



**Cabinet Member for Regeneration  
19 February 2014**

**Decision to be taken on or after  
27 February 2014**

**Ward:** District wide

**Key Decision:** Yes / No

## **Employment Land Review Update for the Adur district**

### **Report by the Head of Planning, Regeneration and Wellbeing**

#### **1.0 Summary**

1.1 This report seeks approval for the commissioning of a consultant (GL Hearn) specialising in economic and demographic forecasting to undertake an Employment Land Review (ELR) update. An ELR is essential to understand the type and amount of new employment floorspace that should be provided in the district over the next 15 years and to help inform decisions regarding planning applications, and allocations and policies within the emerging Local Plan. GL Hearn have already produced an ELR update for Adur District Council in 2011 as well as the recent Coastal Strategic Housing Market Assessment. As a result, they already have a good knowledge of the area.

#### **2.0 Background**

2.1 The NPPF states that local planning authorities should assess the need for land or floorspace for economic development, including both the quantitative and qualitative needs for all types of economic activity over the plan period, as well as the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs.

2.2 The last ELR update for Adur was undertaken in 2011 by GL Hearn and it is now considered that this needs to be updated to ensure that the emerging Local Plan is based on the most up-to-date evidence. Such an update was also recommended by the Planning Advisory Service when they undertook a health check of Adur's Draft Local Plan in 2013.

2.3 In addition to the ELR update 2011, GL Hearn have also produced the following studies for Adur District Council:

- Assessment of Housing Development Needs Study (emerging study): Sussex Coast Housing Market Assessment (2014)
- Economic Impacts and Benefits Assessment for Shoreham Harbour Development Briefs (2013)
- Housing Study (Duty to Co-Operate) 2013 for the Coastal Authorities
- Coastal West Sussex Strategic Housing Market Assessment Update (2012)
- Adur Locally Generated Housing Needs Study (2011)

2.4 Given the significant amount of work that GL Hearn have undertaken for Adur, they are very familiar with the district and already have a lot of information regarding employment land and demand in Adur. Therefore, if GL Hearn were to undertake the ELR update this is highly likely to result in time and cost efficiencies. It is also helpful to use the same consultant to ensure a consistent approach at this stage of the Local Plan process.

### **3.0 Proposals**

3.1 For the reasons set out above (section 2), it is proposed that GL Hearn are appointed to undertake an ELR update for the district.

### **4.0 Legal**

4.1 The ELR update will be used as part of the evidence base to inform the Adur Local Plan which is being produced in accordance with the Planning Act 2008 and the Town and Country Planning (Local Planning) (England) Regulations 2012.

### **5.0 Financial implications**

5.1 The proposed Employment Land Review Update will cost £13,505 and is to be funded by the existing service budget.

### **6.0 Recommendation**

6.1 That the Cabinet Member approve the commissioning of GL Hearn consultants to undertake an Employment Land Review update which will form part of the evidence base for the emerging Adur Local Plan.

## **Local Government Act 1972**

### **Background Papers:**

National Planning Policy Framework (NPPF) (CLG 2012)  
National Planning Policy Guidance (NPPG) draft beta guidance (CLG 2013)  
Employment Land Reviews Guidance Note (ODPM 2004)  
Adur Employment Land Review Update (GL Hearn 2011)

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## **Schedule of Other Matters**

### **1.0 Council Priority**

- 1.1 Undertaking an Employment Land Review update to help understand Adur's economic needs will help to support and improve the local economy in the long term.

### **2.0 Specific Action Plans**

- 2.1 The ELR update will inform policies within the emerging Adur Local Plan, which is a statutory requirement.

### **3.0 Sustainability Issues**

- 3.1 The emerging Local Plan aims to promote sustainable development and is subject to a Sustainability Appraisal which assesses the plan in relation to a number of environmental, social and economic objectives. One of the Sustainability Objectives in the Sustainability Appraisal is to promote sustainable economic development with supporting infrastructure, and ensure high and stable levels of employment and a diverse economy. An understanding of the employment needs in the area and the land available to meet these needs will provide a good starting point to achieving this objective.

### **4.0 Equality Issues**

- 4.1 The Adur Local Plan aims to ensure that all groups in the District have equal access to the opportunities offered by the emerging development plan.

### **5.0 Community Safety Issues (Section 17)**

- 5.1 Matters considered and no issues identified.

### **6.0 Human Rights Issues**

- 6.1 Matters considered and no issues identified.

### **7.0 Reputation**

- 7.1 Matters considered and no issues identified.

### **8.0 Consultations**

- 8.1 The results of the ELR update will inform the emerging Adur Local Plan which is subject to statutory consultation requirements.

### **9.0 Risk Assessment**

- 9.1 If an ELR update is not undertaken then the emerging Local Plan could be challenged at the Examination in Public and if found unsound could have considerable implications.

## **10.0 Health & Safety Issues**

10.1 Matters considered and no issues identified.

## **11.0 Procurement Strategy**

11.1 It is considered that the appointment of a consultant to undertake an ELR update will not conflict with the Council's procurement procedures under the exception rules.

## **12.0 Partnership Working**

12.1 Matters considered and no issues identified.