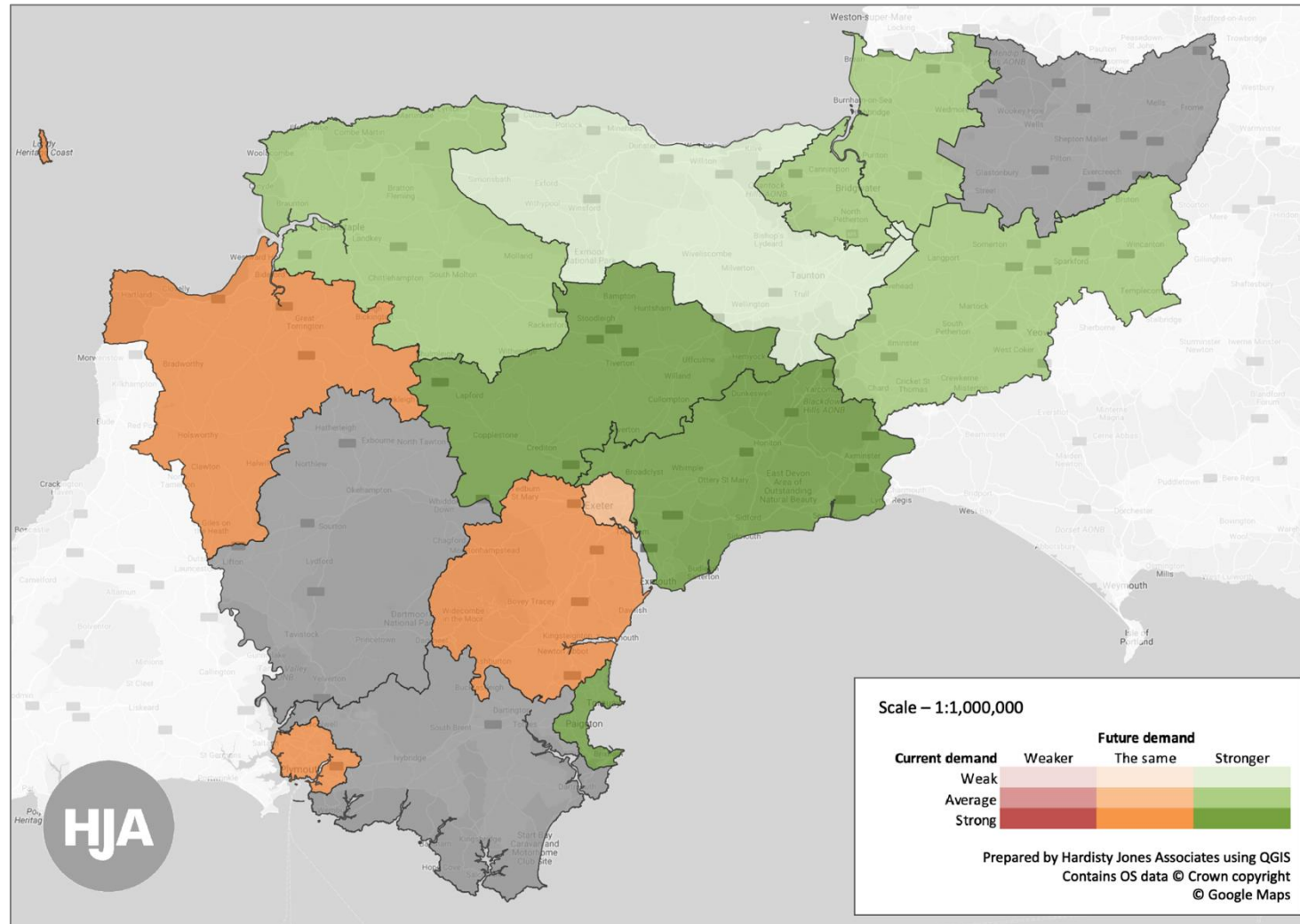
Future Demand



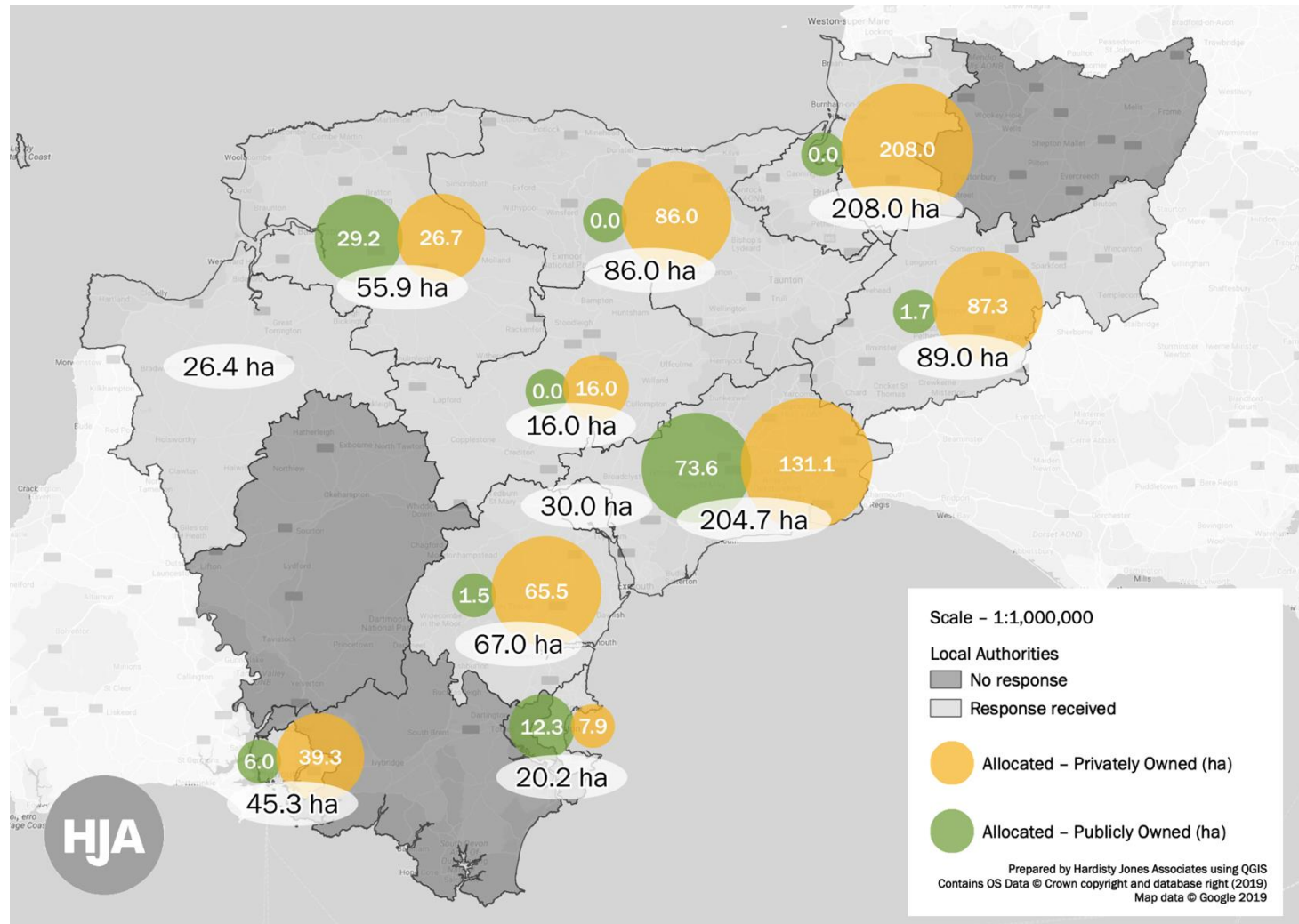
Office Demand – Current and Future



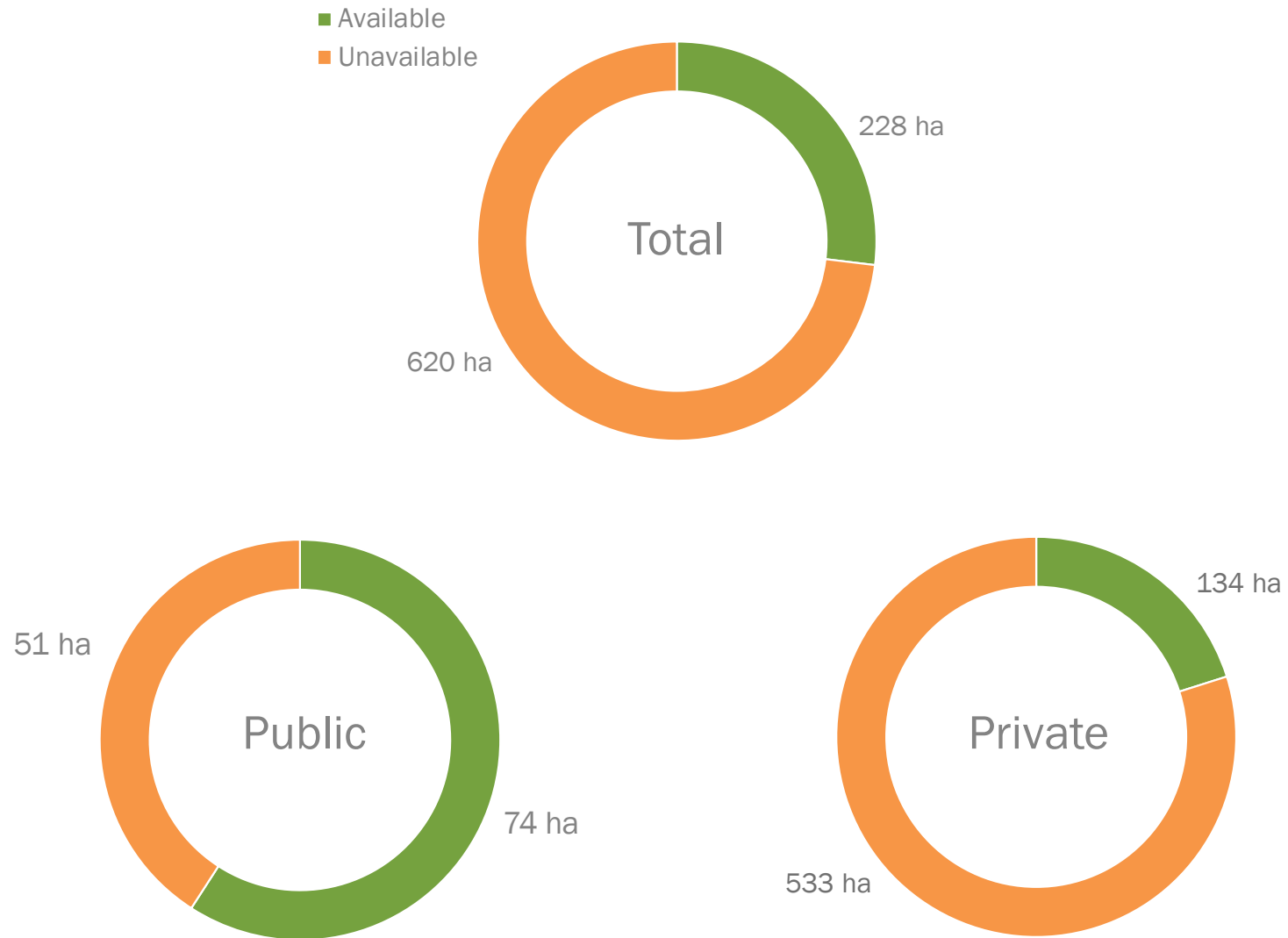
Industrial Demand – Current and Future



Total Allocated Supply



Availability of Supply



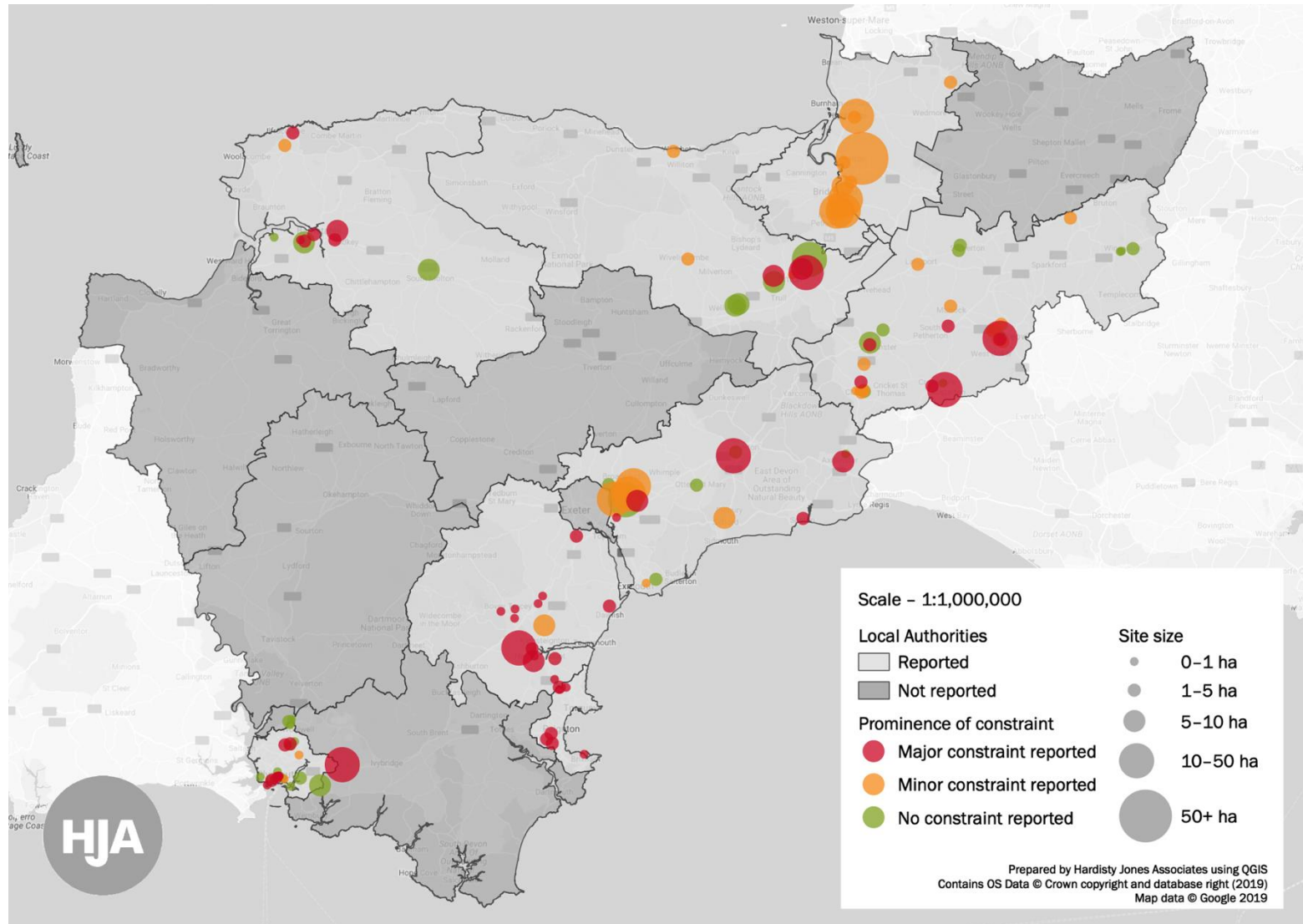
Sufficiency of Current Supply

	B1a/b Office	B1c/B2/B8 Industrial/Warehouse
East Devon	No	No
Mid Devon	Yes	No
North Devon	Yes	Yes
Plymouth	No	No
Sedgemoor	Yes	No
Somerset West & Taunton	Yes	Yes
South Somerset	Yes	No
Teignbridge	No	No
Torbay	No	No
Exeter	Not provided	
Torrige	Not provided	
Mendip	No response	
South Hams and West Devon	No response	
Total		
	Yes	22%
	No	78%
		56%
		44%

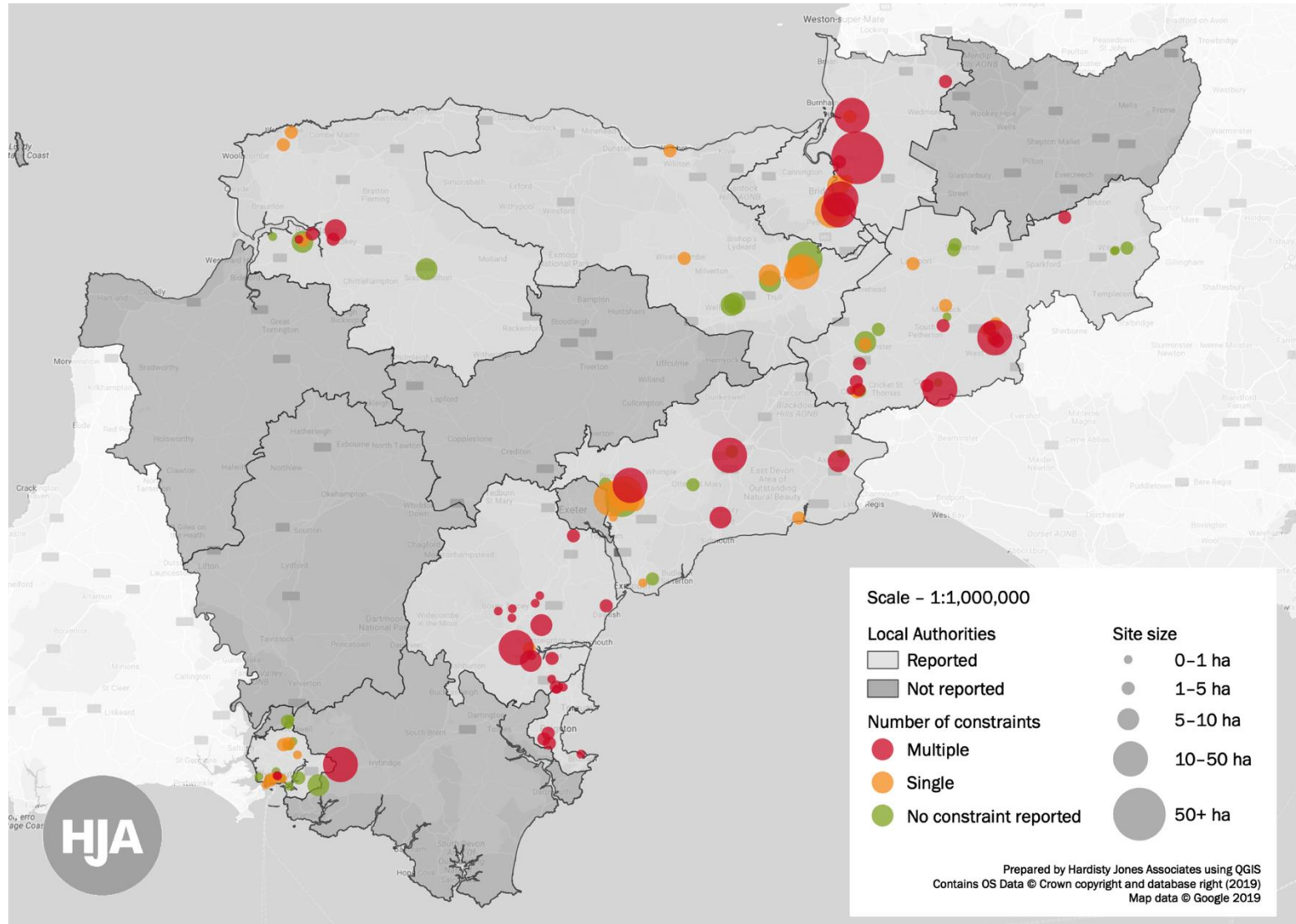
Failure to Fulfil Enquiries

	Yes, frequently	Yes, on numerous occasions	Yes, once or twice	No, not that we are aware of
East Devon				
Mid Devon				
North Devon				
Plymouth				
Sedgemoor				
Somerset West & Taunton				
South Somerset				
Teignbridge				
Torbay				
Exeter	Not provided			
Torridge	Not provided			
Mendip	No response			
South Hams and West Devon	No response			
Total	22%	22%	44%	11%

Prevalence of Constraints



Multiple Constraints



Recommendations

- Strengthening market intelligence
- Strengthening planning policy
- Strengthening LEP policy and lobbying
- Strengthening delivery tools

Strengthening Market Intelligence

- The LEP to work with Local Planning Authority partners to achieve more consistent and robust monitoring of demand across the HotSW area to support the allocation, protection and delivery of employment land.
- The LEP to develop a stakeholder panel to ensure clear communication with those closest to the commercial employment market across the HotSW, providing inputs to policy and activity formulation.
- The LEP to undertake further detailed research to identify both short term and long term employment land requirements linked to its strategic ambition in order to support prioritisation and targeting of funding.

Strengthening Planning Policy

- The LEP to discuss with Local Planning Authority partners the potential for a voluntary 5-year employment land supply approach, akin to housing land, to ensure a ready supply of truly deliverable sites at all times.
- The LEP to actively engage with local plan development to ensure such plans are aligned to its strategic priorities, as well as supporting and encouraging Local Planning Authorities to ensure up to date Development Plans are in place.
- The LEP to encourage Local Planning Authorities to ensure land ownership and viability are considered as critical deliverability issues when allocating employment sites in Local Plans.

Strengthening Planning Policy

- The LEP should encourage its Local Planning Authority partners to develop strengthened protection policies, in line with the requirements of NPPF and PPG, to set a high bar for developers looking to change use, ensuring that any sites that are lost are genuinely unsuitable and not required. Further tools such as Article 4 Directions should also be encouraged and supported.

Strengthening LEP Policy and Lobbying

- The LEP and its partners to formally recognise that there are widespread challenges affecting employment land supply across the HotSW LEP area, which creates a substantial risk to the achievement of economic growth aims. This should include prioritising the delivery of employment land within its own strategic documentation, such as the Local Industrial Strategy.
- The LEP to lobby central government, in partnership with others such as the LEP Network, Institute of Economic Development, British Chambers of Commerce, for a strengthening of national policy around employment land and recognition of the unintended consequences of the significant focus on housing.

Strengthening LEP Policy and Lobbying

- The LEP to lobby central government, in partnership with other LEPs and representative organisations, for funding to be released specifically targeted at delivering employment sites including a 1% point reduction in Public Works Loan Board (PWLB) rates.

Strengthening Delivery Tools

- The LEP to establish a flexible fund that can be accessed (potentially on a competitive basis) to deliver employment sites and relevant supporting infrastructure.
- The LEP and partner Local Planning Authorities to explore whether S106, CIL and other tools (e.g. planning conditions) could be better utilised to help deliver employment sites or key enabling infrastructure in order to provide the workplaces for new residents which would otherwise not be provided.
- The LEP to explore with Local Authority partners the potential for greater direct intervention in acquiring and delivering employment sites.