

Faringdon Neighbourhood Plan

Evidence Base Review

Appendix 2a: Our Future Our Faringdon Employment report July 2012

Chamber of Commerce

Our Future Our Faringdon

Employment Review – excluding Retail

Date:	Reason for change:
9 th July 2012	Chamber of Commerce <ol style="list-style-type: none"><li data-bbox="628 2056 1189 2089">1. Include loss of land at Regal Way to Tesco<li data-bbox="628 2089 1189 2119">2. Add Cover Page

Our Future Our Faringdon

Employment Review - (excluding retail)

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.

Executive Summary:

The proposals by Vale White Horse DC draft Core Strategy 2026 Preferred Options shows a net loss of employment land by 10.99 ha due to the loss of employment land at 5 Lechlade Road (former Tetronics site), land at Regal Way by Tesco (planning P10/V0867), Pioneer Road (proposed) and Volunteer Way (proposed) to residential housing. Despite the proposals for an increase in B1 employment areas to the detriment of B2 & B8 employment areas, there will still be a net loss of employment of over 500 jobs, when taking into account the new housing allocations from 2006 to 2026.

The proposals do not take into account further anticipated loss of B1 employment land at Folly View to a retirement complex. A realistic net loss of employment land at Faringdon is actually 3.4 ha and a total job loss that is greater than that provided by the existing allocation to 2011.

Faringdon would like to make the following proposals:

- Wicklesham Quarry is included within the Core Strategy as a key employment site for all B uses
- 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 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 – 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.

Background Information & Calculations:

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 2026, with the exception of retail which has been taken into consideration within the recommendations.

Calculation for the increase in population

Increase in housing in Faringdon from 2006 – 2026 = 1,090 homes

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

$1,090 \times 2.36 = 2,572$

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

» Increase in population to 2026 = 2,572 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

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

Total population = 7,021

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

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

$71\% \times 2,572$ (from Equation 1) = 1,826

» Increase in population of working age to 2026 = 1,826 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 next sheet on “Calculating “factor k”)

$1,826$ (from Equation 2) x 38% = 694

» 694 additional jobs to be found within Faringdon from 2006 to 2026

Equation 3

To calculate “factor k”:

At the time of 2002 Faringdon Healthcheck, Faringdon carried out a detailed survey of its social, economic, transport and community needs:

Faringdon’s population = 7,021

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

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

No of jobs available from Table 1 = 2,181

Less: jobs available at Folly View and 4 & 20 Business Park = 814

Total = 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)

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.

[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 and 1.49 ha of land within the accompanying housing development at Folly View. From table 1, these two areas of land can provide 814 additional jobs for Faringdon.

Re-working the above calculation for “factor k” using the total number of jobs as 1,367 + the additional 814 = 2,181

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

= 2,181 ÷ 4,983 x 100

= 44%

Therefore, % of working population with local jobs = 44% (most desirable)

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.

[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

“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%

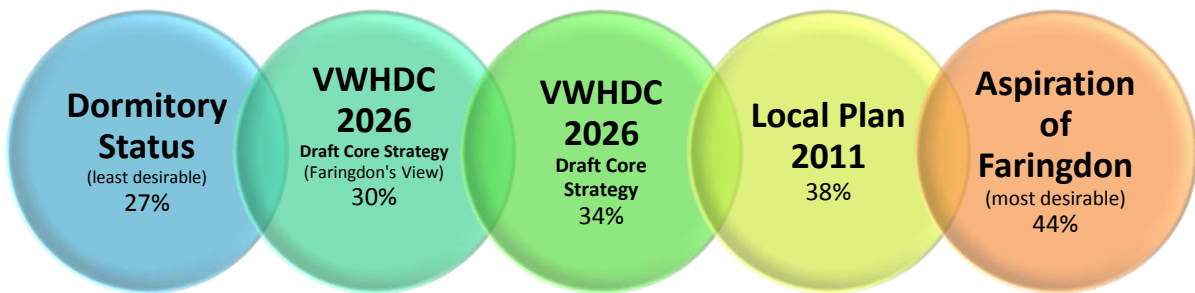


Diagram to show the % of working age (16 – 64) population of Faringdon living and with the ability of working within a set radius of Faringdon (“factor k”) in different scenarios

VWHDC – Draft Core Strategy

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

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

Location	2011	2026	Change
Rogers Concrete, B8 (2011) to B1 (2026)	4.026 (310)	4.026 (629)	0 ha (+319 jobs)
Regal Way, B2/B8	2.834 (218)	1.744 (134)	1.09 ha (-84 jobs)
Pioneer Way, B2/B8	4.134 (318)	2.821 (217)	-1.313 ha (-101 jobs)
35 Park Rd, B1	0.35 (55)	0.35 (55)	0 ha (0 jobs)
Volunteer Way, SEEDA, B1/B2	0.527 (82)	0.527 (82)	0 ha (0 jobs)
Park Road, SEEDA, B1	0.242 (38)	0.00 (0)	-0.242 ha (-38 jobs)
Folly View, B1	1.49 (233)	1.49 (233)	0 ha (0 jobs)
4 & 20 Business Park, B1/B2	3.72 (581)	3.72 (581)	0 ha (0 jobs)
RAC, Park Road, B1/B2	1.221 (191)	1.221 (191)	0 ha (0 jobs)
5 Lechlade Road, B2 (lost in 2008)	0.347 (54)	0.00 (0)	-0.347 ha (-54 jobs)
Wicklesham Business Centre, B1	0.649 (101)	0.649 (101)	0 ha (0 jobs)
Total	19.540 (2,181)	16.548 (2,223)	-2.992 ha (+42 jobs)

Table 1

Breakdown of Employment Areas by Employment Use:

Location	2011 (ha)	2026 (ha)	Change
B1 – Office & Light Industry	2.731	6.515	+3.784 ha (+591 jobs)
B1/B2 – General Industry	5.815	5.468	-0.347 ha (-54 jobs)
B2/B8 – Storage & Distribution	10.994	4.565	-6.429 ha (-495 jobs)
Total	19.540	16.548	-2.992 ha (+42 jobs)

Table 2

42 jobs gained for a local working population of 694 (from equation 3)

$694 - 42 = 652$

Therefore 652 jobs still required

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

Faringdon's View

Proposals are underway which review the B1 allocation at Folly View as a retirement complex, and its employment allocation would therefore go. A further 1.49 ha (233 potential jobs) would be lost and so the total loss of employment land and potential jobs at Faringdon to 2026 would be 4.482 ha (-191 jobs) – i.e. a net loss of employment over existing.

694 – (-191) = 885

Therefore 885 jobs required

Recommendations:

- Wicklesham Quarry is included within the Core Strategy as a key employment site for all B uses. This will provide an additional 8.18 ha at an employment density of 76.92 employees per ha.

+ 629 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
- 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 and the proposed residential housing behind Pioneer Road. This transition is expected to take a number of years and may not be completed by 2026.

+ 224 jobs
- 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.

APPENDIX 1

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