

## Statement by the Partnership for Urban South Hampshire

### Employment Land Availability

*This Paper explains the approach used by the Partnership for Urban South Hampshire (PUSH) to estimate employment land requirement and availability which is now incorporated in the Draft South East Plan..*

#### 1. Overview

- 1.1 The process for estimating employment requirement land supply in South Hampshire 2006 to 2026 is set out in the Partnership for Urban South Hampshire Final Advice to SEERA: Background Report on Employment Land, December 2005, available at the following weblink: [PUSH Employment Background Report](#).
- 1.2 The remaining paragraphs highlight the general process that was followed

#### 2. Employment Land and Worker Floorspace Ratios in South Hampshire

- 2.1. Additional floorspace requirements for B1 and B8 business uses in South Hampshire were largely derived from the economic forecasts provided by DTZ Pieda Consulting<sup>1</sup>. The worker floorspace ratios used by DTZ are shown in the table below.

Sector	Use Class	Employment density (m <sup>2</sup> per worker)	Gross external floorspace (m <sup>2</sup> )
Distribution	B8	80	379,000
Transport & communications	B8	80	107,000
Business services	B1a	25	1,069,000
Public administration	B1a	19	37,000

- 2.2 The requirement for B2 general industrial floorspace was estimated by PUSH by reference to the past trends in employment floorspace development in South Hampshire between 1988 and 2003. Monitoring of these trends shows that 11% of business floorspace was developed for B2 uses, despite employment decline in the manufacturing sector. The addition of a manufacturing supplement is also supported by the DTZ finding that the manufacturing sector, particularly advanced manufacturing,

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<sup>1</sup> Economic Drivers & Growth: Phase 3 Final Report, DTZ Pieda Consulting for Partnership for Urban South Hampshire, August 2005

makes an important contribution to sub-regional output as well as by the Hampshire Business Development Needs Study<sup>2</sup> finding that as many manufacturing businesses as the average required more space. Since the B2 floorspace requirement was calculated using this proportional approach, resulting in a requirement for B2 space of 197,000 m<sup>2</sup> and a total requirement for employment floorspace of 1,789,000 m<sup>2</sup>, no worker floorspace ratio assumption was necessary.

- 2.3 Finally, in reconciling the demand and supply for employment floorspace and to take account of some allocated sites not coming forward for development, a further 10% supplement was added to the total requirement.

Use Class	Floorspace ('000 m <sup>2</sup> )	Floorspace (%)
B1	1,215	62
B2	216	11
B8	534	27
Total	1,965	100

### 3. Employment Land Availability

- 3.1 The process to assess employment land availability in South Hampshire involved rolling forward the Hampshire County Council annual monitoring statement on employment land availability 2005 to provide an April 2006 base date.
- 3.2 Employment land was then converted to floorspace using either known floorspace figures for sites or by applying average plot ratios based on known sites to the remaining sites for which no floorspace figures were available.
- 3.3 In addition to committed sites, there are other sites on previously developed land which are expected to come forward within the period of the Plan. Floorspace estimates were produced for these sites based on likely types of employment activities expected to take place on them and the average plot ratios for similar sites as described above.

<sup>2</sup> Hampshire Business Development Needs Study, Hampshire County Council, Portsmouth City Council, Southampton City Council, December 2002