

URS

Vale of White Horse Employment Land Review Addendum 2014

Prepared for: Vale of
 White Horse District
 Council



August 2014



Rev	Date	Details	Prepared by	Checked by	Approved by
1	14 April 2014	Draft Report	George Whalley Project Manager	Rory Brooke Quality Assurance	Rory Brooke Quality Assurance
2	23 April 2014	Draft Report	George Whalley Project Manager	Rory Brooke Quality Assurance	Rory Brooke Quality Assurance
3	30 April 2014	Draft Report	George Whalley Project Manager	Rory Brooke Quality Assurance	Rory Brooke Quality Assurance
4	07 July 2014	Final Report	George Whalley Project Manager	Rory Brooke Quality Assurance	Rory Brooke Quality Assurance

URS Infrastructure and Environment UK Limited
 The Crescent Centre
 Temple Back
 Bristol
 BS1 6EZ
 United Kingdom

Telephone: +44(0)117 917 1212
 Fax: +44(0)117 930 0342

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ABBREVIATIONS

ELR	Employment Land Review
EZ	Enterprise Zone
FTE	Full time equivalent (jobs)
Harwell Campus	Harwell Oxford
ICT	Information and Communications Technology
ONS	Office of National Statistics
SVUK	Science Vale UK
VOA	Valuation Office Agency
VOWH	Vale of White Horse

1. INTRODUCTION

1.1 Introduction

The purpose of this Addendum is to update the Council Employment Land Review (ELR) to reflect the projected 23,000 jobs figure identified in the 2014 Cambridge Econometrics (CE) report; '*Economic Forecasting to Inform the Oxfordshire Strategic Economic Plan and Strategic Housing Market Assessment*' (hereafter; 'The CE Report')¹. It will then advise on where these jobs might be located in the VOWH and identify the number of jobs which will need to be accommodated at designated employment sites (i.e. vacant/developable land). The overall outcome will be to assess whether the VOWH has sufficient existing employment land available to accommodate the projected 23,000 jobs that could occur in the District by 2031.

1.2 Context

This report builds on the 2013 ELR update. The 2014 CE Report provides a more up to date employment forecast for VOWH than used in the 2013 ELR. The 'Planned Economic Growth' scenario within the CE Report estimates that 23,000 projected jobs will occur in VOWH between 2011 and 2031. This is based on the assumption that various major economic stimulation policy and funding commitments including the SVUK Enterprise Zone, Oxfordshire City Deal, Bicester Eco Town will occur successfully before 2031. The primary purpose of the 2013 ELR was to forecast employment land to 2029. The 2013 ELR took account of some of the economic stimulation initiatives mentioned above in the local demand factor section (see section 7.10 of the 2013 ELR). Although these initiatives were not directly translated to jobs they were reflected in the projected net land requirement. However, this addendum will assess if there is sufficient employment land capacity in VOWH to meet the higher, more up to date employment forecast as described in the 2014 CE Report.

1.3 Methodology

The study will assess the following elements of the CE Report which provide evidence for potential locations of the 23,000 jobs.

1. **Projected "Baseline and Alternative Population" Jobs:** Analysis of which sectors the projected employment in VOWH will occur under the 'Baseline' and 'Alternative population' projection scenarios (as taken from Tables E.3 and E.4 of the CE Report). These total 10,600 projected jobs (2011 to 2031).
2. **Proportion of Designated Employment Land jobs (B Use Class):** Analysis of the estimated proportion of B use and non B use jobs within the 10,600 projected forecast jobs (described above). The B use jobs will mainly occur on employment land as defined by the Local Plan and non B use on other types of land. The analysis is based on data from the Business Register and Employment Survey (BRES from Office of National Statistics - ONS).
3. **Site Capacity for Projected B Use jobs:** Assessment of whether the B use jobs within the projected 10,600 can be accommodated on known

¹ Cambridge Econometrics; '*Economic Forecasting to Inform the Oxfordshire Strategic Economic Plan and Strategic Housing Market Assessment* (February, 2014)

development sites. These potential development sites will include sites identified in the 2013 ELR and any other that have come forward since.

4. **“Planned Economic Growth” Site Capacity:** Identification of locations for remaining 12,400 jobs under the CE ‘Planned Economic Growth’ Forecast scenario based on known sites and information referenced in the CE Report.

2. PROJECTED JOBS FROM 2014 CE REPORT

2.1 Projected “Baseline and Alternative Population” Jobs

Table 2.1 below is a summary of the employment projected under the “baseline and alternative population” scenario taken from Tables E3 and E4 of the CE Report. It shows that in total there is estimated to be 10,600 new jobs in VOWH by 2031. Note that this excludes the effects of major economic stimulation initiatives such as the Enterprise Zone.

Table 2.1: Total Projected Employment (“Baseline and Alternative population” Scenarios)

Sector	Additional Jobs
Agriculture	700
Manufacturing	-100
Construction	1,100
Distribution	1,000
Transport & Storage	700
Accommodation & food services	1,300
Information & communications	200
Finance & business services	5,100
Government services	500
Other services	100
Total	10,600

Source: CE Report Tables E3 and E4 (2014)

2.2 Proportion of Designated Employment Land jobs (B Use Class)

The estimated 10,600 projected jobs described in Table 1 will occur in either B use class land or non B use class land. In terms of the employment land evidence to inform the Local Plan it is important to identify the proportion of jobs that will fall in B use land as this is the land that should be earmarked and if necessary protected through planning policy.

The non B use jobs could occur in a variety of different land use types ranging from retail, hospitals, police and fire stations, agricultural land, care homes, hotels and peripatetic or home working occupations such as tradesmen, construction workers, home tutors etc.

Table 2.2 below shows the estimated percentage of B use jobs in VOWH. The estimate is based on analysis of historic employment data for the VOWH between 2009 and 2013. The data is from the Business Register and Employment Survey (BRES) published by the Office for National Statistics (ONS). The BRES data is presented in approximately 600 separate four digit Standard Industrial Codes (SIC). Each of these SICs is classified as either B use class type jobs e.g. office, industrial or warehousing or non B use type jobs. The definitions are shown at Appendix 1. To estimate relevant proportions of B use jobs for VOWH the averages for the years 2009 to 2013 are taken. This is shown in Table 2.2 below:

Table 2.2: Proportion of B use jobs in VOWH (2009 to 2013 average)

Land Use Type	Estimated % of B use jobs
B1	31.7%
B2	8.6%
B8	15.2%
Total	55.5%

Source: BRES (ONS) (2014)

If these percentages are applied to the 10,600 projected baseline and alternative jobs they are shown in Table 2.3 below. This includes a column showing a 5% uplift. This reflects the expected jobs that could occur on B-use land but which are currently categorised in SIC codes that appear to be non B use class e.g. mining companies, waste processing and archiving jobs. The assumption is that some of these jobs (5%) could be carried out in B use class land (offices, factories or warehouses).

Table 2.3: Total Estimated Projected B Use Jobs

Land Use Type	Estimated B use jobs	Estimated B use jobs with 5% uplift
B1	3,358	3,526
B2	916	962
B8	1,609	1,689
Total	5,883	6,178

Table 2.3 shows that of the 10,600 projected jobs approximately 6,000 are likely to occur on B use class land and approximately 4,600 on non B use class land. This is shown in Table 2.4:

Table 2.4: Total Estimated Split B use and Non B use Projected Jobs

Land Use Type	Estimated Jobs
B use jobs	6,000
Non B use jobs	4,600
Total	10,600

2.3

“Planned Economic Growth Scenario” Jobs

The CE Report estimates that under the ‘Planned Economic Growth Scenario’ a projected 12,400 jobs on top of the 10,600 described above will occur. These jobs will be generated by the additional demands related to the successful implementation of economic stimulation initiatives across Oxfordshire such as SVUK Enterprise Zone, Oxfordshire City Deal, North West Bicester Eco Town and other planned infrastructure investment. 2,200 of these jobs are estimated to be indirect jobs, with another 200 jobs expected in retail. Therefore it is assumed that 10,000 are jobs on B use land. The breakdown of the projected 12,400 jobs under the planned economic growth scenario are shown in Table 2.5 below:

Table 2.5: Planned Economic Growth Scenario Jobs

Job type	Estimated jobs	CE Report reference
Direct (B use land)	10,000	p34
Indirect jobs (Mix b/non b use)	2,200	p34
Direct (A use jobs)	200	p26/31
Total	12,400	

2.4

Summary of CE Report jobs

The total estimated jobs by type are shown in Table 2.6 below. The next stage is to assess where these jobs might be located.

Table 2.6: CE Jobs

Job type	Estimated jobs	CE Report reference/Source
Baseline and Alternative Population		
B use jobs	6,000	Table E.3 & E.4 + URS assumptions
Non B use jobs	4,600	Table E.3 & E.4 + URS assumptions
Planned Economic Growth Scenario		
Direct jobs (B use land)	10,000	p34
Indirect jobs (Mix b/non b use)	2,200	p34
Direct jobs (A use)	200	p26/31
Total	23,000	

3. APPLYING OUTCOMES FROM CE REPORT TO THE EMPLOYMENT LAND REVIEW

3.1 Introduction

This section assesses which sites might accommodate the projected 23,000 jobs.

Additional Employment Land identified in the district

The council has identified that an increased amount of available employment land exists in Science Vale than previously understood. This updated understanding of the employment land supply has been informed through consultation with key stakeholders; through the Cambridge Econometrics Report and also as an update to the existing Employment Land Review where previous assumptions have now changed. This does not affect the spatial distribution of employment in the district, nor have any of the employment land boundaries been amended. The changes are identified as follows:

- Harwell Campus Enterprise Zone (EZ) land – The Employment Land Review previously identified the total amount of enterprise zone land at Harwell Campus as being 64ha. This was the total amount of land that was originally applied for by the Local Enterprise Board in 2011. During the application process, a revised boundary was submitted but the revised land area was not updated accordingly. This has now been corrected and the total amount of enterprise zone land at Harwell Campus is 94ha. The cumulative total of enterprise zone land in Science Vale (with Milton Park) is now 122ha. The total number of jobs to be provided specifically on this land remains unchanged at 5,400.
- Other land at Harwell Campus outside of the Enterprise Zone boundary – The Cambridge Econometrics Report identifies that over the plan period, there will be job growth in sectors such as space science, satellite technologies and environmental technologies. The report identifies that this growth would be expected to take place within or adjacent to the enterprise zone land at Harwell Campus. This growth is in addition to the 5,400 jobs identified above. Table K.4 of the CE report states that additional land “should be available for development in the short term over and above the EZ area, and more long term”. As a result of this, the council have identified 35ha of non EZ land at Harwell Campus to satisfy the provision of these jobs.
- Past Employment Land Reviews identified that there was no vacant/developable land available at Milton Hill Business and Technology Centre (site C26). It was assumed that the redevelopment of this site would occur as per an outline planning permission (Ref: P06/V1200/O). An application to extend the time limit of this permission was also granted in December 2011 (P11/V2565/EX). More recently, a new application for part of the site to be redeveloped as a home delivery centre (B8 use) was approved in September 2013. As the ELR is a snapshot in time, the assumption made for this site in the past is no longer relevant.

Consequently the entire site (11.2ha) has been included as employment land that is vacant/developable as it has been vacant since 2000 and was cleared of any structures in 2005. Its inclusion again is particularly relevant to the findings of the CE report which identifies the provision of 1,500 jobs in the warehouse and distribution (B8 use) sector over the plan period. The

proposed home delivery centre is expected to create the equivalent of 500 full time jobs in this sector.

3.2 Site Capacity for Projected B Use Jobs

The information on potential sites is taken from the 2013 ELR and information on additional sites from either planning applications or pre-application discussions between site promoters and VOWH. The employment capacities of potential sites are calculated using either known information on proposed schemes informed by the CE Report, or estimated using reasonable industry standard assumptions. It should be noted that these employment capacity figures are only guidelines and theoretically many of the sites could accommodate higher levels of employment.

This is shown in Table 3.1 below.

Table 3.1: Development Sites to meet projected B use jobs (CE Report “Baseline & Alternative Population” Scenario)

	Ha	Sq m	Est. Employees
C1 Abingdon Business Park at Wyndyke Furlong	0.7	5,468	78
C2 Abingdon Science Park at Barton Lane	0.7	6,040	86
C9f Faringdon – land adj to A420 – “4&20” site	4.2	34,279	490
C8 Cumnor Hill	0.3	2,448	35
C20 Wootton Business Park	1.5	12,079	173
C10 Grove Technology Park	5.4	44,073	630
C9b Faringdon – HCA business centre	0.2	1,469	21
C26 Milton Hill Bus. and Technology Centre ²	11.2	91,410	1,306
C32 North Grove Monks Farm	6.0	48,970	700
C33 Faringdon South Park Road	3.0	24,485	350
sub-total	33.2	270,722	3,867
C29 Didcot A	29.0	236,688	3,381
Total	62.2	507,410	7,249

Table 3.1 shows that there are sufficient development sites in VOWH to accommodate the approximately 6,000 B use class jobs forecast in the CE Report “baseline and alternative population” scenarios. The capacity is over 7,000 jobs. This figure is reliant on the former Didcot A site being developed.

3.3 “Planned Economic Growth Scenario” Site Capacity

Table 3.2 shows the sites that are expected to accommodate the 12,400 additional jobs identified in the CE Report that would occur under the “planned economic growth scenario”. These jobs would occur on top of the 10,600 jobs (including 6,000 on B use class land) under the “baseline and alternative population scenario” jobs as described in Table 3.1 above.

² This site is now added back in as a potential development site from the 2013 ELR. The reason it was excluded in the 2013 ELR was the presumption that it would come forward in line with an extant outline permission. This did not happen and therefore vacant/developable area is calculated on that.

Table 3.2: Development Sites to meet projected jobs (“Planned Economic Growth” Scenario)

Sites	Employment	Source of Assumption (CE Report)
Harwell Oxford Campus and Milton Park (EZ)	5,400	p21/Table 4.2 EZ jobs
Existing Business Premises at Didcot Power Station not incl. vacant surplus land ³	1,500	p26/Table 4.2 Distribution sector jobs
C13 Station Road, Grove (Williams F1)	500	p24/Table 4.2 Advanced Engineering sector jobs (Intensification of existing employment site)
C16 Harwell Campus (within EZ or on adj. land)	2,600	p25/p30/Table 4.2 .Space science and sat. tech & Env. Technologies sector jobs
sub-total	10,000	
Other retail (Botley)	200	p25/Table 4.2 retail jobs
Induced multiplier indirect jobs (evenly distributed by settlement)	2,200	p34
sub-total	2,400	
Total	12,400	

3.4

Summary of Locations for 23,000 projected jobs

Table 3.3 brings together the information from all the previous sections to set out the sites where the 23,000 projected jobs could be located.

³ This comprises of land to the west of Didcot Power Station, accessed from Sutton Courtenay Lane. It contains two parcels of land which are designated as “Key sites protected for Business Use” (E10), a saved policy from the Vale of White Horse Local Plan 2011. The application which the CE Report refers to for this site is P13/V1832/O.

Table 3.3: VOWH Development Sites to meet Total Projected Jobs (2011-2031)

Sites	Estimated Employment
B Use land	
C1 Abingdon Business Park at Wyndyke Furlong	78
C2 Abingdon Science Park at Barton Lane	86
C9f Faringdon – land adj to A420 – “4&20” site	490
C8 Cumnor Hill	35
C20 Wootton Business Park	173
C10 Grove Technology Park	630
C9b Faringdon – HCA business centre	21
C26 Milton Hill Bus. and Technology Centre ⁴	1,306
C32 North Grove Monks Farm	700
C33 Faringdon South Park Road	350
C29 Didcot A	2,131 ⁵
Harwell Oxford Campus and Milton Park (EZ)	5,400
Existing Business Premises at Didcot Power Station not incl. vacant surplus land	1,500
C13 Station Road, Grove (Williams F1)	500
C16 Harwell Campus (within EZ or on adj. land)	2,600
No B use land	
Other retail (Botley)	200
Induced multiplier indirect jobs (evenly distributed by settlement)	2,200
Non B use jobs	4,600
Total	23,000

3.5

Conclusion

Table 3.3 demonstrates that there is sufficient capacity in VOWH to accommodate 23,000 projected jobs. 16,200 jobs are located on B use class employment sites across the district. These sites relate mainly to the sites identified in the 2013 ELR. Approximately 6,800 jobs can be assumed to occur evenly at each settlement as they relate to non b use class land. 200 additional retail jobs have been identified at Botley.

⁴ This site is now added back in as a potential development site from the 2013 ELR. The reason it was excluded in the 2013 ELR was the presumption that it would come forward in line with an extant outline permission. This did not happen and therefore vacant/developable area is calculated on that.

⁵ This figure has been revised down from 3,381 as shown in Table 3.2 to 2,131 to ensure the total adds up to 23,000. The 3,381 figure was derived by assuming 29 hectares of the Didcot A site could be developed for employment uses using standard job density and plot ratio assumptions.