

# Southbourne Parish Neighbourhood Plan

## Pre-Submission Modified Plan 2014 – 2029

### Policy SB10 Employment Land

#### Supporting Evidence SB10.EV10 - Conclusions

(September 2022)

**Note** This report was written when the SPNP Steering Group was considering a further housing allocation of some 1250 dwellings in the Parish with some employment land as set out in the CDC Local Plan Review 2035 – Preferred Approach. The outcomes have been retained in the Supporting Evidence as a record of the work done at that time. However, while the Modified Neighbourhood Plan 2014 – 2029 does not propose either additional housing development or employment land, it is recognised that the changing trends in employment will need to be considered as and when opportunities arise in the future.

#### Commentary

1. As with previous Local Plan employment land allocations for Southbourne Parish no guidance is available within Local Plan Evidence Base Documents. A review of documentation was undertaken of both CDC Local Plan: Key Policies 2014-2029 together with evidence supporting the current Southbourne Parish Neighbourhood Plan. A note was prepared as a basis for discussion with CDC and with other interested parties.
2. A meeting was held with Karen Neglia, Economic Development Officer CDC, 05<sup>th</sup> July 2019. It was agreed that there was no detailed breakdown within CDC supporting documents relating to Southbourne. However, it was agreed generally that any provision should reflect the changing nature of employment and be best related to provision of facilities for hot desking, co working and easy start up facilities. Example facilities in the Chichester area had been identified and a series of meetings with the providers arranged.
3. Meeting with Fernhurst Community Centre, 30 July 2019. Whilst this provision represented the smallest end of the scale it was useful in identifying approach, funding and management. It was made clear from the outset that the facility was expected to be financially viable, to operate as a charity and limited liability company. Rather than resulting from additional development it reflected the requirements of a relatively rural location and its needs. Although small it reflected the provision of a “community hub”.
4. Meeting with Chichester Community Development Trust, 01 August 2019. The Trust, established in 2009, as a direct result of development being undertaken on the sites of Roussillon Park (ex MoD facility), Graylingwell Park (ex NHS facility) and Lower Graylingwell/Keepers Green. Land and building assets have been transferred under 3 separate S106 agreements together with developer undertakings for refurbishment. Employment land facilities of some 10,000sq ft (955sq m) small units will be provided through the refurbishment of the Marchwell Studios. Again, operation both under charitable status and as a limited liability company were made obvious. All facilities are expected, and do, operate as financially viable. A significant difference between CCDT and Fernhurst is that each householder makes an annual payment of £50.00 to CCDT. However, what is clear is that the provision of building assets requiring refurbishment together with different S106 agreements has lengthened the timescale within which a “community hub” can be achieved.

5. Meeting with Rume2, Sussex House, Crane St, 12 August 2019. This facility is a commercial venture founded by 2 businesswomen and is almost exclusively run as a co-working creative hub. The distinction between hot desking and co-working becomes clear as the later requires very high speed WiFi, good furniture/ambiance, casual meeting areas, kitchen facilities, frequent events and 24/7 access.
6. Freedom Works, Metro House 12 August 2019. This facility is a commercial venture – one of 4 facilities in West Sussex. Combination of modular offices (14) and hot desks (10). As with Rume2 provides break out areas, boardroom and kitchen facilities. However, it does not appear to be as well occupied by creative co working activities.
7. Chichester Enterprise Gateway. Developed by CDC, managed by Base Point. Does not lend itself to hot desking and it is understood that some conversion will be undertaken to increase co-working. As with other co-working facilities it provides breakout areas kitchen facilities, boardroom, holds events. Appears to have a more complicated charging regime.

### **Previous proposals in Southbourne**

8. The Business and Economy focus group of the Southbourne Parish Neighbourhood Plan (2015) considered proposals for the development of a small business centre providing small flexible modular units capable of build up/break down floorspace combinations which would allow activities to expand/contract in line with economic circumstances, enable those working from home to rent space, provide meeting room and conference space. In addition, consideration was given to the development of 5 live/work units which would have provided ground floor workshop space with residential living space above.
9. The Chichester Local Plan – Key Policies 2014 – 2029 Policy 38 seeks to safeguard well used and beneficial community facilities unless replacement premises are provided (eg Age Concern Southbourne and the Mens Shed) (CLPKP Policy 38, CLP Review Policy DM7); whilst none of the proposals have been progressed to date, provision within a multiple use complex would be sought.

### **Possible conclusions**

10. Provision of flexible office space providing an element of hot desking – say 8 to 10 spaces and the potential for co working facilities of around 30 – 40 desks together with meeting rooms, boardrooms/conference rooms might be suggested together with kitchen facilities.