



Overview and Scrutiny Committee

7th December 2016

Review into Employment Sites
and Premises

Terms of Reference

- Does current provision meet the growth needs of current businesses and potential inward investors?
- What will be the future need for employment sites and premises to meet Local growth aspirations (ELNA and economic growth priorities)
- How can we meet future needs
- What is the Council's role in overcoming barriers to delivery

Background

Braintree District Employment Lands Needs Assessment (ELNA)

- AECOM commissioned by BDC to undertake an Employment Lands Needs Assessment for the District, contributing to the evidence base of the new Local Plan
- Assesses the quantity and quality of the Districts employment land

ELNA

- The assessment takes into account the following considerations:-
 - Changes to National Planning Policy
 - Housing Growth
 - Regeneration Initiatives
 - Economic Drivers

ELNA

Supply of Employment Land

- Desk-based research and a field survey identified 5 broad types of premises
 - Small office units (use classes B1a/b)
 - Medium sized office units (use classes B1a/b)
 - Small warehouse and small workshop units (use classes B8 and B1c/B2)
 - Large manufacturing units (use classes B1c/B2)
 - Medium/large warehouse units (use classes B8)

ELNA

Demand Assessment

- The local factors and drivers of change are as follows:-
 - Housing Growth
 - Dualling of the A120 and Haven Gateway Growth Corridor
 - London Stansted Airport
 - Technological Innovation
 - Home Working
- The ELNA concludes that there is a net additional requirement for between 7.5ha to 11ha of industrial land and between 53,400m² to 66,800m² of office floorspace over the plan period to 2033



SQW Ltd Report

- SQW Ltd commissioned by ECC in June 2016 to undertake an assessment of the need for grow-on space in Essex
- Mixed methods approach included:
 - Literature review
 - Data analysis
 - Consultations
 - Impact modelling

SQW Report

- In policy terms, little has been said about grow-on space in Essex
 - Only Braintree, Castle Point, Maldon mention it directly in their local plan evidence bases
- Data shows that there is a mismatch between supply and demand across Essex
- The issue is not just about the quantity of grow-on space, it's also about quality
 - Older grade B property
 - Lack of facilities, including digital infrastructure and parking

SQW Report

Why is there an issue with grow-on space

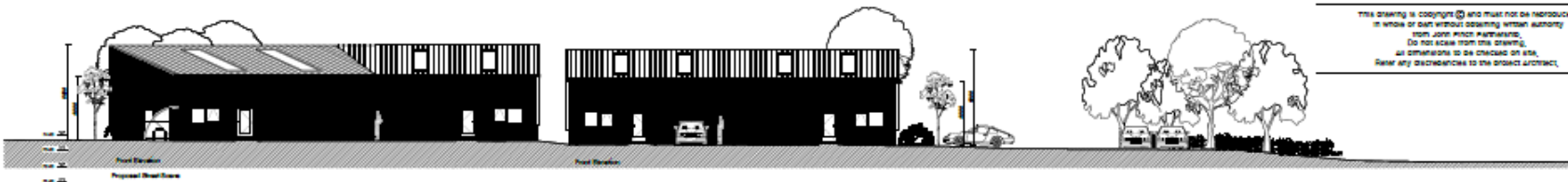
- Variety of contributing and intertwined factors identified by stakeholders as to why the private sector does not want to develop this space
 - Returns are higher on other development types – residential, larger employment space – due to high build costs involved
 - Government's focus on housing
 - Risks are higher than those for other types of space
 - Businesses often want short-term leases
 - Businesses are generally less-established than those seeking larger space

SQW Report

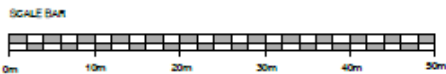
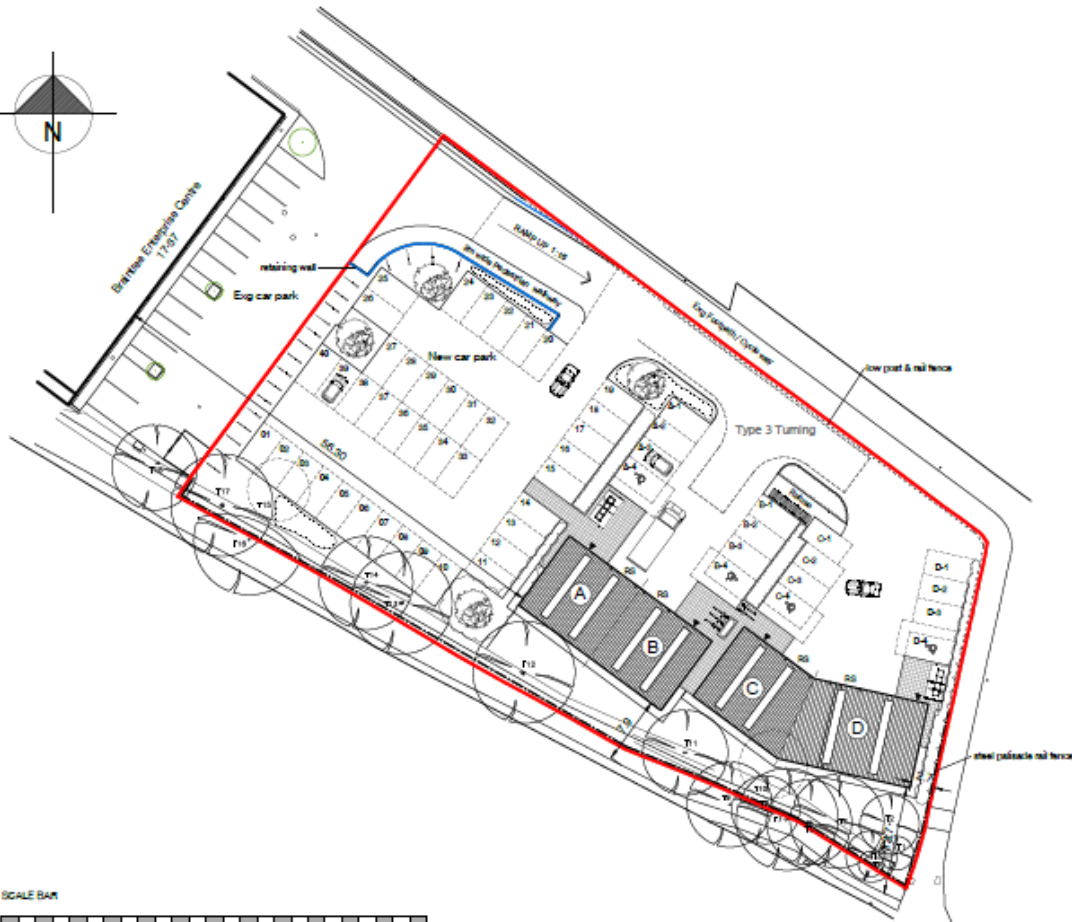
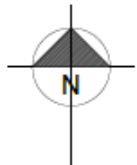
- Negative impacts from the issues are:
 - Harms businesses ambitions to grown
 - Businesses become reactive, changing only when they need to, rather than proactively seeking out new opportunities
- Some businesses have to look outside of Essex to grow
- Businesses staying in start-up space for longer limiting space for new start-ups
- With firm growth curtailed, economic growth, and potential for business rates growth, is also limited
- With limited space available, inward investment is also harmed

Current Actions

- **Grow-on units**
- On the 5th September Council approved the development of 4 commercial grow-on units and additional car parking at Springwood Drive
- Units will range in size from 1,022 sq.ft. (95m²) to 1,442 sq.ft. (134m²)
- Planning application submitted on the 24th October
- Employers Agent appointed
- Anticipated start on site April 2017



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Accommodation Schedule

Unit	Accommodation	Sq.m.	Sq.ft.
A & B	B1, B2 & B8 Light Industrial Workshop Unit	95	1022
C	B1, B2 & B8 Light Industrial Workshop Unit	103	1108
D	B1, B2 & B8 Light Industrial Workshop Unit	134	1442
Total		427	4594

Gross Site Area: 0.436Ha

Key

- RS Roller Shutter
- 1100 litre waste storage container
- Tree to be removed - T10 & T15
- Existing Tree
- Cycle Shelter stand - (8 bikes each)
- Roof light - (70m² - 15%)

A Layout Amended 23-9-16
 revise

Braintree District Council

project
 Land off Springwood Drive
 Braintree

drawn
 Site Plan & Levels Street Scene

john finch partnership
 chartered architects & town planning consultants



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date	23 Dec 15	scale	1:500 & 1:100 @ all
drawn	mu	checked	gj
date no	3160/01	revision	A

Council owned premises

- The Council manages 91 industrial units on 7 sites
- The units range from 475 sq.ft. to 2,000 sq.ft.
- We have high occupancy rates, with long standing tenants
- Good reputation for supporting small business and helping them to expand and grow

Sectors

- Haven Gateway Partnership commissioning an evidence base of the growth sectors
- Lack of detailed information in this area has led to Braintree, Babergh & Mid Suffolk District Councils agreeing to buy into this work
- This work will help to identify the appropriate infrastructure in the right locations needed to support the sectors

Suggested Speakers

- Anita Thornbury, Haven Gateway
- Joel John, Principal Economic Growth and Regeneration, ECC
- Planning Policy – Local Plan
- Local businesses



Next Steps?