SIR – post-hearing issues for clarification

1. Paper on jobs growth numbers

1. Introduction

1.1   This paper has been produced to explain the basis for the job figures set out in the Forest Heath 2010 Core Strategy and how the housing and employment growth figures in the 2017 Single Issue Review and Site Allocations Local Plan (SALP) align.

1.2   The council has used a range number of evidence to help inform both the SIR and the (SALP) in accordance with paragraph 158 of the NPPF. One such document is the Forest Heath Employment Land Review (ELR), October 2016 (CD: C21).

2. Core Strategy Policy CS6 Sustainable Economic and Tourism Development

2.1   Policy CS6 in the Forest Heath Core Strategy makes provision for a minimum of 7,300 jobs in the District by 2026 (derived from the Regional Spatial Strategy) and 16 hectares of employment land for B class uses (derived from the 2009 West Suffolk Employment Land Review). Policy CS6 states that "Job growth will be achieved via the provision of employment land, as well as policies for tourism, leisure, retail and the rural economy."

2.2   It is important to note that the jobs target relates to jobs from all sectors whereas the additional employment land requirement as relates to B class uses only.

3. Forest Heath Employment Land Review (ELR), October 2016

3.1   The ELR obtained forecasts of employment growth in Forest Heath to 2031 from the 2016 release of the East of England Forecasting Model (EEFM), but notes that population projections are just one of several inputs used to produce economic forecasts. Both the Objectively Assessed Need (OAN) and ELR use the EEFM and the Government's 2012 based Sub National Population Projections (SNPP) and both were prepared (and updated, where necessary,) during the same stage of plan preparation taking full account of relevant market and economic signals.

3.2   The ELR looks at three scenarios: Baseline Job Growth; A11 Growth Corridor Higher Job Growth; and Labour Supply. Paragraph 9.9 of the ELR recommends that the Council considers planning to accommodate at least the labour supply based requirement which generates the highest overall level of employment growth over the period to 2031 and the second highest floorspace and land requirement.

Labour supply

3.3   Table 7.7 of the ELR shows that The Labour Supply scenario results in a need for 1,860 B Use Class jobs over the 20 plan period which equates to an overall workforce labour supply of 7,240.

3.4   As paragraph 9.9 of the ELR states:

> *"The scale of overall employment growth implied by the labour supply scenario (7,240) is also similar to the 2010 Core Strategy Policy CS6 total job target of 7,300 which forms the basis of the Council's approach to employment and mixed-use allocations within the Site Allocations Local Plan"*

Floorspace

3.5   Paragraph 7.18 of the ELR sets out the ratio of jobs to floorspace formula used to generate a figure for future employment space requirements. NLP explain that B Use Class employment growth figures have been converted to net future employment space requirements using the latest published density figure for employment space in the Homes and Communities Agency (HCA) guidance produced in 2015.

3.6   Using evidence in the ELR (including the method of applying a jobs: floorspace/employment land ratio as set out above) the Council is seeking to allocate a total of 18.6ha of new employment land through the Proposed Submission SALP. This falls within the lower (-3.1) and upper (20.3) ranges of the net land requirements referred to in paragraph 7.7.4 of the ELR (CD:21). This will help deliver the council's cross-boundary commitment to development along the A11 growth corridor.

4.   Conclusions

4.1   The table below illustrates that the 2010 Core Strategy employment figures broadly align with the figures in the 2017 SALP demonstrating that the 6800 homes in Policy CS7 of the SIR accords with the requirements in Policy CS6, after the updated evidence has been taken into account.

	2010 Core Strategy (2010-2026)	**2017 SALP (2017-2031)**
Labour supply[1]	7,300	7,240
Land allocated[2]	16 hectares	18.6 hectares

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[1] Relates to jobs from all sectors, including tourism, leisure, retail and the rural economy

[2] Relates to B class uses only