

## APPENDIX 2

### Employment Statistics

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|----|--------------------------------------------------------|----------------|
| 1. | Estimated economically active population at April 1994 | 63,500 persons |
| 2. | Persons unemployed at April 1994                       | 3,250 persons  |

#### Employment Growth

- |    |                                                                                                                                                                               |               |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| 3. | Increase in economically active residents 1994-2004<br>(This is the peak increase; the number of E.A. residents is actually forecast to fall somewhat between 2001 and 2004.) | 3,850 persons |
| 4. | Increase in employed labour force (i.e. 2+3) less unemployment assumed at 1.5%                                                                                                | 6,200 persons |
| 5. | Allowance for commuting patterns, but with reduction of outcommuting by 2,000 persons less than suggested by present patterns                                                 | + 250 persons |
|    |                                                                                                                                                                               | -----         |
| 6. | Increase in employment in the District over Plan period                                                                                                                       | 6,450 persons |
| 7. | Increase in employment likely to be required on business areas<br>(This includes an allowance for an increase from 15% to 20% of all local employment.)                       | 1,300 persons |

#### Floorspace/Land requirement

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|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 8. | Requirement associated with business employment growth                                                                                                                                                               |                             |
|    | Floorspace (at 1 worker/32-45m <sup>2</sup> )                                                                                                                                                                        | 41,500-58,500m <sup>2</sup> |
|    | Land equivalent (at 35% floorspace cover)                                                                                                                                                                            | 12-17 hectares              |
| 9. | Overall requirement<br>(In order to allow for a continuity of supply, it is considered that the "effective demand" for business floorspace and land over the Plan period will be higher than the basic requirement.) |                             |
|    | Floorspace                                                                                                                                                                                                           | 55,500-78,000m <sup>2</sup> |
|    | Land equivalent                                                                                                                                                                                                      | 16-22 hectares              |

#### Supply of Business Floorspace/Land

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|-----|------------------------|-----------------------|
| 10. | Position at April 1994 |                       |
|     | Floorspace             | 145,000m <sup>2</sup> |
|     | Land equivalent        | 40 hectares           |

### Excess of supply over demand requirement

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|-----------------------------------|-----------------------------------------------|
| 11. Floorspace<br>Land equivalent | 67,000-89,500m <sup>2</sup><br>18-24 hectares |
|-----------------------------------|-----------------------------------------------|
12. In interpreting this apparent significant numerical excess of supply, regard must be had to the need to ensure that there is sufficient land available which is readily capable of development and well served by infrastructure, that there is a variety of sites to meet different needs and provide a choice of sites to meet the realistic needs of business and economic objectives.
- (a) These commitments are distributed fairly evenly throughout the Plan area and well related to the main centres of population, with about 40% in both the central and southern parts of the District and 20% in the northern part. There is a healthy mix of allocated land, sites with planning permission, proposed changes of use, redevelopment sites and extensions, which are capable of accommodating a range of business uses. Furthermore, there is a reasonable range in the quality of the sites from vacant land on traditional industrial estates to the prestige Ashdown Business Park development.
  - (b) In line with the business strategy which looks to the towns as the main foci of employment, separate consideration is given to the adequacy of business land supply in each of the town chapters. No local deficiencies are identified.
  - (c) A significant additional supply of floorspace exists in the form of vacant units which at April 1994 amounted to some 200,000 m<sup>2</sup>. This has been externally assessed as being of a generally good standard. None of this supply is regarded as obsolete.
  - (d) Consideration may be given to possible increases in worker densities which could result in an additional demand for floorspace. However, there is no substantive evidence of such a trend and it is believed that there is some under-utilisation of the current stock following the recent recession and that any significant change in densities is unlikely over the Plan period.
  - (e) The level of current commitments, aside from any future unforeseen supply, such as by changes of use and extensions, provide sufficient opportunities for the average rate of development since the mid 1980's to be maintained.
13. Overall, it is considered that the level of commitments can more than reasonably meet the effective demand for business floorspace and land across the District up until 2004 and the Plan's economic objectives.