

Please ask for:

Chris Wrein

Direct dial:

(023) 9254 5288

Fax:

(023) 9254 5587

E-mail:

chris.wrein@gosport.gov.uk

1 March 2010

S U M M O N S

MEETING: Economic Development Sub-Board
DATE: 9 March 2010
TIME: 6.00 p.m.
PLACE: Committee Room 1, Town Hall, Gosport
Democratic Services contact: Chris Wrein

LINDA EDWARDS
BOROUGH SOLICITOR

MEMBERS OF THE SUB-BOARD

The Mayor (Councillor Mrs Searle) (ex-officio)
Councillor Hook (Chairman)
Councillor Burgess (Vice-Chairman)

Councillor Ms Ballard	Councillor Langdon
Councillor Edgar	Councillor Wright
Councillor Hicks	Vacancy

FIRE PRECAUTIONS

(To be read from the Chair if members of the public are present)

In the event of the fire alarm (single continuous sound) being activated, please leave the room immediately.

Proceed downstairs by way of the main stairs or as directed by GBC staff, follow any of the emergency exit signs. People with disability or mobility issues please identify yourself to GBC staff who will assist in your evacuation of the building.

IMPORTANT NOTICE:

- If you are in a wheelchair or have difficulty in walking and require access to the Committee Room on the First Floor of the Town Hall for this meeting, assistance can be provided by Town Hall staff on request

If you require any of the services detailed above please ring the Direct Line for the Democratic Services Officer listed on the Summons (first page).

NOTE:

- i. Councillors are requested to note that, if any Councillor who is not a Member of the Board wishes to speak at the Sub-Board meeting, then the Borough Solicitor is required to receive not less than 24 hours prior notice in writing or electronically and such notice shall indicate the agenda item or items on which the member wishes to speak.
- ii. Please note that mobile phones should be switched off for the duration of the meeting.

AGENDA

PART A ITEMS

1. APOLOGIES FOR NON-ATTENDANCE

2. DECLARATIONS OF INTEREST

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter, any personal or personal and prejudicial interest in any item(s) being considered at this meeting.

3. MINUTES

To confirm the minutes of the meeting of the Sub-Board held on 24 November 2009 (attached).

4. DEPUTATIONS – STANDING ORDER 3.5

(NOTE: The Sub-Board is required to receive a deputation(s) on a matter which is before the meeting of the Sub-Board provided that notice of the intended deputation and its object shall have been received by the Borough Solicitor by 12 noon on Friday, 5 March 2010. The total time for deputations in favour and against a proposal shall not exceed 10 minutes).

5. PUBLIC QUESTIONS – STANDING ORDER 3.6

(NOTE: The Sub-Board is required to allow a total of 15 minutes for questions from Members of the public on matters within the terms of reference of the Sub-Board provided that notice of such Question(s) shall have been submitted to the Borough Solicitor by 12 noon on Friday 5 March 2010).

6. LOCAL ECONOMIC ASSESSMENT DUTY

PART II

To inform Members of the implications of the Local Economic Assessment Duty and the actions being implemented in conjunction with Hampshire County Council (HCC) and the Partnership for Urban South Hampshire (PUSH).

Contact Officer:
Lynda Dine
Ext 5231

7. EMPLOYMENT LAND REVIEW

PART II

To present to Members a revised version of the Employment Land Review following public consultation undertaken between 5th October and 4th December 2009.

Contact Officer:
Jayson Grygiel
Ext 5458

8. ANY OTHER ITEMS

-which the Chairman determines should be considered, by reason of special circumstances, as a matter of urgency.

Economic Development Sub Board
9 March 2010

Board/Committee:	Economic Development Sub-Board
Date of Meeting:	9th March 2010
Title:	Local Economic Assessment Duty
Author:	Head of Economic Prosperity
Status:	For Decision

Purpose

To inform Members of the implications of the Local Economic Assessment Duty and the actions being implemented in conjunction with Hampshire County Council (HCC) and the Partnership for Urban South Hampshire (PUSH).

Recommendations

That Members note the contents of this report and the implications of implementing the new Duty on future Borough strategy and policy documents (including the Community Strategy and Local Development Framework).

That Members approve the ring-fencing of the £6,000 allocated to the Council for 2010/11 to support any requirement to commission additional research or request the compilation of a Borough assessment.

1.0 Background

- 1.1 Part 4 of the Local Democracy, Economic Development and Construction Act 2009 places a new duty on County and Unitary authorities to prepare a Local Economic Assessment (LEA). This Duty comes into force from the 1st April 2010, with the first LEA due for completion within 6-12 months of that date. Revised draft Guidance on implementing the Duty was issued for consultation in December 2009.
- 1.2 This Duty is one of the key recommendations of the Sub National Review. (The latter was published in 2007 and sets out a series of reforms to enable local areas to respond better to economic challenges and promote economic development.)
- 1.3 Although the new LEA Duty is placed on Hampshire County Council (in the case of Gosport), there is a requirement to consult and seek the participation of District Councils. Similarly, District Councils have a corresponding duty to co-operate with their lead Authority, ie HCC.
- 1.4 Funding is to be made available over a three year period to support the introduction and 'mainstreaming' of the Duty. In year one, an allocation of

£65K will be received by County Councils and £6K by District Councils. Further allocations are expected in Years 2 and 3.

2.0 Purpose and Scope of the Local Economic Assessment

- 2.1 One of the principal goals of the local economic assessment is to create a comprehensive and robust shared evidence base, which is tailored to the needs of local economies and identifies economic linkages between the areas assessed and the wider economy.
- 2.2 It should provide a common assessment and understanding of economic, social and environmental issues to inform planning, strategy and delivery at different spatial levels; from Lower Super Output Areas through to the proposed regional integrated strategy. When complete, the assessment will underpin and inform the Sustainable Community Strategy, Multi and Local Area Agreements and Local Development Frameworks.
- 2.3 Data collection and analysis will help inform and shape the assessment, however it must also provide a narrative of 'place' based on an understanding of the current and historical context, whilst looking forward to the opportunities and priorities of the future. In preparing assessments, there will therefore be a need to work across different service areas, including economic development, education and skills, planning, transport and environment.
- 2.4 The Local Economic Assessment must also incorporate a Worklessness Assessment and link to Child Poverty Strategies.
- 2.5 Thirteen core themes are identified in the draft Guidance, grouped under five broad headings of:
 - ❖ Economic Geography;
 - ❖ Business and Enterprise;
 - ❖ People and Communities;
 - ❖ Sustainable Economic Growth
 - ❖ Economic Competitiveness

All core themes must be addressed by the Assessment, in addition to which authorities can identify key issues of particular relevance to their local economies.

- 2.6 The LEA will need to be reviewed and updated annually, with a major refresh expected in 2013 when the 2011 Census data becomes available.

3.0 Implementing the Hampshire Local Economic Assessment

- 3.1 Hampshire County Council is looking to work collaboratively with Portsmouth and Southampton City Councils to provide a county-wide picture and common assessment framework. This approach will support data analysis at both a District and sub-regional (PUSH) level.
- 3.2 The recently established Hampshire Economic Development Board will oversee the Hampshire LEA, which is being led by a small project team of officers under the direction of the County's Director of Economic Development.
- 3.3 A key stakeholder group, comprising representatives from north, central and south Hampshire Districts, the two Cities, PUSH, SEEDA, Business Link, JobCentrePlus, the Learning & Skills Council and Community Action Hampshire, has been established to input to the process and help facilitate consultation with the wider network of partners and interested parties.
- 3.4 Whilst much of the data collation and initial analysis will be undertaken by County officers, the intention is to appoint consultants to assist in the gathering of qualitative data, diagnosis and development of the narrative. The consultants will work alongside County officers to help build capacity, so that future updates and refreshes can be managed internally.
- 3.5 In addition to existing national and local datasets there may be a requirement to commission additional research to address gaps or improve the reliability of existing sources.
- 3.6 The primary Assessment area will be the County of Hampshire, although the common framework is intended to provide for separate assessments to be constructed at sub-regional and City level. District Councils will have the option of requesting their own assessment based on either Borough or travel-to-work area boundaries. The latter will, however, need to be funded by the requesting authority.
- 3.7 The timetable for the completion of the first Hampshire LEA is as follows:

Activity	Date
Data collation Appointment of consultants	January-March 2010
Preparation of draft Assessment	April-June 2010
Consultation on draft Assessment	July-end September 2010
Assessment finalised	October-November 2010
Sign off by Hampshire Economic Development Board	December 2010

4.0 Resource Implications

- 4.1 District resource implications in support of the Hampshire Local Economic Assessment for 2010/11 are expected to be minimal. The County Council has indicated that it will use its funding allocation to appoint consultants and commission any additional research required at a County level.
- 4.2 Contact with Districts has been established via existing Economic Development and Planning Officer networks. Districts have been asked to identify existing data and information as part of the initial data collation process, and this has already been supplied by the Planning Policy and Economic Prosperity Sections. There will also be a requirement to participate and contribute to consultation on the draft Assessment.
- 4.3 If the Council wishes to request its own assessment, based on either Borough or travel-to-work area boundaries, then this will require funding; using the £6K allocated for this purpose. Similarly, if information or research gaps are identified at a local level then funding may be required to undertake this separately or in collaboration with adjoining authorities.

5.0 Risk Assessment

- 5.1 There is a statutory duty to cooperate placed on the Council, effective from 1st April 2010. Failure to participate and supporting the County Council in undertaking the Hampshire Local Economic Assessment will mean that the Council fails to meet its obligations and Gosport's issues and opportunities may not be adequately represented.

6.0 Conclusion

- 6.1 The introduction of a Local Economic Assessment Duty is an important step forward in providing a common evidence base to inform local, sub-regional and regional policies.
- 6.2 Involvement in contributing and shaping the Assessment for Hampshire and its sub-regions will ensure that Gosport's challenges and opportunities are properly and accurately reflected in this important document.

Financial Services Comments:	No net effect on current budgets
Legal Services Comments:	None
Service Improvement Plan Implications:	A common Local Economic Assessment, which reflects Gosport's opportunities and issues will contribute to the development of economic strategies and action plans. See

	CXU/EP/027 and CXU/EP/034
Corporate Plan:	A common influential economic assessment should help gain recognition and secure investment for many of Council's priorities under Place, People and Prosperity
Risk Assessment:	See Paragraph 5.0 of this report
Background Papers:	Review of Sub-National Economic Development & Regeneration (July 2007) Local Democracy, Economic Development & Construction Bill (December 2008) Local Economic Assessments - Consultation on draft statutory guidance (December 2009)
Appendices/Enclosures:	None
Report Author/Lead Officer:	Lynda Dine

AGENDA ITEM NO. 7

Board/Committee:	Economic Development Sub Board
Date of Meeting:	9 March 2010
Title:	Employment Land Review
Author:	Director of Planning and Economic Development
Status:	For Decision

Purpose

To present to Members a revised version of the Employment Land Review following public consultation undertaken between 5th October and 4th December 2009.

Recommendation

That the Sub Board approves the Employment Land Review (March 2010) as background evidence to the emerging Gosport Core Strategy.

1.0 Background

- 1.1 At the meeting of the Sub Board on 29 September 2009 Members were advised that the Council is required by the Government to prepare an Employment Land Review (ELR). This forms part of the evidence base for the Core Strategy and other elements of the Local Development Framework.
- 1.2 Members agreed that consultation on the draft ELR should be undertaken in conjunction with the Core Strategy: Preferred Options.
- 1.3 The ELR aims to provide an assessment of:
 - existing employment sites and their suitability for employment uses;
 - the potential future demand for employment floorspace;
 - the potential future supply of sites for employment; and
 - the suitability of these sites for different types of employment development.
- 1.4 The main ELR report, executive summary and the accompanying 'Site Profiles' document have been placed in the Members' Room. There have only been minor amendments to the version produced for September's Economic Development Sub Board.

2.0 Report

- 2.1 The consultation has been undertaken as part of the consultation on the Gosport Core Strategy: Preferred Options. Letters have been sent to over 100 organisations and individuals who have expressed an interest in being consulted on such matters. In addition a

presentation has been given to the Gosport Business Forum.

- 2.2 Despite this widespread consultation, only two responses have been made specifically to the ELR, understandably respondents have largely focussed on the Core Strategy itself.
- 2.3 One respondent (Our Enterprise) acknowledges that the Haslar Hospital site has the potential for employment generation in addition to that associated with the health care sector. It recognises that this is in accordance with the evidence base contained within the Employment Land Review which identifies the potential of the site to help meet the shortfall in employment floorspace over the plan period. The respondent also recognises that the ELR Review identifies that the Blockhouse site may come forward for redevelopment in the plan period and should be considered primarily for employment uses to replace lost employment as well as taking the opportunity to increase employment densities in the Borough.
- 2.4 The second respondent (Miln Gate Properties Ltd) would prefer the name 'Former Frater House site' to describe the land at the corner of Heritage Way and Fareham Road rather than the 'Civil Service Sports ground'. This is considered acceptable and the ELR has been amended accordingly.
- 2.5 The respondent considers that Gosport has sufficient employment land within the Borough to meet a 20 years supply and that the identification of the Former Frater House site is not necessary as it is relatively small. Consequently its loss from employment purposes would be 'immaterial' and other sites would be better suited for industrial and office type employment uses.
- 2.6 Notwithstanding these comments it is considered that the former Frater House site should continue to be identified as a potential employment site particularly for office and light industrial uses. This will need to be identified in the forthcoming Site Allocations and Delivery Development Plan Document which will follow the Core Strategy. The former Frater House site has the potential to assist in meeting the shortfall of employment land in order to meet the 81,500sq.m. set out by PUSH. The site could accommodate a landmark employment building at this junction; it is well served by public transport; centrally located to provide jobs for the whole Borough; and situated close to a number of other employment sites.
- 2.7 The only other changes made to the Employment Land Review since September relates to the Government's Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth which was published at the end of December 2009 and replaces the previous guidance. It stresses the importance for local authorities to conduct employment land assessments.

3.0 Risk Assessment

- 3.1 Failure to prepare an Employment Land Review would lead to the LDF Core Strategy being found unsound by a Government Inspector.

4.0 Conclusion

- 4.1 In the light of the consultation exercise it is considered that no major changes are required to the detailed findings of the ELR and the accompanying Site Profiles document. The main amendments made to the document relates to the reference to the 'Former Frater House site' rather than the 'Civil Service Sports Ground'. It will also be necessary to amend the introductory text which reflects that the document has been subject to public consultation as well as text to reflect the latest Government guidance in PPS4
- 4.2 The Employment Land Review demonstrates that it is necessary to safeguard the majority of existing employment sites for employment purposes. It will be important to ensure opportunities are taken to maximise employment floorspace within proposed development sites in order to exceed the 81,500sq.m. net additional employment floorspace agreed as part of work undertaken by PUSH.
- 4.3 It will be necessary to continually monitor progress particularly in the light of current economic conditions and the uncertainty surrounding certain sites. Consequently there is a need to be flexible and improve the quality of facilities and infrastructure in order to attract new investment. The findings of the ELR will be updated annually as part of the Council's Annual Monitoring Report.

Financial Services comments:	None
Legal Services comments:	None
Service Improvement Plan implications:	Development Services SMP includes a task to prepare the LDF Core Strategy and associated documents. There are no direct SIP implications
Corporate Plan:	The ELR will inform policies that can attract investment and maximise local employment opportunities.
Risk Assessment:	This has been dealt with in Section 3.
Background papers:	Economic Development Sub Board Report (29/9/09) Employment Land Review (2010) and Site Profiles located in the Members' Room. Employment Land Review: Guidance Note (ODPM 2004)
Appendices/Enclosures:	
Report author/ Lead Officer:	Jayson Grygiel, Principal Planning Officer