

Planning for employment space
and economic development needs



Workspace

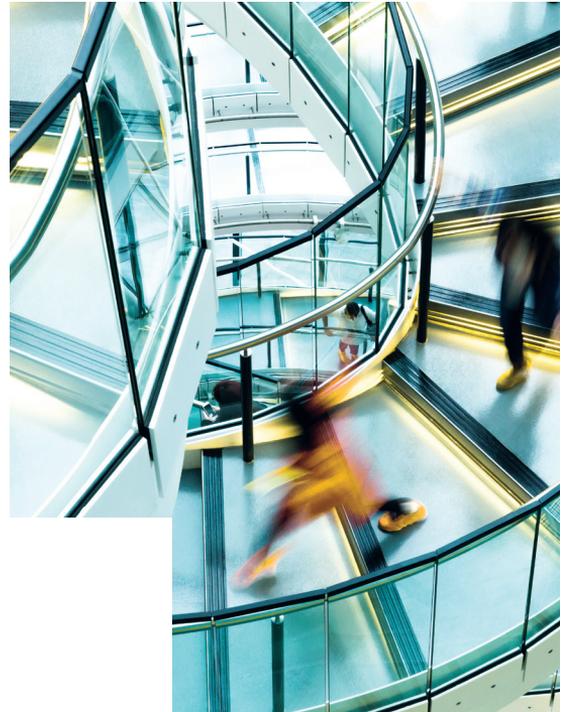


LICHFIELDS

**Lichfields is the
pre-eminent planning
and development
consultancy in the UK**

We've been helping create great spaces
for over 50 years.

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Workspace Planning for economic growth

Delivering economic growth is a key priority for central government and local authorities and a core objective of national planning policy regimes throughout the UK.

Local authorities are encouraged to identify a clear economic vision and the requirements for employment space that support this. Plans should be ambitious – but realistic – and take account of future growth opportunities. Forecasts of future need must be interpreted intelligently, drawing upon the latest market signals and reflecting the needs of businesses.

Authorities must identify a supply of land to match future requirements. Opportunities to support new sectors and the development of clusters should be considered, alongside the need for strategic sites for inward investment. Sites taken forward through Local Plans should have a reasonable prospect of being used for their intended purpose, particularly in the face of pressure from other competing uses.

Employment space needs in national planning policy

The planning system must ensure that “sufficient land of the right type is available in the right places and at the right time to support growth and innovation”

NPPF, para 7

Development Plans should “support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors”

Scottish Planning Policy, para 30.C

The planning system should “ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses”

Planning Policy Wales, para 7.1.3

How Lichfields can help

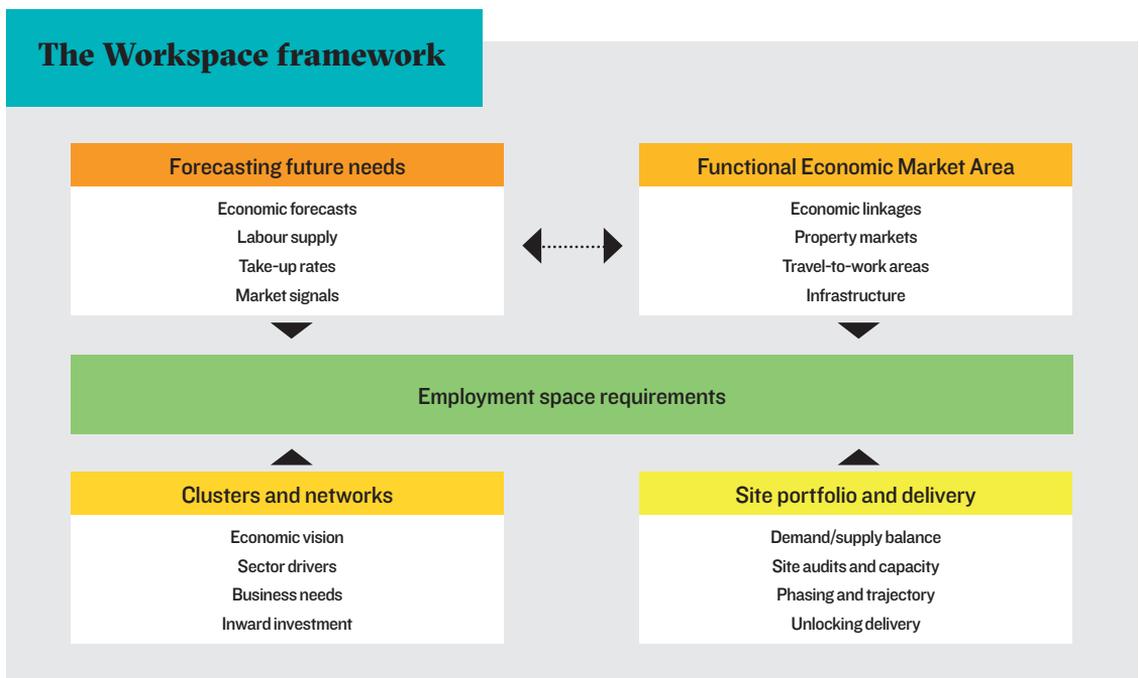
Workspace is our framework for advising on employment space needs. It draws upon our expertise in preparing evidence on planning for economic growth.

Workspace combines a range of strategic and locally-derived analytical approaches to provide robust evidence that complies with national policy requirements, including:

- applicable to Employment Land Review and Economic Development Needs Assessment methodologies
- forecasting the type and scale of future job growth and space needs in a local area
- analysing the dynamics of a local economy in terms of sector and cluster growth opportunities
- considering the inter-relationships with other areas across the Functional Economic Market Area (FEMA)

- reviewing market signals and trends to interrogate different property market segments
- planning strategies for delivering and managing change on employment sites

Workspace is underpinned by Lichfields' impactful analysis and mapping tools to ensure that policy advice is clearly interpreted and transparently presented. It has been adopted by local authorities, Local Enterprise Partnerships and sub-regional organisations across the UK to help frame objective assessments of need within Local Plans and establish strategies for promoting economic growth and investment.



Example output

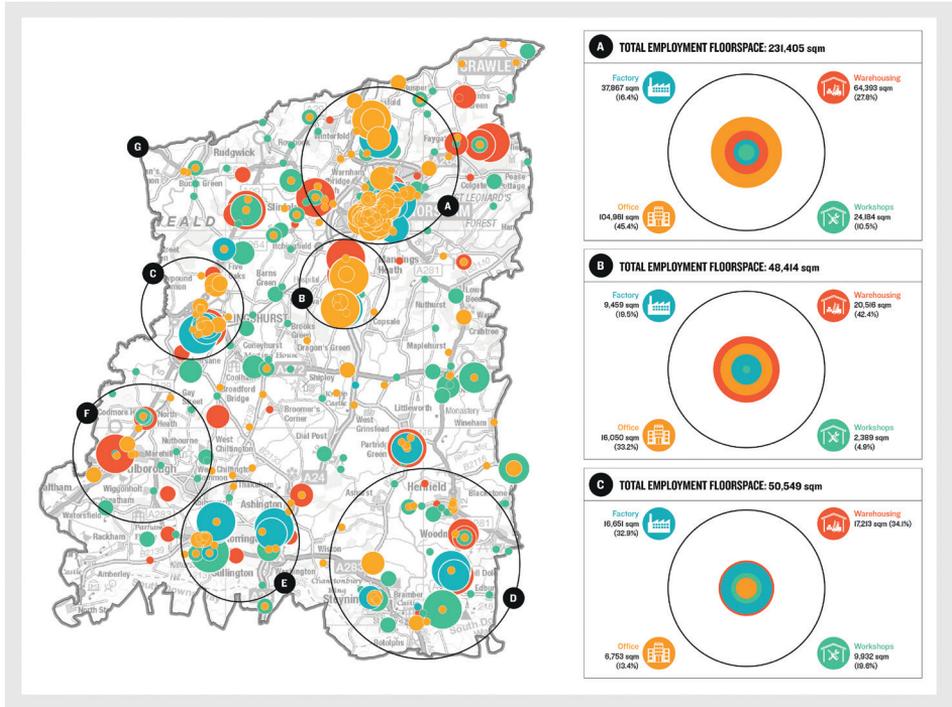
Lichfields' mapping tools help clients to understand the pattern of business activities and employment space in their area.



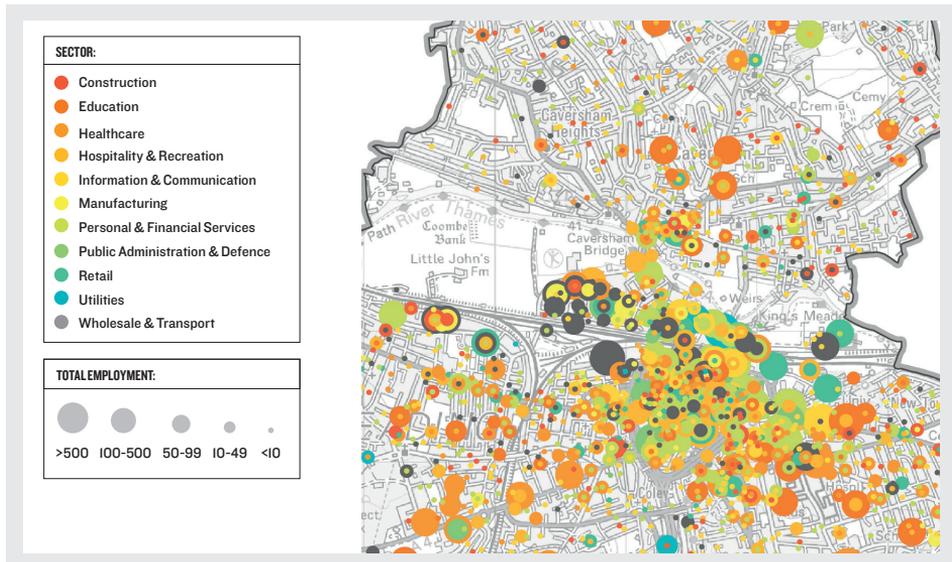
Lichfields provided a robust, cross-boundary evidence base. We have been impressed with their understanding and analysis of the issues, as well as the quality of the final report.

Rotherham Metropolitan Borough Council

Assessing employment space by location



Identifying employment clusters



Workspace in action



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Dover Economic Development Needs Assessment

ECONOMIC DEVELOPMENT NEEDS ASSESSMENTS

- Core and Outer Nottingham HMA Employment Land Forecasting Study
- Berkshire Economic Development Needs Assessment
- Ipswich Economic Area Employment Land Needs Assessment

EMPLOYMENT LAND REVIEWS

- Manchester Economy and Employment Space Study
- Redcar & Cleveland Employment Land Review
- Watford Employment Land Review



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Brecon Beacons National Park Employment Land Review

EMPLOYMENT SITE DELIVERY

- Brighton and Hove Site Delivery Trajectory
- Darlington Review of Business Sites and Premises
- Wirral Employment Land Review



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Poole Harbour City Deal Advice

CLUSTERS AND INWARD INVESTMENT

- Enterprise Bognor Regis Delivery Strategy
- Reigate & Banstead Strategic Site Potential
- Heathrow Airport Expansion Needs



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South Yard Marine Enterprise Zone

Why use Workspace?

- 01 **Market leading skills** – more than 100 EDNAs/ELRs undertaken in recent years
- 02 Robust and credible outputs – **none found unsound at EiP or Appeal**
- 03 **Transparent presentation** of input assumptions and outputs
- 04 Ability to **align with labour supply and housing growth** scenarios
- 05 **Comprehensive approach to identifying FEMAs** in order to inform the overall assessment of need
- 06 **Innovative, carefully tailored approach** to reflect local challenges and opportunities
- 07 Analysis of market signals and extensive consultation to ensure **commercial realism**
- 08 Successfully applied to a variety of **economically and geographically diverse** localities



We would highly recommend Lichfields for this type of work. It is clear that they are deserving of their excellent reputation in this field.

Runnymede Borough Council

Contacts

Speak to your local office or visit our website.

Bristol

Andrew Cockett
andrew.cockett@lichfields.uk
0117 403 1980

Cardiff

Simon Coop
simon.coop@lichfields.uk
029 2043 5880

Edinburgh

Nicola Woodward
nicola.woodward@lichfields.uk
0131 285 0670

Leeds

Justin Gartland
justin.gartland@lichfields.uk
0113 397 1397

London

Ciaran Gunne-Jones
ciaran.gunne-jones@lichfields.uk
020 7837 4477

Manchester

Colin Robinson
colin.robinson@lichfields.uk
0161 837 6130

Newcastle

Ross Lillico
ross.lillico@lichfields.uk
0191 261 5685

Thames Valley

Daniel Lampard
daniel.lampard@lichfields.uk
0118 334 1920

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