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Website www.yourtestvalley.com

NOTES OF MEETING

Team:	Core Strategy Preferred Development Options Briefing to Test Valley Partnership Economic Development and Environment Groups		
Date:	12 th February 2008	Copies to:	As Listed
Venue:	Crosfield Hall, 9am-12pm		

Present		
Steve Lees (TVBC, Planning)	David Bibby (TVBC, Planning)	
Economic Development Action Group (EDAG)		
Alan Chatfield (Chairman, FSB)	Malcolm Crabtree (Managing Director, Leckford Estate)	Tony Cuddeford (Clydesdale Bank & Romsey Chamber of Commerce)
Jeremy Gardiner (White Young Green – Planning)	David Gleave (EDO, TVBC and EDAG Co-ordinator)	John Harrocks (North Hampshire Chamber of Commerce & Industry)
David Jones (Dreweatt Neate)	Philip Liddell (Managing Director, Ace Liftaway & Liddell Estates)	Jim London (London Clancy)
Alan Mackay (FSB)	Andrea McCallum (Area Manager, Hampshire and IoW, SEEDA)	John Mitchell (Chief Executive, Enterprise First)
Mrs MEPaviour (Stockbridge & District Chamber of Commerce)	Martin Simmons (Vice Principal, Andover College)	David Smith (Dreweatt Neate)
Nigel Wolstenholme (Frobisher Limited)		
Apologies (EDAG)		
Lesley Anken (Recruitment Advisor, Andover Jobcentre Plus)	Peter Colling (Development Services Director, Tourism South East)	Tim Jackson (Principal, Sparsholt College)
David Olds (Primmer Olds)	Lt. Col. Alan Parvez (Commanding Officer, Defence Logistics Organisation)	

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Test Valley PARTNERSHIP

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EnvironmentActionGroup		
AlisonAngell (AssistantCommunity Officer,HCC)	CarolBartholomew (TestValleyFriendsof theEarth)	CouncillorPeterBoulton (PortfolioHolder Environment&Health)
ChristianEcologyLink	ChristineCole (TVBC,TCM)	AmandaDible (TVBC,Leisure)
JoyceDunham (TestValleyFriendsofthe Earth)	SharonGoodridge (HampshireChildrens& FamiliesForum)	CouncillorSandraHawke (PortfolioHolderHousing &CommunityServices)
AntonPage (TestValleyFriendsofthe Earth)	PeterPhillips (TVBC,Planning)	IainTurrell (TheEnvironmentCentre)
LauraWood (TheEnvironmentCentre andCo-ordinatorEAG)		
Apologies(EAG)		
JuliaFraser (BTCV)	KevinHarrington (TVBC)	LynnYeats (TVBC)

Agenda	
1.	Welcomeandintroductions
2.	GeneralintroductiontotheCoreStrategyPreferredDevelopmentOptions
3.	EconomicAspectsofCoreStrategyPreferredDevelopmentOptions
4.	EnvironmentAspectsofCoreStrategyPreferredDevelopmentOptions
5.	SummaryofPointsRaisedinDiscussion–Annex1

Summarisednotesofthediscussion andactionpoints	
1.	Welcome and introductions (David Gleave, TVBC, Economic Development Officer)

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<p>2.</p>	<p>General introduction to the Core Strategy Preferred (Steve Lees, TVBC, Planning)</p> <ul style="list-style-type: none"> Housing numbers and broad locations (insufficient data to understand) Options supported by extensive evidence-based research, Experian's review of the long term economic strategy to which EDAG had contributed A vibrant and prosperous economy is one of the Core Strategy's 4 objectives Andover employment: in addition to existing local plan sites (eg Walworth Extension), Bailiffs Bottom office campus and Andover Airfield extension Southern TV housing: 2,400 dwellings at Abbottswood and Whitenap; 500 at North Baddesley and 300 at Nursling and Rownhams Southern TV employment: 5h.a. at Whitenap and Bargain Farm (next to David Lloyd Tennis Centre); potential expansion of Science Park Villages: no allocations because a major new development is located next to largest centres. <p>Questions</p> <ul style="list-style-type: none"> Timetable for South East Plan: May/June consultation; August Secretary of State decision; approval Summer 2009 Squeezed between PUSH and Western Corridor? Depends whether Government increases SE housing figures More development to support village services? No because the link between more housing in villages and service provision is difficult to see; decisions on local services taken by other agencies based on their own criteria eg Post Office closures, County Council schools, PCT on health provision etc. However, if local communities want small scale "enabling development" identified through community plans then we have a flexible framework for it. e.g. Longparish. Need for sustainable recycling etc. on industrial estates. 	<p>Development Options</p>
<p>3.</p>	<p>Economic Aspects of Core Strategy Preferred Development (David Bibby, TVBC, Planning)</p> <ul style="list-style-type: none"> Commissioned a whole series of background studies – available on TVBC website including PUSH employment and land, Experian's TVLCES, telephone survey of Andover's employment need etc. Regeneration of TVBC-owned industrial estates 	<p>ment Options</p>

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	<ul style="list-style-type: none"> Roll forward existing local plan allocation seg Andover Airfield and Walworth extension; reconsider extension of Andover Business Park and Bailiffs Bottom – both had been safeguarded in the local plan but dropped following objections from the LP Inspector Adanac/Nursling/Chilworth Development contribution towards skill training, possibly a skills centre. <p>Questions</p> <p>Skills Required (Martin Simmons, VP Sparsholt College and responsible for Andover College)</p> <p>Levels 3 and 4 at Andover, 112 NEET and Adults unskilled, skills centre required as a bridge.</p> <p>PL: Why do apprentices in plant fitting and JCB drivers have to travel, Swindon for training?</p>
<p>4.</p>	<p>Environment Aspect of Core Strategy Preferred Development Options (Steve Lees)</p> <ul style="list-style-type: none"> High quality environment – designations; landscape quality; important area for woodland eg. Harewood Forest; important rivers and streams, historic environment and gaps between settlements. South Hants Green Spaces Study being undertaken by PUSH Biodiversity Action Plan Government is now imposing on local authorities a duty to improve the environment. Perhaps the implications of reconciling this with the need to foster economic prosperity could be brought back to EDAG? <p>Questions</p> <ul style="list-style-type: none"> The BAP is steered by HCC. There are 33 types of environmental designation of which Leckford Estate has 17 and they all have to be regularly monitored. The TVBC BAP doesn't duplicate this, does it? Answer – no. Will Bailiffs Bottom be allocated or safeguarded? Answer – safeguarded in the first instance. How does the Strategy take account of the requirements in the Climate Change Bill to reduce CO2 emissions by 60-80%? <p>Answer – major development sites are close to towns; but much lies with Government regulation (eg Building Regs.) esp. on the</p>

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<p>construction industry eg Code for Sustainable Homes cut carbon emissions. But new buildings only account stock therefore much lies with applying energy saving insulation.</p>	<p>. PPS1 requirement to for 1% of housing ng devices such as</p>
<ul style="list-style-type: none"> • The loss of Part L2B (loss of business rate relief on vacant premises) means owners will demolish, rather than refurbish them 	<p>tpremises) means</p>
<ul style="list-style-type: none"> • What, if any, planning arrangements are made to secure use by the new homes (are volume house-builders co-operating with telecoms suppliers to provide fibre/cable to allow more SPL agreed to find out. 	<p>high bandwidth for homeworking etc)?</p>
<ul style="list-style-type: none"> • Will new housing be sustainable? Answer - BREAM "Very Good" for East Anton and Picket Twenty when negotiations started 6 years ago but standard has moved on since. 	<p>sagobut</p>
<ul style="list-style-type: none"> • Risk of river pollution from 8,000 new homes? In the South East the Environment Agency is concerned that there is not the capacity in the rivers to dilute the sewage coming from the treatment works, which will need further investment in the future. 	<p>city in the rivers</p>
<ul style="list-style-type: none"> • Will we get the necessary facilities as well as the house authorities have the responsibility to plan where and take place but no control over the provision of the infrastructure with private companies like Southern Water, the local education authority and PCTs. We need to integrate provision of facilities alongside housing. 	<p>s? Local planning how many new homes rastructure, which lies ducation authority alongside housing.</p>
<ul style="list-style-type: none"> • Risk of impact on aquifers? Leckford recently created a wildlife reservoir in order to conserve water for the growing season. The EA is buying back water abstraction licences and restricting new ones. 	<p>water storage n. More farms will icenses and</p>
<ul style="list-style-type: none"> • PL: Given the loss of industrial land (eg. Borden, North Baddesley) more is needed over and above the two proposed sites; higher eaves are needed. Another speaker said that 10m is the industry standard. 	<p>th Baddesley) more is buildings-14m to ndustry standard.</p>
<ul style="list-style-type: none"> • With 2,500 houses more employment land is needed to allow people the ability of being able to walk to work – cycle paths • I have received enquiries for 100,000 sq. ft. schemes in southern Test Valley – there is demand. 	<p>llow people the southern Test Valley</p>
<ul style="list-style-type: none"> • JL: The plans for southern Test Valley need to tie up with the PUSH area. And over has the land but needs to make the best use of it industrial estates. 	<p>ith the PUSH area. sindustrial</p>

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- JG: South East Plan figures are a floor not a ceiling; plans need to over-provide, especially if the housing numbers rise.

Jobs

- MC: Rural areas support a prosperous economy; it is a place of work as well as somewhere for those living in the towns to visit – a business that isn't expanding is declining
- Farmers will be OK over next 2 decades with rising grain prices etc, the possibility of energy crops and small scale renewable energy plants (bio-gas, anaerobic digesters and wood chip burners). The Estate was approached to erect wind turbines but decided they were inappropriate because of their visual impact.
- SPL: Planning policy allows rural businesses to expand up to a point but then they are expected to move to a town.
- MP: Leisure pursuits – need for more car parks in places like Stockbridge and in the countryside to serve rural visitors.
- Leckford have tried, unsuccessfully, to reduce the speed limit to 30mph, which makes parking safer; the loss of the Post Office means the shop must diversify to survive by including a tearoom.
- NW: The Council needs to deal with its own industrial estates first, through its ground leases.
- Less people driving out of Andover to work to Newbury bring it forward
- Andover needs reskilling; need greater diversity on the industrial estates not just become a warehouse town
- JL: Andover has a good transport network; S.106 planning requirements to fund other modes of transport are unjustified and are inhibiting investment on the estates
- JH: Inits Core Strategy consultation Winchester City Council is suggesting a step change in economic growth – why not TVBC?
- TVBC should apply the “Merton Principle” and require all applicants to demonstrate how they will contribute to renewable energy, thereby stimulating that sector of the economy.

Signed:

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ANNEX1.

Summary of Economic Issues

General

- NEETS (Young people under 18 Not in Education, Employment or Training)
- Andover Skills Centre to provide opportunities for training in a less formal setting
- Vocational skill training in an industrial setting
- Apprenticeships for skills-limited opportunities for courses nationally
- Financial support for NVQ Level 3 training
- ICT Broadband infrastructure provision in new development
- Expectation of business community from planning system and interpretation of planning policies
- Recycling and waste
- Loss of employment land to housing
- Planning for long term economic growth
- Need for quality modern premises
- Higher eaves heights (10-12m and possibly up to 14m)
- Local employment opportunities, especially in Romsey
- Cycle network and footpath links between housing and employment

Southern Test Valley

- Lack of general industrial land
- Links with wider PUSH Hare area economy
- Transport links
- Over provide above current requirements and for long term planning of infrastructure

Rural Test Valley

- Viability of village services
- Structural economic changes
- Local jobs to avoid dormitories
- All sectors need to expand
- Energy crops versus food
- Expansion constraints
- Commercial impact of planning delays in considering applications
- Small scale renewables – biowaste, wood chips/wood waste including storage
- Recognition that a working environment
- Parking, especially Stockbridge

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Andover

- Vacant premises
- Local job opportunities
- Small office campus – allocates site now
- Create environment for office investment
- Education and skilled labour
- Loss of manufacturing and structural economic change
- Diversify economy
- Good accessibility