

EMPLOYMENT POLICIES

(PLEASE NOTE - awaiting issue of EHDC Local Plan Employment Land Review 2018)

INTRODUCTION

As well as addressing where people in the parish will live, shop, play sport and access the countryside in the future, the neighbourhood plan can also make statements on the type of work the parish will support and where the economic activities will take place.

Safeguarding existing employment land and identifying new employment opportunities should become high priority for the NDP. Indeed, support for sustainable economic activity in rural areas is a requirement of neighbourhood plans as set out by the National Planning Policy Framework (NPPF para28).

POLICY AIMS & OBJECTIVES = VISION:

‘Support and promote a vibrant employment base within the Parish. Safeguard existing employment land and identifying new sites and opportunities, along with small business creation, and promote stronger education/workplace links.’

Planning Policies



EMP 1.1 Provide Local Employment Space

A development proposal resulting in any loss of employment or business related premises (B class uses or equivalent) in the parish will only be permitted if suitable alternative employment or business related provision (B class uses or equivalent) is made within Liphook.



EMP 1.2 Combining Living and Working

All development proposals will include, and the Parish Council will support measures to assist and improve affordable rental space for start ups and entrepreneurs including facilities to provide work space within residential development (such as homeworking and small business creation; co working and other facilitative spaces)



EMP 1.3 Cultivating Stronger Links Between Work and Education

The Parish Council will support development proposals which seek to enhance apprenticeship opportunities for young people; or broadens access to employment and business opportunities for disabled residents.

Explanation and Reasoning

Retaining and enhancing local employment opportunities – especially through good quality jobs – is seen as a core element of the future sustainability of Liphook as a Larger Local Service Centre as designated by EHDC. Planning can play an important role in facilitating that.

The East Hampshire Employment Land Review (2013) noted that there was little land availability for new employment activities in the parish: there are two centres of employment activity (Passfield Mill, and land around Beaver Industrial Estate) as well as locally significant employment sites (Exchange House, Ajax House and Index House) which are protected by EHDC Local Plan (draft) Policy S14. but there is also a myriad of smaller commercial premises used by a mixture of workshops, offices, and light industrial providers. (see Audit and map).

There is a demand for both larger sized premises with better access, storage and facilities and a demand for smaller home working/start up facilities including better broadband connectivity (see survey returns).

The Business Survey for this Neighbourhood Development Plan identified a lack of suitable premises to rent, as well as a wish to see better transport links and broadband connectivity .

Evidence to the Design Forum and other public events has indicated a desire for local home based and small start up facilities and a reduction in traffic at commuting times of day.

The Neighbourhood Development Plan supports the planning policy framework including EHDC Local Plan DM19 (home based business); S14 (maintaining and developing workspace) and encourages development of ancillary facilities to complement existing business premises.

At the same time, whilst there is a wish to see available employment sites in the parish reused for that purpose, it is recognised there can be circumstances where alternative use (including the mixed use of sites) will be more realistic.