

South East England Development Agency

**ADVICE NOTE:
SEEDA AND LOCAL DEVELOPMENT
FRAMEWORKS
AUGUST 2008**

Introduction

This advice note has been produced to provide information for Local Planning Authorities and other interested parties about the involvement and participation of the South East England Development Agency (SEEDA) in the preparation of Local Development Frameworks (LDF's).

SEEDA has acted as a statutory consultee on Local Development Frameworks since the publication of the Town and Country Planning (Local Development) (England) Regulations, 2004.

The Agency is responsible for delivering the Regional Economic Strategy (RES) and the ambitious Objectives and Targets contained within it. We therefore recognize the valuable role that Local Development Documents will play in delivering the RES. This advice note aims to clarify how the Agency can assist local authorities and how local authorities can support the delivery of the RES through the LDF process.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



Which Local Development Documents should I consult SEEDA on?

SEEDA is not in a position to provide responses to all documents produced as part of the Local Development Framework. Therefore, we request that Local Planning Authorities consult the Agency on the following Local Development Documents:

Development Plan Documents (DPDs)

- Core Strategy
- Site Allocations
- Area Action Plans
- Evidence Base
- Employment Land Reviews
- Sustainability Appraisals
- Sub Regional Housing Market Assessments

Supplementary Planning Documents (SPDs)

- SEEDA wish to be consulted on SPDs that have a regional or sub regional impact to deliver sustainable economic development. For example, we would welcome the opportunity to comment on SPDs concerning:
 - Affordable Housing
 - Sustainable Design / Construction
 - Planning Obligations and Infrastructure
 - Strategic Development Areas / Sites where a substantial level of economic development is envisaged (sites over 10 ha or exceeding 10,000 sqm of development)
 - Statements of Community Involvement

Please note that this is not a definitive list and the Agency encourages Local Planning Authorities to consult SEEDA on Local Development Documents that they consider to have regional and sub regional significance in delivering sustainable economic development.

SEEDA welcomes the opportunity to meet with Local Planning Authorities during the development of Local Development Documents (LDD) to identify how they can assist the Agency in delivering the RES and how SEEDA can assist Local Authorities in delivering a 'sound' LDF.

In addition, we would appreciate Local Authorities sending LDF consultations to the Agency in an electronic format (CD, email or web link) as opposed to hard copies.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



SEEDA responses

The Agency's responses will determine whether the content of an LDF document is adequate to deliver the aims and aspirations of the Regional Economic Strategy (RES). The three core Objectives of the RES are:

- Global Competitiveness
- Smart Growth
- Sustainable Prosperity

The RES identifies a number of Cross Cutting Themes that are relevant to delivering the full breadth of the RES, and not a specific objective. The three Cross Cutting Themes are:

- Culture Sport and the Creative Industries
- Equality and Diversity
- Rural Areas

Additionally, the RES acknowledges the economic disparities within the region and identifies three distinct economic contours:

- Inner South East
- Rural South East
- Coastal South East

The Agency's responses will identify how Local Development Documents can assist in delivering the priorities for the appropriate economic contour.

Land in SEEDA Ownership

SEEDA is tasked with delivering the Regional Economic Strategy and the Agency has acquired a number of strategic development sites in the region. The purpose of SEEDA acquiring land and carrying out development is to help deliver the RES.

The Agency's Infrastructure Division (or consultants acting on their behalf) may issue a separate response to the Planning Teams statutory response. There is likely to be little difference in policy terms between the two responses, however, the response on behalf of SEEDA as a land owner is likely to go into more detail, particularly on site specific issues.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



How can SEEDA add value to Local Development Frameworks?

The Agency has identified three core areas in the Local Development Framework process where we can add value:

The Evidence Base

The Agency acknowledges the importance of developing a strong evidence base to inform Local Development Frameworks and considers Local Development Framework development as a two way process. SEEDA can assist by providing a range of supporting evidence to feed into Local Development Frameworks and in turn this evidence can be used to develop and support the visions, objectives and policies contained within Local Development Documents. This will assist local planning authorities in delivering a robust LDF and assist SEEDA in delivering the RES.

As the Economic Development Agency for the region, SEEDA a range of information that could assist local planning authorities in developing their evidence base, specifically:

- Employment Land Reviews
- Sustainability Appraisals
- Strategic Housing Market Assessments

Employment Land Reviews

The Employment Land Review Guidance Note (ODPM, 2004) identifies 14 steps that local authorities should follow to produce a robust Employment Land Review. We have identified 3 steps where we can provide data:

- **STEP 6: Understanding Market Segments**
The Guidance (paragraph 2.26) states that the needs of key sectors need to be taken into account in the course of the review. SEEDA can provide a range of data regarding the regions key sectors.
- **STEP 7: Select and Apply Suitable Forecast Model / Demand Analysis**
SEEDA recognise the importance of using up to date evidence to develop LDF evidence bases and therefore we can provide information to support the development of Economic and Employment Forecasts (Annex C, ELR Guidance).
- **STEP 10: Scenario Testing**
The Guidance (paragraph 5.45) states that scenario testing can be used to inform strategies under alternative futures. SEEDA encourages the use of 'policy on' and 'policy neutral' approaches. We recommend a 'policy on' approach that calculates employment land requirements based on the economic activity rate increasing from 82% to 85% by 2016 or a six percentage point rise in economic activity by 2026. This will complement and potentially assist in delivering Target 10 of the Regional Economic Strategy.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



Strategic Housing Market Assessments

The Strategic Housing Market Assessments – Practice Guide identifies that demographic and economic changes are key drivers that underpin every housing market. Regional Development Agencies are identified as a key source of information relating to national and regional economic policy (Table 3.1). SEEDA can provide a range of information sets to assist local authorities in developing their Strategic Housing Market Assessments including past and projected economic growth rates.

Sustainability Appraisals

The Government has set out four aims for sustainable development in its strategy: A Better Quality of Life, a Strategy for Sustainable Development in the UK:

- social progress which recognises the needs of everyone;
- effective protection of the environment;
- the prudent use of natural resources; and
- maintenance of high and stable levels of economic growth and employment.

Additionally, Government Guidance (Planning Policy Statement 12) identifies the importance of producing sustainability appraisals that take appropriate account of environmental, economic and social objectives.

We welcome the opportunity to comment on sustainability appraisals, specifically at the Scoping Stage. However, we consider that local authorities should consult the Agency on sustainability appraisals supporting DPD's and SPD's to ensure that they are balanced and contain an adequate number of options relating to the economy. We can recommend economic objectives to local authorities.

In addition, SEEDA is able to provide:

- Employment Forecasts
- Employment Sector Forecasts
- Labour Supply and Demand data

South East England Intelligence Network (SEE-IN)

SEEDA recognise the need for local authorities to be able to access a wide range of data to inform the production of their Local Development Frameworks. It is for this reason that SEEDA and the South East England Regional Assembly (SEERA) are working with the South East England Intelligence Network (SEE-IN) to provide Local Planning Authorities with a readily accessible resource to support the development and delivery of a robust LDF evidence base.

SEE-IN have developed the 'Data Hub' which can be accessed from the SEE-IN website along with an Advice Note providing guidance for planning professionals on how to use the Data Hub and the types of information available.

<http://www.see-in.co.uk>

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



Evidence Base - Case Study 1

The Agency received a Sustainability Appraisal / Strategic Environmental Assessment consultation from a local authority and had the following comments to make...

'It is important that the appraisal process is balanced and takes appropriate account of environmental, economic and social objectives. The Agency considers that out of a total of 19 objectives including only 2 economic objectives does not deliver a balanced appraisal.

Therefore, we would welcome the inclusion of some additional economic objectives and we suggest the local authority refers to the Guide to Sustainability Appraisal in the South East (January 2006): Supplement to the Integrated Regional Framework which identifies a number of economic objectives that the local authority may wish to include, for example:

- Sustain economic growth and competitiveness across the region.
- Develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities.
- To develop and maintain a skilled workforce to support long-term competitiveness.

Evidence Base - Case Study 2

The Agency received a Core Strategy consultation from a local authority and had the following comments to make...

SEEDA provided the Experian published economic and employment forecasts for each local authority district to the EIP into the South East Plan in 2006. These forecast employment growth in... averaging 0.83% per annum, resulting in an increase of approximately 6500 jobs over the period to 2026. The Panel report (para 6.77) recommends that these forecasts could be used as a guide to inform LDF work. Even assuming that only half of this growth would need to be accommodated in B Class floorspace, this could require as much as 100,000 sq m of additional floorspace.

However, we note that... estimates assume that the economic activity of the district will increase to 84% (a six percentage point rise) which would result in the economically active population in 2026 being similar to the 2001 figure. The Regional Economic Strategy (Target 10) seeks to 'improve the productivity of the workforce and increase economic activity from 82% to 85% by bringing 110,000 net additional south east residents of working age into the labour market by 2016 (as a step towards bringing 250,000 net additional South East residents of working age into the labour market by 2016)'. This requires a 6 percentage point rise in economic activity rates in the period to 2026.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



Evidence Base – Case Study 3

The Agency was approached by Wealden District Council and Eastbourne Borough Council to assist in the development of their joint Employment Land Review (ELR)

SEEDA recommended that the ELR incorporated two sensitivity tests to take account of the Agency's aspirations for an economic step change in Wealden & Eastbourne. The document included Scenario Tests based on the following assumptions:

Reduce the gap with the SE by half

- Employment growth of 0.65% per annum
- Economic Activity Rate of 85%
- Unemployment rate of 5.2%

Close the gap with the SE

- Employment growth of 0.82% per annum
- Economic Activity Rate of 85%
- Unemployment rate of 3.8%

The document concludes that if a 'step change' was to occur in Eastbourne and Wealden then a high proportion of employment sites will need to be retained and developed for employment uses.

http://www.wealden.gov.uk/Planning_and_Building_Control/Local_Plan/CoreStrategyIO/Wealden_and_Eastbourne_ELR_Final_Report.pdf

The Vision and Objectives

The Vision and Objectives of Development Plan Documents set the directional steer for the Local Development Framework. Therefore, it is important that they give appropriate weighting to the aims and aspirations contained within the Regional Economic Strategy, specifically the Objectives, Targets and Cross Cutting Themes.

Vision & Objectives - Case Study 1

The Agency received a Core Strategy from a local authority within the region and had the following comments to make...

We welcome the broad thrust of the vision which is in general well aligned to the Regional Economic Strategy (RES). However, the RES identifies... as a Regional Hub (designated to provide for substantial expansion in employment and new housing) and as part of a Diamond for Investment and Growth (having the potential to act as economic catalyst for the region). Therefore, we consider it would be useful for the vision and objectives to make appropriate reference to these designations.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



Vision & Objectives - Case Study 2

The Agency received a Core Strategy from a local authority within the region and had the following comments to make...

We consider that ... may wish to include the following statements in the Core Strategy vision:

- Enable the district to reach its economic potential through sustainable prosperity to the benefit of the district and wider region.
- Improve education, skills and lifelong learning. This would complement Target 6 of the RES which seeks to 'maximise the number of people ready for employment at all skill levels, and ensure that they are continually equipped to progress in the labour market'.
- Maintain a strong economy in the district that provides opportunities for everyone. This would complement the RES Headline Target which seeks to achieve an annual increase in GVA per capita of at least 3%.
- Deliver quality, sustainable and affordable housing to meet the needs of the district. This would complement Target 9 of the RES which seeks to 'ensure sufficient and affordable housing of the right quality, type and size to meet the needs of the region and support its competitiveness'.
- Manage the impacts of climate change and deliver a low carbon future by maximising sustainable design and construction practices and utilising renewable energy generation.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



The Policies & Proposals

In order to deliver the aims and aspirations in the Regional Economic Strategy (RES) it is important that the policies and proposals contained within Local Development Documents support the Objectives, Targets and Cross Cutting Themes contained within the RES.

Policies & Proposals - Case Study 1

The Agency received a Core Strategy consultation from a local authority within the region and had the following comments to make...

We consider that the Core Strategy should identify the importance of improving the districts communications infrastructure, specifically next generation broadband provision. This would complement the RES transformational action that seeks to 'deliver 100% next generation broadband coverage in the region by 2016' and the RES Key Action for Rural Areas that seeks to 'ensure that business have access to good advisory infrastructure that will maintain the breadth and competitiveness of business activities in rural areas, including... the use of ICT" (p114).

We note there is a lack of statements or policies relating to Sustainability and Climate Change within the Issues and Options document and we consider that the Core Strategy should acknowledge and place emphasis on these issues. However, we consider that either the Core Strategy or Development Control DPD may wish to include policies based upon the following:

- Require new buildings to meet high energy efficiency standards, for example the Code for Sustainable Homes and BREEAM standards. This would complement Target 11 of the RES which seeks to 'reduce CO2 emissions attributable to the South East by 20% from the 2003 baseline by 2016 as a step towards the national target of achieving a 60% reduction on 1990 levels'.
- Encourage the use of local (decentralized) energy supplies utilising low carbon technologies and renewable energy. This would complement Target 11 of the RES which seeks to 'increase the contribution of renewable energy to at least 10% of energy supply in the South East by 2010 as a step towards achieving 20% by 2020'.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



How can Local Development Frameworks assist delivering the RES?

The production of Local Development Frameworks provides SEEDA with an opportunity to influence Planning Policy at the local and sub regional level to deliver the aims and aspirations of the RES, most notably the Core Objectives and Cross Cutting Themes.

Table 1 (overleaf) identifies how Local Development Documents can assist the Agency in delivering the Objectives and Targets of the RES through their:

- vision and objectives
- policies and proposals

SEEDA acknowledge that each Local Development Framework will be unique, with a broad range of aspirations and we recognise that a prescriptive list of requirements for each local authority is neither appropriate nor deliverable. Therefore, Table 1 has been produced to identify to local planning authorities the key issues that SEEDA looks for in Local Development Documents. We realize that not all of the issues contained within Table 1 are relevant to all local authorities and therefore we consider that local authorities should determine the sections that are relevant to their geographical area.

If further clarification is required please contact the Planning Team.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



Table 1 –LDF’s and the RES

RES Objectives & Targets	Vision & Objectives	Policies & Proposals
Global Competitiveness		
Target 1 – Global Business & Foreign Direct Investment	Recognition of the global nature of business.	Land allocations which reflect likely requirements of foreign direct investors ¹ .
Target 2 –Research and Development	Support for knowledge driven economy.	Appropriate Site Allocations to deliver expansion plans for Science and Technology Parks ¹ .
Target 3 – Innovation & Creativity	<p>Recognition of the likely future role of key sectors in the local economy.</p> <p>Recognition of the role of new and small businesses in driving economic growth.</p>	<p>Appropriate Site Allocations to deliver expansion plans for Key sectors¹ .</p> <p>Policies for development control and site allocation which are flexible:</p> <ul style="list-style-type: none"> • in terms of use class • to meet the needs of new and small businesses
Target 4 – Infrastructure	<p>Appropriate recognition of the land use and development implications of the four key transport projects².</p> <p>Appropriate recognition of the land use and development implications of the Investment Priorities identified in RES Action 8.1³.</p> <p>Understanding of the role that travel demand management will play in their delivery.</p> <p>Recognition of the role of next generation broadband in driving economic growth.</p>	<p>Safeguarding land for the scheme itself and for any developments arising from the extra capacity.</p> <p>Understanding of the role that travel demand management will play in their delivery.</p> <p>Policies that strike a balance between deliverable demand management and hard infrastructure.</p> <p>Policies that encourage the development of facilities to encourage home working.</p>

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



RES Objectives & Targets	Vision & Objectives	Policies & Proposals
Smart Growth		
Target 5 - Enterprise	Appropriate recognition of the role of the key sectors ¹ in delivering economic growth.	Appropriate policies and site allocations for the key sectors ⁴ . Appropriate policies to support growth in home-working.
Target 6 – Skills	Support for life long learning Recognition of education led regeneration and up-skilling. Recognition of skills requirements related to all phases of development.	Appropriate Site Allocations to deliver expansion plans of Further Education / Higher Education Institutions.
Target 7 - Competition & Business Regulation		Documents and policies which are not overly complex, restrictive or prescriptive.
Target 8 - Transport	Recognise importance of strategic corridors and inter-modal hubs. Recognise importance of development opportunities arising from capacity improvements.	Allocation / safeguarding of land for direct development. Allocation of land and development control policies to realise the resulting development potential.
Target 9 – Physical Development	An approach to housing size type and tenure which recognise the economic development agenda. Recognition of the need for a variety of sites to deliver economic development.	Policies to deliver appropriate size, type and tenure of housing to meet labour supply requirements. Allocations and development control policies to deliver an appropriate range of employment sites, including strategic sites. Allocations and policies that will enable existing businesses to expand and relocate.
Target 10 - Employment	Recognition of labour supply as an important determinant of economic success.	Suitably flexible and permissive policies to enable provision of childcare / dependent care.

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



RES Objectives & Targets	Vision & Objectives	Policies & Proposals
Sustainable Prosperity		
Target 11- Climate Change and Energy	Objectives to: <ul style="list-style-type: none"> • address climate change • be part of a low-carbon future • minimise flood risk • a commitment to renewable energy generation 	Land allocations and policies supportive of delivery of renewable and low carbon energy ^b . Reference to the Sustainability Check List for Mixed Use Developments ^c .
Target 12 – Sustainable Consumption & Production	Vision and Objectives that complement the South East Regional Sustainability Framework ^a .	Land allocations and policies to meet needs of Environmental Technology and Resource Recovery sectors Flood Mitigation Policies. For example requiring Sustainable Urban Drainage Systems (SUDS) in all new developments.
Target 14 – Sustainable Communities	An objective for effective community involvement.	
Cross Cutting Themes		
Key Actions for Culture, Sport and the Creative Industries		Policies to support the development of cultural and creative industries.
Key Actions for Rural Areas		Policies that recognise and cater for developing supply chains in rural areas.

^a South East Regional Sustainability Framework (June 2008).

Accessible from: http://www.southeast-ra.gov.uk/sustainability_rsf.html

^b Progressing Renewable Energy in the SE of England (January 2008).

Accessible from: http://www.seeda.co.uk/Publications/Sustainable_Development/

^c SEEDA Sustainability Checklist.

Accessible from: <http://southeast.sustainability-checklist.co.uk/>

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150



RES Objectives & Targets	Vision & Objectives	Policies & Proposals
Diamonds for Investment and Growth, Regional Hubs & Gateways		
	<p>Recognition of the economic development opportunity of being part of the wider Diamond for Investment and Growth and / or Regional Hub.</p> <p>Recognition of the economic development opportunity of being in or close to a Gateway.</p>	<p>Land allocations and policies which reflect the economic potential of being a Diamond for Investment and Growth and / or Regional Hub.</p> <p>Land allocations and policies which reflect the economic potential of being in or close to a Gateway.</p>

¹ SEEDA is able to provide information on where foreign direct investors are actively seeking premises / sites and where science technology parks are seeking to expand.

² The four key transport projects:

- Securing Airtrack to Terminal 5
- Upgrading the Southampton to West Midlands freight corridor by 2009
- Improve access to the Port of Dover
- Maintain good rail access to Gatwick Airport

³ Transport Priorities include:

- The A27 at Arundel and Worthing and radially the A21
- The A3 at Hindhead
- The South Hampshire – West Midlands A34 and rail multi-modal corridor.
- CrossRail and Thameslink

⁴ SEEDA can provide information relating to the requirements of:

- Science and innovation campuses
- Science / Technology Parks
- The bio-tech cluster
- Marine Consortia
- Healthcare Consortia
- Environmental Technologies Consortia
- Built Environment Consortia
- Media Consortia
- Aerospace Consortia

CONTACT US

Planning Team, SEEDA HQ, Cross Lanes, Guildford, Surrey, GU1 1YA

Email: planning@seeda.co.uk **Telephone:** 01483 470150

