**Chichester District Council**

**Local Plan Review**

**Employment Land Audit**

**Background Paper**



[**www.chichester.gov.uk**](http://www.chichester.gov.uk) **November 2020**

## **Introduction**

* 1. An Employment Land Audit (“the audit”) has been carried out to ascertain current employment land supply within the District of Chichester excluding the South Downs National Park area. The audit has been produced by the Planning Policy Department in consultation with the Revenues and Performance Department and its purpose is to complement the evidence base for meeting employment needs within the Local Plan area. The audit entailed producing a detailed database of existing employment sites within the District that can be monitored and used to inform strategic and development management considerations relating to existing employment sites as well as potential commercial and industrial development in the future. The audit was first completed in March 2019 and then updated in October 2020.
1. **Policy Context**
	1. Section 6 “Building a strong, competitive economy” of the National Planning Policy Framework (updated June 2019) provides at paragraph 80 that “*planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt and that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.*”
	2. Development Management Policy DM9 in the Local Plan Review Preferred Approach acknowledges in its pre-text, the need to make best use of existing employment land and floorspace, “*retaining suitable employment sites and encouraging their refurbishment, upgrading and intensification to meet modern business needs*”. The audit aims to support emerging policy in the Local Plan Review particularly policy DM9 and the strategic policy S8: Meeting Employment Land Needs, by establishing the extent of current business and industrial floorspace within the District and providing information about the quality of that space and the vacancy rates in different parts of the plan area.
	3. Paragraph 7.54 of the Preferred Approach relates that the Council has regularly reviewed the suitability of existing employment sites to contribute towards meeting the economic needs of the area. The audit seeks to provide sufficient information in its database to assist the Council in undertaking its review. Paragraph 4.59 of the Local Plan Review Preferred Approach provides that planning policies will safeguard existing employment sites from unjustified loss to other uses, and the information gathered from the audit provides relevant evidence in this regard.
	4. The audit may also provide valuable data for the Authorities Monitoring Report and especially the targets relating to meeting employment land needs whilst complementing the Housing and Employment Development Needs Assessment (HEDNA) commissioned by the Council and prepared by consultants GL Hearn. The data produced in the audit can be used to see if there is currently vacant space that could meet some of the future need predicted by the Consultants as well as identify those employment areas that should be protected and retained through providing a better understanding of existing employment space within each area.
2. **Audit Methodology**
	1. ***Sources of Data***

The employment land audit involved gathering and reviewing a range of data from a variety of sources. These sources of information included:

* Chichester District Council (CDC) Business Rates database with company/organisation details (September 2020 version);
* CDC Non-Domestic Rates Current Empty Properties (Exemptions) (Sept 2020);
* CDC Non-Domestic Rates Current Empty Properties (Reliefs) (Sept 2020);
* Valuation Office Agency website;
* West Sussex County Council Industrial Estates Directory 2013;
* Google Streetview;
* CDC GIS Mapping System.

3.1.1 CDC Business Rates database

The Database was the primary source of data for the audit. The database supplied essential data in the form of names and addresses of businesses or industrial premises as well as their parish location and type of business. The database also helpfully provided a property reference code which is used by central government’s Valuation Office Agency to identify non-domestic properties that hold rateable value.

3.1.2 CDC Non-Domestic Rates Current Empty Properties (exempt)

This is a list of non-domestic properties that are exempt from non-domestic rates. Empty properties are exempt from non-domestic rates for a period of three months, extending to six months in the case of industrial premises commencing the date the property becomes empty. Once the three/six month period has passed a 100% empty rate charge is then payable. The Empty Rates database identifies those properties appearing on the Business Rates database which are in fact vacant.

3.1.3 CDC Non-Domestic Rates Current Empty Properties (reliefs)

This list includes all empty properties that are not entitled to an exemption and are liable for a 100% empty rate charge payable by the person/organisation entitled to possession of the property. Again, this database highlights those commercial/ industrial properties within the local plan area that are vacant.

3.1.4 The Valuation Office Agency

 The Valuation Office Agency database complements the Council’s business rates database in that it corroborates the numbers of units that are found on business parks and industrial estates as well as providing key data on floorspace measurements for individual units.

* + 1. West Sussex County Council Industrial Estates Directory 2013

This Directory, though over 5 years old and not subject to any recent updates, was able to provide Standard Industrial Classification codes which classify businesses according to type of economic activity. Where available, these codes helped to provide more detailed information on the activities of an industrial or business park especially if only very general data was forthcoming from other sources.

* + 1. Google Streetview

A desktop study was undertaken of the employment sites identified in the Council’s business rates database. Google Streetview was able to provide descriptive information on the condition and aesthetic appearance of individual employment sites as well as their location and how well they are able to be accessed from main trunk roads.

* + 1. CDC GIS Mapping System

The Council’s own GIS Mapping System was used to pinpoint exact locations of employment sites and confirm their parish identities. GIS could also reveal any planning constraints in relation to the sites such as whether they were situated within horticultural development areas or conservation areas. The planning application layer was able to assist in determining the age of the development as well as provide Easting, Northing and Unique Property Reference Numbers to ascertain the exact locations for employment sites. Maps of parishes were produced using these references to show where the concentration of employment land was located as well as the type of commercial development.

* 1. ***Structure of Database***

3.2.1 The audit database is alphabetically ordered according to Parish and the name of the employment premises. Within each Parish, premises comprising more than one unit are listed if categorised as business or industrial in the Council business rates database. Within these categories, property descriptions such as workshops, ware-houses, offices, factories and storage are included. Only large single business/ industrial units were included in the review. Sole units were identified if they held very high rateable values - these included for example, Rolls Royce Motor Cars Limited and Brewhurst Saw Mills Factory.

3.2.2 Further iterations of the main database are produced to provide data on each parish, a comparison summary of parish totals as well as a comparison of parish totals according to the three main sub-areas to which they are located within the plan area, namely, the East-West Corridor, Manhood Peninsula and North of the Plan area.

3.2.3 Qualitative data provided in this audit includes the name, address and location of the business or industrial premises as well as descriptive details on current use, age, condition, location and access to the premises.

3.2.4 Quantitative data provides mapping references for the business/industrial premises as well as height (in storeys) for the premises together with total number of units at the site. Floorspace area is taken from the Government’s Valuation Office Agency website whilst the Council’s databases on current empty properties clarify which premises are vacant.

1. **Results**
	1. ***Date of Audit***

The database was original prepared from the Council business rates database of properties as at March 2019 and has since been updated using the same datasets in October 2020. It is intended that the audit will continue to be updated regularly using the same sources of data.

* 1. ***Qualitative Overview of Employment Sites***
		1. Apuldram

The rural location comprises two businesses and one industrial estate situated on a farm. The business addresses are located within converted barn buildings. All three premises are fairly small in size and located near to the A286 Birdham Road, the main road through Apuldram. No vacant units recorded.

* + 1. Birdham

This rural setting involves a mixture of business and industrial premises. Some sites are located on farms whilst others are more modern purpose built sites. All are close to the A286 Birdham Road. Chichester Marina is home to 21 units, the largest employment site in the Parish.

* + 1. Bosham

Mostly industrial units with the two large sites located close to the A259 and holding 42 and 20 units respectively. Most of the units are situated on farms and as such, condition of these employment sites is unknown. All employment sites can be accessed from the A259.

* + 1. Boxgrove

Three premises located slightly to the north of the A27, one is situated on a farm whilst the others comprise old workshop units and a business park at Temple Bar involving characteristic barn conversions.

* + 1. Chichester

Chichester City boasts 64 business and industrial sites with the largest number of business and industrial units located at the Chichester Enterprise Centre (82 units) at Terminus Road. Terminus Road Industrial Estate and Quarry Lane Industrial Estate hold the greatest employment floorspace in the city. Most office space is located in the City Centre with industrial units situated to the south and east side of the city. The condition and age of employment sites varies from traditional period properties housing office space to purpose built office buildings, and dilapidated industrial units to modern aluminium industrial units located within the same areas.

* + 1. Chidham & Hambrook

Two very small groups of workshops, the first group of three are located on a farm just north of the A27 and the other group comprises two old dilapidated units situated just outside the settlement boundary of Hambrook. No vacant units recorded.

* + 1. Donnington

Donnington Park is on the parish boundary with Apuldram on the A286 Birdham Road with a fairly modern appearance and good sized units. In contrast, Manor Farm Barns comprise small barn office conversions at the front of Donnington Farm and situated on the B2201 Selsey Road. No vacant units recorded.

* + 1. Earnley

All three employment sites are located within the Sidlesham Horticultural Development Area south of the A286 Birdham Road. All three sites host three or four units and are used for a combination of workshops, storage and office space – none are vacant.

* + 1. East Wittering

Two sites located within the Parish, the largest is a mixed business and industrial site located at Hilton Business Park and home to 26 blue aluminium cladded units, the other, a set of workshops located at Stubcroft Farm. Both sites can be accessed from the B2179, neither have vacant units.

* + 1. Ebernoe and Kirdford

Three premises located north of the A272 housing mostly workshop and warehouses though the largest site at Crawfold Business Park in Petworth with 15 units, also has an office building. Condition and appearance are mixed including traditional barn style as well as modern warehouse units.

* + 1. Fishbourne

Two fairly small light industrial sites close to the A27. Sullivans Yard is the only site with desktop streetview access and reveals units in an old condition and land used for open storage.

* + 1. Funtington

The sites are located north of A27 with the largest quantity of floorspace at Funtington Park. The sites comprise a mixture of offices, warehouses, workshops and stores and are estimated to have been established for at least 20 years.

* + 1. Hunston

The sole employment site in Hunston has 17 small workshop units, all occupied, on Tennessee Farm, accessed from the B2145 Selsey Road.

* + 1. Lavant

Two small sites at Oldwick Farm and Summersdale Retail Park comprising units with multiple uses, all occupied. Summersdale is located on the A286 Lavant Road whilst Oldwick Farm is a short distance west of the A286.

* + 1. Loxwood

Large factory at Brewhurst Saw Mills, Roundstone Common and a pair of offices accessed from the B2133.

* + 1. North Mundham

A total of 6 business and industrial employment sites are located in the northern part of the Parish. The largest site is Chichester Food Park followed by Vinnetrow Business Park, both are situated within the Runcton Horticultural Development Area. The remaining sites continue with a rural setting and include nurseries and a farm site housing older workshop style units as well as traditional barnstyle buildings.

* + 1. Oving

The Parish has 13 employment sites with the largest being the recent Glenmore Business Park at the side of the A27 By-pass and the Bartholomews development at the Chichester Food Park. Employment sites that hold in excess of 10 units include Drayton House, the Littlemead Business Centre, Oakham Farm and Shopwhyke Industrial Centre, all of which are well-established in the Parish. Drayton Lane has 3 employment sites whilst remaining sites are mostly situated on farms or off the high street in Oving Village.

* + 1. Selsey

Four of the 13 employment sites are based at Ellis Square and all sites are close to the B2145 Chichester Road. The units at Ellis Square tend to be modern warehouse or brick/rendered office buildings whilst Trident Business Park consists of more traditional flintstone barn conversions for its offices and workshops. The remaining sites are much smaller and are located either in or near to Selsey centre with varied condition and style.

* + 1. Sidlesham

Sidlesham’s 13 employment sites are mostly light industrial by nature with most sites accessible from the B2145. Business units are located at Annabel Barns, Enborne Business Centre, Keynor Farm and Walnut Farm Science Park. The largest employment site is at Jury Lane housing 13 industrial units. The style of employment buildings in Sidlesham varies from traditional barn to modern warehouses and older brick workshop units.

* + 1. Southbourne

A mixture of business and industrial units, varied in age and style, are located within the Parish. All 9 employment sites are accessed from the A259 with the larger employment sites located at Clovelly Road or Thornham Lane.

* + 1. Tangmere

All 6 employment sites are located along the south-side of the A27 with three sites within City Fields, including the largest site comprising warehouses and a factory at Chichester Business Park.

* + 1. Westbourne

Two small industrial sites located north of the A27 comprising well-established workshops with no vacant units. The Old Dairy is situated within a conservation area.

* + 1. Westhampnett

The largest employment site in the plan area is located within this Parish, the Rolls Royce factory with just under 59,000 square metres of floorspace. All 5 employment sites are industrial and built with materials varying from corrugated warehouses to more traditional brick barn buildings.

* + 1. West Itchenor

Both sites are located off The Street, the largest of the two sites is at Itchenor Shipyard with 6 units.

* + 1. West Wittering

One very small set of two 2-storey workshop units, both occupied, on Shipton Green Lane.

* + 1. Wisborough Green

Very rural setting with three out of the four employment sites located on Farms. The largest employment site is Newpound housing a mixture of workshops, warehouses, a factory and some retail and office space. Buildings vary in style and include brick, wood and corrugated aluminium in their materials.

* 1. ***Quantitative Overview of Employment Sites by Parish*** *(All figures as at October 2020)*

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Parish** | **Total number of Business or Industrial Units** | **Total number of units vacant** | **Unit vacancy rate %** | **Total Business/ Industrial Floorspace (m2)** | **Total vacant floorspace (m2)** | **Floorspace vacancy rate %** |
| **Appledram** | 31 | 0 | 0% | 2433.27 | 0.00 | 0% |
| **Birdham** | 53 | 2 | 4% | 13329.02 | 368.84 | 3% |
| **Bosham** | 83 | 3 | 4% | 13473.35 | 285.79 | 2% |
| **Boxgrove** | 14 | 1 | 7% | 2733.24 | 48.40 | 2% |
| **Chichester** | 731 | 114 | 16% | 222673.46 | 12587.32 | 6% |
| **Chidham & Hambrook** | 5 | 0 | 0% | 619.06 | 0.00 | 0% |
| **Donnington** | 20 | 0 | 0% | 2638.45 | 0.00 | 0% |
| **Earnley** | 10 | 0 | 0% | 2889.48 | 0.00 | 0% |
| **East Wittering** | 30 | 0 | 0% | 9622.55 | 0.00 | 0% |
| **Ebernoe/Kirdford** | 26 | 1 | 4% | 4121.22 | 20.88 | 1% |
| **Fishbourne** | 20 | 1 | 5% | 6429.74 | 23.00 | 0% |
| **Funtington** | 21 | 3 | 14% | 4528.14 | 90.10 | 2% |
| **Hunston** | 17 | 0 | 0% | 1068.91 | 0.00 | 0% |
| **Lavant** | 9 | 0 | 0% | 1226.68 | 0.00 | 0% |
| **Loxwood** | 3 | 1 | 33% | 2377.30 | 36.10 | 2% |
| **North Mundham** | 36 | 2 | 6% | 23851.48 | 1605.17 | 7% |
| **Oving** | 169 | 7 | 4% | 47147.07 | 1973.04 | 4% |
| **Selsey** | 76 | 5 | 7% | 18347.72 | 445.49 | 2% |
| **Sidlesham** | 93 | 1 | 1% | 15760.40 | 29.40 | 0% |
| **Southbourne** | 77 | 2 | 3% | 31782.55 | 191.04 | 1% |
| **Tangmere** | 26 | 3 | 12% | 24927.48 | 1375.74 | 6% |
| **Westbourne** | 7 | 0 | 0% | 602.62 | 0.00 | 0% |
| **Westhampnett** | 16 | 1 | 6% | 72008.57 | 369.00 | 1% |
| **West Itchenor** | 8 | 1 | 13% | 5235.37 | 2441.18 | 47% |
| **West Wittering** | 2 | 0 | 0% | 220.60 | 0.00 | 0% |
| **Wisborough Green** | 36 | 4 | 11% | 11264.48 | 606.19 | 5% |
|  |  |  |  |  |  |  |
| **Total (m²):**  | **1621** | **152** | **9%** | **541312.21** | **22496.68** | **4%** |
|  |  |  |  |  |  |  |

* 1. ***Quantitative Overview of Employment Sites by Sub-Area*** *(All figures as at October 2020)*

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **SUB-AREA** | **Total number of Business or Industrial Units** | **Total number of units vacant** | **Unit vacancy rate %** | **Total Business/ Industrial Floorspace (m2)** | **Total vacant floorspace (m2)** | **Floorspace vacancy rate %** |
| **East-West Corridor** |  |  |  |  |  |  |
| Bosham | 83 | 3 | 4% | 13473.35 | 285.79 | 2% |
| Boxgrove | 14 | 1 | 7% | 2733.24 | 48.40 | 2% |
| Chichester | 731 | 114 | 16% | 222673.46 | 12587.32 | 6% |
| Chidham & Hambrook | 5 | 0 | 0% | 619.06 | 0.00 | 0% |
| Fishbourne | 20 | 1 | 5% | 6429.74 | 23.00 | 0% |
| Funtington | 21 | 3 | 14% | 4528.14 | 90.10 | 2% |
| Lavant | 9 | 0 | 0% | 1226.68 | .000 | 0% |
| Oving | 169 | 7 | 4% | 47147.07 | 1973.04 | 4% |
| Southbourne | 77 | 2 | 3% | 31782.55 | 191.04 | 1% |
| Tangmere | 26 | 3 | 12% | 24927.48 | 1375.74 | 6% |
| Westbourne | 7 | 0 | 0% | 602.62 | 0.00 | 0% |
| Westhampnett | 16 | 1 | 6% | 72008.57 | 369.00 | 1% |
| **Total (m²):**  | **1178** | **135** | **11%** | **428151.96** | **16943.43** | **4%** |
|  |  |  |  |  |  |  |
| **SUB-AREA** | **Total number of Business or Industrial Units** | **Total number of units vacant** | **Unit vacancy rate %** | **Total Business/ Industrial Floorspace (m2)** | **Total vacant floorspace (m2)** | **Floorspace vacancy rate %** |
| **Manhood Peninsula** |  |  |  |  |  |  |
| Appledram | 31 | 0 | 0% | 2433.27 | 0.00 | 0% |
| Birdham | 53 | 2 | 4% | 13329.02 | 368.84 | 3% |
| Donnington | 20 | 0 | 0% | 2638.45 | 0.00 | 0% |
| Earnley | 10 | 0 | 0% | 2889.48 | 0.00 | 0% |
| East Wittering | 30 | 0 | 0% | 9622.55 | 0.00 | 0% |
| Hunston | 17 | 0 | 0% | 1068.91 | 0.00 | 0% |
| North Mundham | 36 | 2 | 6% | 23851.48 | 1605.17 | 7% |
| Selsey | 76 | 5 | 7% | 18347.72 | 445.49 | 2% |
| Sidlesham | 93 | 1 | 1% | 15760.4 | 29.40 | 0% |
| West Itchenor | 8 | 1 | 13% | 5235.37 | 2441.18 | 47% |
| West Wittering | 2 | 0 | 0% | 220.6 | 0.00 | 0% |
| **Total (m²):**  | **376** | **11** | **3%** | **95397.25** | **4890.08** | **5%** |
|  |  |  |  |  |  |  |
| **North of the Plan Area** |  |  |  |  |  |  |
| Ebernoe/Kirdford | 26 | 1 | 4% | 4121.22 | 20.88 | 1% |
| Loxwood | 3 | 1 | 33% | 2377.3 | 36.10 | 2% |
| Wisborough Green | 36 | 4 | 11% | 11264.48 | 606.19 | 5% |
| **Total (m²):**  | **65** | **6** | **9%** | **17763** | **663.17** | **4%** |

 |
|  |
|  |
|  |
|  |
|  |

1. **Summary and Conclusion**

As at October 2020, 541,312 square metres of floorspace was recorded as dedicated to business or industrial use within the Plan area of which 96% was occupied. A small amount of vacancy is usual to allow business turnover. The low level of 4% indicates that little is currently available in the way of vacant space across the plan area to meet future needs.

The parish with the highest floorspace vacancy rate was West Itchenor (47%), albeit this relates to one large unit at the shipyard location. North Mundham, Chichester and Tangmere have the next highest floorspace vacancy rates with 7%, 6% and 6% respectively.

The East-West Corridor contains the highest volume of employment land out of the three sub-areas with 79% of the total employment floorspace for the plan area. The greatest concentration of employment sites are within Chichester city centre with the largest sites located at Terminus Road Industrial Estate, Quarry Lane Industrial Estate and Gravel Lane. The Manhood Peninsula holds 18% of employment floorspace for the plan area with the largest area of floorspace found in North Mundham. The north of the plan area holds the remaining 3% of employment floorspace for the plan area with the majority of the floorspace at Wisborough Green as well as the highest vacancy rate for that part of the plan area. The floorspace vacancy rates for the three sub-areas range between 4% and 5%.

Overall, within the entire Plan area, the employment site with the greatest floorspace is Rolls Royce in Westhampnett. Other employment sites within the Plan area with a gross floorspace in excess of 10,000 square metres include Glenmore Business Park off the A27 bypass, the Chichester Food Park accessed from the A259 Bognor Road and Chichester Business Park at Tangmere. The newest sites comprise The Enterprise Centre and Ravenna Point at Terminus Road, Glenmore Business Park off the Chichester By-Pass as well as Bartholomews at Chichester Food Park and a small site, Annabel Barns located in Sidlesham.

The qualitative assessment reveals that there is a vast difference in the condition and style of units at employment sites across the parishes and city within the Plan area. The location of employment space is usually sited where there is good access to main roads although it is also common to many parishes for farm establishments to house clusters of employment units.

It is envisaged that the qualitative and quantitative data gathered during this employment land audit can be appropriately used to inform future policy and development management considerations.