

Employment Review

(excluding Retail)

Formerly "Our Future Our Faringdon"

Faringdon & District Chamber of Commerce

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Date:	Reason for change:
7 th March 2014	Chamber of Commerce: 1. Replacement/update document to "Our Future Our Faringdon" document

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Executive Summary

Faringdon supports the view of VWHDC in promoting the east of the area as a key growth location for science based industry – Science Vale UK. However, employment in this key area should not be at the detriment to other, more rural employment locations to the west of the Vale (and also to the east of South Oxfordshire). Locations, such as Faringdon, should be able to offer a sustainable level of employment that matches their residential growth and that also allows their existing economy to be able to expand.

The proposals by Vale White Horse DC New Local Plan 2031 demonstrates that there is a shortfall of 2.5 ha of B1 or B1/B2 employment use land (or 5 ha of B2/B8 employment use land) which equates to a minimum of 394 jobs within a 5km walking/cycling distance of the centre of Faringdon. Despite proposals for employment increase at Wicklesham Quarry and The Steeds, the forecasted increase in housing at Westland Road means that there will still be a shortfall of employment land at Faringdon for a forecasted population growth to just over 11,000 people.

Faringdon would like to make the following proposals:

- Westland Road is required to provide a minimum of 2 ha of employment land for B1 use.
- The infant school site at Canada Lane is converted for B1 employment use or mixed employment & residential use once the site becomes redundant.
- An increase of 20,000 sq. ft of retail within the centre of town (subject to retail assessment and consideration of provision by Tesco)
- To provide around 0.25 ha of town centre offices ideally located as part of the Faringdon House development off Gloucester Road.
- To encourage the change of Regal Way from B2/B8 to favour trade counter.
- To encourage the re-development of Pioneer Road from B2/B8 to B1/B2.
- To oppose any loss of employment land at Pioneer Road and at Stickley Court.
- To ensure that the new residential houses to be built are capable of:
 - Accommodating the needs of business leaders relocating businesses to Faringdon – i.e. executive homes of a minimum size of 5 bedroom.
 - Making greater and above average provision for SOHO workers – i.e. minimum 4 bedroom/space for garden “shed/office”.
 - To set-aside some live/work units within the affordable housing allocation in order to encourage entrepreneurship from all sectors of the community.

Benchmark of Faringdon at 2002

At the time of 2002 Faringdon Healthcheck, Faringdon carried out a detailed survey of its social, economic, transport and community needs. At this time, Faringdon believed it was a dormitory town and its economic status was in decline. In order to strengthen the economy of Faringdon, one of the objectives undertaken was to lobby local authorities for the release of more land for commercial development, which would increase the amount of jobs available locally.

*[Source: An Action Plan for Faringdon, Faringdon's Future
12.3 Strategic Objective 3: Strengthen the Faringdon Economy (pg 30)
Project 3.8 – Release Land for Development & Project 3.11 Influencing the Local Plan (pg 41-42)]*

This resulted in the release of 3.72 ha of developable land adjacent to the A420, now known as 4&20 Business Park.

Calculation of “Factor k” in different scenarios

There is no planning calculation for evaluating the availability of employment land to be allocated within the local population. Therefore, the Chamber devised a “Factor k”, which is the % of working age population who have the ability to work within a set radius of Faringdon (walking/cycling distance of up to 5km).

At the time of the Healthcheck:

Faringdon's population = 7,021

[Source: UK National Statistics, 2001 Census – www.statistics.gov.uk]

Working age (16-64) population = 4,983

[Source: UK National Statistics, 2001 Census – www.statistics.gov.uk]

Number of jobs available at 2001 from Table 2 on page 7 = 1,367

“factor k” = local jobs available ÷ working age (16 – 64) population x 100

= 1,367 ÷ 4,983 x 100

= 27%

Therefore, % of working population with local jobs = 27% (least desirable)

Re-working the above calculation for “factor k”, after the allocation of 4&20 Business Park

(581 jobs) using the total number of jobs as 1,367 + 581 = 1,948

“factor k” = local jobs available ÷ working age (16 – 64) population x 100

= 1,948 ÷ 4,983 x 100

= 39%

Therefore, % of working population with local jobs = 39% (most desirable)

For the 2011 Local Plan:

However, in line with Government requirements in 2002, commercial development could not be allocated without an allocation for residential and so 420 homes were also allocated at Folly View. An additional 1.49 ha of employment land was also allocated within this development providing a further 233 jobs.

[Source: VWHDC Local Plan 2011]

420 homes would result in an increase of 704 of working age (16 – 64) population to a total working age population of 5,687 people.

Number of jobs available at 2011 from Table 2 on page 7 = 2,181

“factor k” = local jobs available ÷ working age (16 – 64) population x 100

= 2,181 ÷ 5,687 x 100

= 38%

Therefore, % of working population with local jobs = 38% (at Local Plan 2011)

» For this exercise, “factor k” has a minimum value of 38%

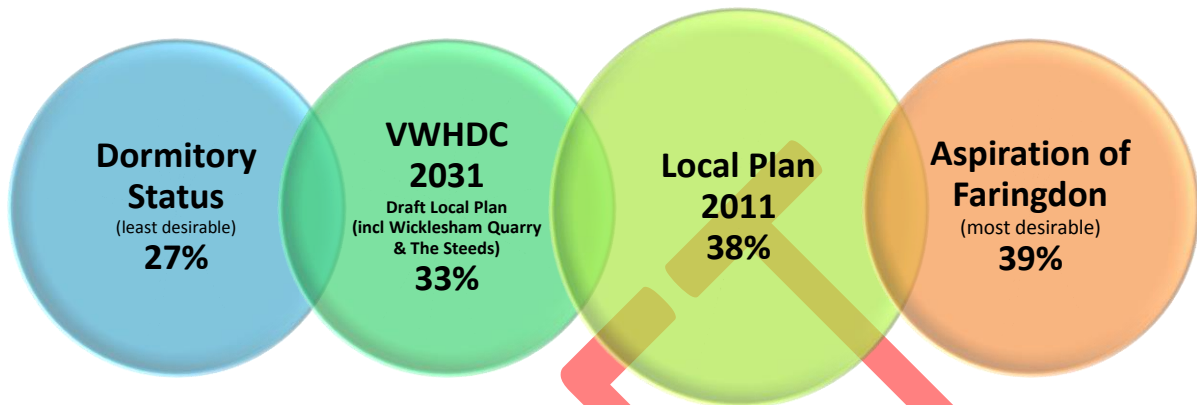


Diagram to show the % of working age (16 – 64) population of Faringdon living and with the ability of working within a set radius of Faringdon (“factor k”) in different scenarios

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Employment Locations

There are a number of employment locations around Faringdon which have been developed or are in the process of development or not yet developed. These locations were allocated as employment locations by VWHDC from prior to 2001 through to a proposed allocation to 2031.

This document has calculated the employment requirements using B-classes only (see Appendix 1 for the list of classes). These classes are B1 (business), B2 (industrial) and B8 (storage and distribution). No other classes have been used within this document as other class uses are not expected to alter to 2031, with the exception of retail which has been taken into consideration within the recommendations.

Breakdown of Employment Areas in Faringdon by Employment Use (in hectares):

Use Class	Prior to 2001	2011	2031
B1 – Office & Light Industry	1.241 ha	2.731 ha	4.212 ha
B1/B2 – General Industry	2.095 ha	5.815 ha	5.468 ha
B2/B8 – Storage & Distribution	10.994 ha	10.994 ha	14.058 ha
Total	14.330 ha	19.540 ha	23.738 ha

Table 1

Background Information and Assumptions

By applying a range of appropriate job densities it is possible to estimate the number of jobs an employment development may create. This estimate is based on the URS Employment review carried out by VWHDC and by the English Partnerships guidance on employment densities¹

1 ha = 10,000 sq. m.

Building coverage = 50% of total land, therefore buildings available in sq. m = 5,000 sq. m

B1 Employment densities = 32 sq m per employee [Source: URS Employment Land Review (ODPM, URS Table 7-15)]

$5,000 \div 32 = 156.25$ employees per ha

»B1 & B1/B2 employment use provides up to 156.25 jobs per ha

B2 Employment densities = 34 sq m per employee [Source: URS Employment Land Review (ODPM, URS Table 7-15)]

B8 Employment densities = 50-80 sq m per employee [Source: Arup Economics & Planning Sept 2001 for English Partnerships]

Using an average employment density of 65 sq. m per employee:

$5,000 \div 65 = 76.92$ employees per ha

»B2/B8 & B8 employment use provides up to 76.92 jobs per ha

In order to complete the table overleaf, the following assumptions have been made:

1. Unless stated otherwise, all the locations will come forward for commercial development.
2. The location at the corner of Volunteer Way and Park Road is unlikely to be developed due to flooding issues on the site which cannot be economically remedied.
3. The Steeds allocation of 6,000 sq. m. of B1 offices will require 1.2 ha of land to deliver this.

¹ Employment densities: a simple guide, Arup Economics & Planning for English Partnerships and the Regional Development Agencies, Sept 2001

Calculations and Tables

Breakdown of Employment Locations by area (ha) and job numbers (in brackets):

Location	Prior to 2001	Local Plan 2011	Proposed Local Plan 2031	Change from 2011
Rogers Concrete, B8 (2011) to B1 (2031)	4.026 ha (310)	4.026 ha (310)	2.013 ha (315)	-2.013 ha (+5 jobs)
Regal Way, B2/B8 (partial loss in 2012)	2.834 ha (218)	2.834 ha (218)	1.744 ha (134)	-1.09 ha (-84 jobs)
Pioneer Way, B2/B8	4.134 ha (318)	4.134 ha (318)	4.134 ha (318)	0 ha (0 jobs)
RAC, Park Road, B1/B2	1.221 ha (191)	1.221 ha (191)	1.221 ha (191)	0 ha (0 jobs)
5 Lechlade Road, B2 (lost in 2008)	0.347 ha (54)	0.347 ha (54)	0.00 ha (0)	-0.347 ha (-54 jobs)
Wicklesham Business Centre, B1	0.649 ha (101)	0.649 ha (101)	0.649 ha (101)	0 ha (0 jobs)
Faringdon Business Centre, B1/B2	0.527 ha (82)	0.527 ha (82)	0.527 ha (82)	0 ha (0 jobs)
Park Road, SEEDA, B1 (potential loss)	0.242 ha (38)	0.242 ha (38)	0.00 ha (0)	-0.242 ha (-38 jobs)
35 Park Rd, B1 (Stickly Court)	0.35 ha (55)	0.35 ha (55)	0.35 ha (55)	0 ha (0 jobs)
4&20 Business Park, B1/B2	-	3.72 ha (581)	3.72 ha (581)	0 ha (0 jobs)
Folly View, B1 (lost in 2013)	-	1.49 ha (233)	0.00 ha (0)	-1.49 ha (-233 jobs)
Wicklesham Quarry, B2/B8 (proposed)	-	-	8.18 ha (629)	+8.18 ha (+629 jobs)
The Steeds development, B1 (proposed)	-	-	1.2 ha (188)	+1.2 ha (+188 jobs)
Total	14.330 ha (1,367 jobs)	19.540 ha (2,181 jobs)	23.738 ha (2,594 jobs)	+4.198 ha (+413 jobs)

Table 2

Population

Background Information and Assumptions

In order to establish the number of local jobs that are required for the increase in population, the estimated increase in population needs to be forecasted to 2031. The calculations below use national census statistics from 2001 in order to forecast population growth from 2006. Any increase in population from 2001 to 2006 has not been accounted for in these calculations.

Calculations and Equations

Calculation for the increase in population

Increase in housing in Faringdon from 2006 – 2031 = 1,718 homes

Increase in housing in Faringdon = 1,090 homes from 2006 – 2026 [Source: *Your Vale Your Future* leaflet VWHDC]

Additional housing at Folly View = 28 [Source: P13/V0344/FUL VWHDC]

Additional housing at Fernham Fields = 200 [Source: P13/V0139/O VWHDC]

Additional housing at The Steeds and Westland Road = 400 [Source: *Housing Delivery Update Local Plan 2031* VWHDC]

$$1,718 \times 2.36 = 4,054$$

Average number of people occupying a single household = 2.36 [Source: UK National Statistics, 2001 Census – www.statistics.gov.uk]

» Increase in population to 2031 = 4,054 people

Total population at 2001 = 7,021

[Source: UK National Statistics, 2001 Census – www.statistics.gov.uk]

Therefore forecasted population of Faringdon at 2031

$$7,021 + 4,054 = 11,075 \text{ people}$$

» Forecasted population for Faringdon at 2031 = 11,075 people Equation 1

Calculation for the increase in population of working age

Percentage of population that are of working age =
Working age population (16-64) ÷ Total population x 100

In 2001 the working age population (16-64) = 4,983

[Source: UK National Statistics, 2001 Census – www.statistics.gov.uk]

And the total population = 7,021

[Source: UK National Statistics, 2001 Census – www.statistics.gov.uk]

$$4,983 \div 7,021 \times 100 = 71\%$$

$71\% \times 11,075$ (from Equation 1) = 7,863

» Forecasted working age population for Faringdon at 2031 = 7,863 people Equation 2

Calculation for the increase in number of jobs required locally

No of jobs required =

Working age population x "factor k"

where "factor k" is the % of the working age population (16-64) living and with the ability of working within a set radius of Faringdon.

"factor k" has been set at 38% (see page 4)

$7,863$ (from Equation 2) \times 38% = 2,988

» 2,988 local jobs to be found within Faringdon from 2006 to 2031 Equation 3

From table 2, it can be seen that the total number of jobs forecasted to be available locally by 2031 is 2,594 jobs.

Therefore the shortfall in jobs =

$2,988$ (from equation 3) $-$ $2,594$ (from table 2) = 394

» 394 local jobs still required within Faringdon from 2006 to 2031 Equation 4

By working backwards to calculate "factor k" should these additional jobs not be located

"factor k" = local jobs available \div working age (16 – 64) population \times 100

= $2,594 \div 7,863 \times 100$

= 33%

Therefore, % of working population with local jobs = 33%

Recommendations

- The housing development at Westland Road/Highworth Road should provide a minimum of 2 ha of employment land for B1 use, which would have an employment density of 156.25 employees per ha.

+ 312 jobs
- An increase of 20,000 sq. ft of retail within the centre of town (subject to a retail assessment). This has an employment density of 215 [Source: Arup Economics & Planning Sept 2001 for English Partnerships] and will support the requirements of VWHDC to increase retail provision within its 4 key towns of Abingdon, Wantage, Botley & Faringdon.

+ 93 jobs
- To provide around 0.25 ha of town centre offices ideally located as part of the Faringdon House development off Gloucester Road. This will have an employment density of 156.25 employees per ha and could be either as a stand-alone office, of offices set above retail. It should be placed as part of the town's retail re-development and will help to provide footfall in the town during the week (at lunchtime and after work).

+ 39 jobs
- Once the site becomes redundant, to re-develop the infant school at Canada Lane to B1 employment use, or mixed residential and B1 employment use, which could be used as a small business centre or prestigious company headquarters. (Include size of site and number of potential jobs).
- To encourage the change of Regal Way from B2/B8 to favour trade counter. This is unlikely to increase the number of jobs available, but will help to improve the desirability and access roads into Faringdon.
- To encourage the re-development of Pioneer Road from B2/B8 to B1/B2. This would alter the employment density from 76.92 to 156.25 employees per ha; help to improve the access road into Faringdon and also merge in better with the office accommodation at 35 Park Road . This transition is expected to take a number of years and may not be completed by 2031.

+ 224 jobs
- To oppose any loss of employment land to housing at Pioneer Road and Stickley Court
- In order to encourage entrepreneurship, business start-up, reduction in travelling miles to work and meeting the needs of business leaders, the new residential houses should be built to be capable of:
 - Accommodating the needs of business leaders relocating businesses to Faringdon – i.e. executive homes of a minimum size of 5 bedroom.
 - Making greater and above average provision for SOHO workers – both those who will always remain at home and those who will eventually move into small starter units, when available – i.e. minimum 4 bedroom/space for garden “shed/office”.
 - To set-aside some live/work units within the affordable housing allocation in order to encourage entrepreneurship from all sectors of the community.
- All future housing developments should have an allocation of employment land within walking/cycling distance of the centre of town and in relation to the number of houses so as to keep the required % of local population able to work locally. Employment land should be allocated as follows:

- For B1 & B1/B2 Employment, land allocated should be 0.005ha per home
- For B2/B8 & B8 Employment, land allocated should be 0.010ha per home

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Appendices

Appendix 1 – Business Use Classes

The use classes order of 2005 list employment use as follows²:

Use Classes Order 2005	Use / Description of Development
A1 Shops	<ul style="list-style-type: none"> Retail sale of goods to the public -Shops, Post Offices, Travel Agencies & Ticket Agencies, Funeral Director & Undertakers, Hairdressers, Domestic Hire Shops, Dry Cleaners. Sandwich Bars (sandwiches or other cold food purchased and consumed off the premises) & Internet Cafes.
A2 Financial & Professional Services	<ul style="list-style-type: none"> Financial Services – Banks, Building Societies and Bureau de Change. Professional Services (not Health or Medical Services) – Estate Agents & Employment Agencies. Other Services – Betting Shops. (Principally where services are provided to visiting members of the public)
A3 Restaurants & Cafes	<ul style="list-style-type: none"> Restaurants and Cafes – Use for the sale of food for consumption on the premises. (Other than Internet Cafes – see A1)
A4 Drinking Establishments	<ul style="list-style-type: none"> Use for the sale of hot food for consumption off the premises
A5 Hot Food Takeaway	<ul style="list-style-type: none"> Use for the sale of hot food for consumption off the premises.
B1 Business	<ul style="list-style-type: none"> Offices other than in a use with Class A2. Research and Development – Laboratories and Studios. Light Industry.
B2 General Industrial	<ul style="list-style-type: none"> General Industry (unless in B1). (Former Use Classes B3-B7 are now encompassed by B2)
B8 Storage or Distribution	<ul style="list-style-type: none"> Storage or Distribution Centres – Wholesale Warehouses, Distribution Centres & Repositories.
C1 Hotels	<ul style="list-style-type: none"> Hotels, Guest Houses & Boarding Houses. (Only where no significant element of care is provided).
C2 Residential Institutions	<ul style="list-style-type: none"> Hospitals, Nursing Homes, Residential Education & Training Centers. (Use for the provision of residential accommodation and care to people in need of care).
C3 Dwelling houses	<ul style="list-style-type: none"> Dwellings for individuals, families or not more than six people living together as a single household. Not more than six people living together includes – students or young people sharing a dwelling and small group homes for disabled or handicapped people living in the community.
D1 Non-Residential Institutions	<ul style="list-style-type: none"> Medical & Health Services – Clinics & Health Centres, Creches, Day Nursery, Day Centres & Consulting Rooms (not attached to the Consultant's or Doctor's house) Museums, Public Libraries, Art Galleries, Exhibition Halls Non-Residential Education & Training Centres Places of Worship, Religious Instruction & Church Halls.
D2 Assembly & Leisure	<ul style="list-style-type: none"> Cinemas, Dance and Concert Halls, Bingo Halls & Casinos. Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums. Other Indoor & Outdoor Sports & Leisure Uses not involving motorised vehicles or firearms.

² As supplied by Cambridgeshire County Council