

Southampton Core Strategy

Partial Review:

**Presumption in Favour of Sustainable
Development**

and

Reduction of Office and Retail Targets

Proposed Submission (Regulation XX)

June 2013

(Version for Members' Room – Cabinet Decision March 19th 2013)



This is the 'proposed submission' version of the Core Strategy Partial Review.

If you wish to make representations, please use the response form provided and return by:

XXXX to:

Planning Policy
Southampton City Council
Civic Centre
Southampton
SO14 7LY

or

city.plan@southampton.gov.uk

Representations will be considered by an independent planning inspector at a public examination scheduled for XXXX

Section 1 introduces the Core Strategy Partial Review.

Section 2 sets out the specific proposed changes to the adopted Core Strategy (2010).

1. Introduction

Presumption in Favour of Sustainable Development

- 1.1 The Government's National Planning Policy Framework (NPPF) was published in March 2012. The Government advises that to be found 'sound', plans should include a reference to the NPPF's presumption in favour of sustainable development. The Council is taking the opportunity to introduce this through the Core Strategy Partial Review. The wording is exactly as recommended in the Planning Inspectorate's 'model wording'.

Office Targets

- 1.2 The Partnership for Urban South Hampshire (PUSH) approved an economic strategy in 2005 with the aim of enhancing economic performance, focussed on the cities. It included a target for major office growth, which was apportioned between the districts of PUSH in 2008. The Southampton Core Strategy (adopted in January 2010) included a target consistent with this apportionment to develop at least 322,000 sq m of offices in the city centre between 2006 and 2026.
- 1.3 There was a major economic recession in 2008 / 09, and there are also signs of a significant change in working practices. Therefore it is now highly unlikely there will be the economic or commercial demand to deliver this scale of office development in full by 2026. The PUSH economic strategy (2010) revised the targets down, and these were re-apportioned between the districts of PUSH through the South Hampshire Strategy (2012). Southampton's target is reduced to a minimum of 106,000 sq m, with the aim to achieve 162,000 sq m between 2006 and 2026 (expressed on a like for like basis).
- 1.4 The PUSH economic strategy (2010) was based on data to 2009. Since then the national and international economic difficulties have continued. The Council has reviewed the likely delivery of new office development in the city centre in the light of this and of progress on specific development sites. It considers it is more likely that approximately 110,000 sq m¹ of office development will be delivered in the city centre between 2006 and 2026, meeting the minimum target in the South Hampshire Strategy (2012).
- 1.5 Consequently, the Council is amending the Core Strategy to provide a more realistic and flexible framework for the City Centre Action Plan. The Core Strategy will continue to promote major office growth in the city centre, both to 2026 and beyond. It will reduce the figure for expected office delivery in the city centre to 110,000 sq m, and explain that this target is a minimum, and subject to ongoing monitoring. It still

¹ All figures quoted relate to the additional gain in office floorspace. The latest target of 110,000 sq m relates to developing 180,000 sq m of new offices and losing 70,000 sq m of existing offices. All figures are gross external area.

delivers major growth, representing a 40% increase in office floorspace in the city centre.

- 1.6 The City Centre Action Plan is allocating sites with the physical capacity to accommodate significantly more than 110,000 sq m of office growth, and this represents a reserve of provision. If economic growth is stronger and the recovery quicker than currently expected, the level of office delivery in the city centre could therefore be higher, achieving the higher target set out in the South Hampshire Strategy (2012) for city centre focussed economic growth.
- 1.7 Further information is set out in the background paper: "City Centre Offices".

Retail Targets

- 1.8 The Core Strategy adopted in 2010 included a target to provide 130,000 sq m (gross) of 'non food' retail development in the city centre. This was based on retail forecasts undertaken in 2005 / 06. The forecasts were based on long term expenditure growth trends, rather than the particularly strong economic growth experienced at that time. However the extent of the subsequent recession has reduced these long term trends downwards to some degree. The forecasts were also based on a market share for internet retailing of 1.3%; whereas the estimate at 2012 is that internet retailing has achieved a 14.3% market share. These factors have the effect of reducing the appropriate target for new retail development. In the light of a retail study undertaken for Southampton and Eastleigh Councils in 2011, and a focussed update undertaken by Southampton City Council in 2013, the target should be reduced by 30,000 sq m to 100,000 sq m. It is important that the target is realistic so that the city centre can plan for appropriate retail expansion to maintain and enhance its regional status without promoting excessive growth which would undermine the existing shopping area.
- 1.9 The reduction in the overall target reduces the indicative need for expansion of the primary shopping area. However the need for expansion is not reduced by as much as 30,000 sq m. This is because the scale of retail development anticipated in the existing designated primary shopping area, specifically at Watermark West Quay, has reduced by approximately 15,000 sq m. Therefore the net reduction in the need for expansion is approximately 15,000 sq m, reducing from around 95,000 sq m to around 80,000 sq m. The completed IKEA has delivered approximately 35,000 sq m of this expansion, leaving a need for 45,000 sq m of expansion.
- 1.10 Further information is set out in the background paper: "City Centre Retailing".

Changes since the “Informal Consultation” version of January 2012.

1.11 The position as set out above includes the following changes:

- Introduction of the ‘presumption in favour of sustainable development’ in the light of the final NPPF, published in March 2012.
- A slight reduction in the office target from 120,000 sq m to 110,000 sq m to reflect the latest circumstances.
- Introducing a reduction in the retail target from 130,000 sq m to 100,000 sq m.

2. Draft Changes to the Core Strategy.

This section sets out the proposed specific changes to the adopted core strategy (2010), as tracked changes in bold. It should be read in conjunction with the adopted core strategy.

National Planning Policy Framework - Presumption in favour of sustainable development

Insert after section 4.3:

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- **Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- **Specific policies in that Framework indicate that development should be restricted.**

Office and Retail Targets

3.2 The Spatial Vision – what the city will look and feel like in 2026

3.2.1 This Core Strategy is informed by the analysis of the characteristics of the city and the key issues facing it, as set out in the previous chapter. It embraces and distils the approach in the City of Southampton Strategy into a spatial vision for the city and specifically addresses additional important issues raised through consultation and the findings contained in the evidence base. The vision of this Core Strategy for development in Southampton to 2026 is therefore:

A growing regional centre within a prosperous South Hampshire

- Southampton will have developed further as a major regional centre for economic growth and as a social and cultural hub with a thriving night-

time economy focused in the city centre. It will be providing jobs in new and growing businesses, including the Port of Southampton.

- There will be additional office space of at least ~~110,000~~ **322,000** sq m, 97,000 sq m of industrial and warehouse uses plus about ~~100,000~~ **430,000** sq m of new comparison shopping.
- Growth will be accompanied by improvements to transport infrastructure including public transport, walking and cycling facilities (Active Travel).

[remainder of paragraph as before]

4.1 The Spatial Strategy

4.3.1 The spatial strategy for the future development of the city can be summarised as:

- **City Centre:** The continuing viability and vitality of the city centre is key to the achievement of the growth set out in the South East Plan. The city centre is the most accessible part of the city by public transport, with available previously developed sites, the development of which would contribute to economic, social and physical regeneration in the area. Consequently this is the focus for significant new offices, retail, hotel and leisure development, the majority of which can be accommodated in a strategic site, the major development quarter (MDQ). Significant new housing is also directed to the city centre. Specifically the city centre will accommodate an additional:
 - Approximately 5450 new homes in high density developments
 - At least ~~110,000~~ **322,000**sq m of office space
 - About ~~100,000~~ **430,000** sq m of new comparison shopping
 - At least 20,000 – 30,000 sq m of food and drink (A3/A4/A5) uses
 - Improved leisure facilities such as cinemas, music venues and an events arena

[Remainder of paragraph as before]

4.2 Maintaining the Viability and Vitality of the City centre

Policy CS 1 – City Centre Approach											
Link to City of Southampton Strategy objective(s): SO3 – A dynamic business environment SO4 – An attractive, sustainable and stimulating environment SO5 - Imaginative arts and cultural opportunities SO6 – A unique sense of place						Link to Core Strategy Strategic objective(s):					
						S2	S3	S4	S7	S8	S10
<p>Southampton city centre, as defined on the Proposals Map, will be the focus for major development to enhance the city's regional status. A City Centre Action Plan will be prepared to identify sites and policies to promote and co-ordinate high quality development. A distinctive sense of place will be created, drawing on and linking to the city's heritage, parks and waterfront. Development will include:</p> <ol style="list-style-type: none"> 1. A major development quarter in the west of the city centre (see Policy CS 2) and a wide range of other development sites; 2. Approximately 100,000 130,000 square metres (gross) of comparison retail floorspace (see Table 1 and Policy CS 2); 3. At least 110,000 322,000 square metres (gross) of office floorspace 4. Further leisure / cultural / hotel development, for example: restaurants, bars, cinema, events arena, cultural quarter and events to attract visitors. 5. Approximately 5,450 dwellings. <p>Specific initiatives include:</p> <ul style="list-style-type: none"> • the public realm improvement of the QE2 Mile linking the city centre to the waterfront • enhanced public transport facilities including at the central railway station • the creation of a cultural quarter in Northern Above Bar. <p>Developer contributions may be sought to mitigate the impacts of development on, and improve links to, surrounding residential communities and to support the provision of infrastructure in accordance with Policy CS 25.</p>											

Table 1: City Centre Expansion

(a)	(b)	(c)	(d) (=b – c)
Time period	Overall Comparison Retail Need (see Policy CS 1)	Sites Likely to be Delivered Wholly Within Existing PSA	Need for Comparison Retail Floorspace Outside Existing PSA
	Sq m		Sq m
2005 – 2011	24,300	West Quay 3	6,000

2005 – 2016	54,900	Site above	18,340	27,500
		Above Bar St / Bargate St	2,420	
		Above Bar St / Pound Tree Lane	6,254	
		West Quay 3 Eastern Site	420	
		Total	27,434	
2005 – 2026	132,100	Sites above	27,434	95,800
		Bargate Centre / Hanover Buildings / Queens Way	3,413	
		Above Bar St / Civic Centre Rd	5,445	
		Total	36,292	

(b) is from: South Hampshire Town Centres Study 2005 – DTZ for PUSH. The range for retail need is derived from the following assumptions / scenarios:

Expenditure growth: 3.8% – 4.8% per annum

Turnover density growth: 1% – 2% per annum

Turnover density on new floorspace: £4,000 / sq m – £6,000 / sq m

(c) is from: Southampton City Centre Capacity Study 2007 – Donaldsons.

All figures are additional gross retail floorspace. Net is 80% of gross floorspace. See City Centre Retail Background Paper for more details.

<u>Time Period</u>	<u>Overall Comparison Need</u>	<u>Sites Likely to be Delivered Within Existing PSA</u>		<u>Need for Comparison Floorspace Expansion Outside Existing PSA</u>
2006 - 2016	30,300	IKEA	35,348	None
		Watermark West Quay	2,765	
		Total	38,113	
2006 - 2021	63,600	Sites Above	38,113	16,400
		Above Bar Street / Bargate Street	2,420	
		Above Bar St / Pound Tree Lane	6,254	
		West Quay 3 Eastern Site	420	
		Total	47,207	
2006 - 2026	100,000	Sites Above	47,207	43,900
		Bargate Centre / Hanover Buildings / Queens Way	3,413	
		Above Bar St / Civic Centre Rd	5,445	
		Total	56,065	

Footnotes to be updated

4.6 The Spatial Vision – what the city will look and feel like in 2026

Policy CS 6 – Economic Growth				
Link to City of Southampton Strategy objective(s): SO3 – A dynamic business environment		Link to Core Strategy Strategic objective(s):		
		S1	S2	S3
<p>The Council will contribute to the objectives of increased economic / employment growth and competitiveness focussed on urban areas set out in the PUSH South Hampshire Strategy. in the South East Plan's strategy for South Hampshire, devised by PUSH. It will do this by:</p> <ol style="list-style-type: none"> 1. Identifying sites in the City Centre Action Plan capable of delivering major 322,000 sq m of office development in the city centre: at least 110,000 sq m (subject to ongoing monitoring) between 2006 and 2026, and further office development beyond 2026 through the City Centre Action Plan 2. Promoting key sectors and their supporting infrastructure 3. Safeguarding all existing employment sites and allocations, subject to Policy CS 7, through the Sites and Policies DPD or City Centre Action Plan, within which approximately 97,000 sq m of industrial / warehouse development will be delivered 4. Providing appropriate support to the Port of Southampton (see Policy CS 9) 5. Securing appropriate access for local people to jobs (see Policy CS 24) 				

(Paragraphs 4.6.1 to 4.6.3 unchanged).

- 4.6.4 **In 2008 PUSH has agreed an apportionment of its the South East Plan's development targets for South Hampshire to individual council areas. Southampton's apportionment was to achieve an additional gain of 322,000 sq m (gross) (2006 – 2026) of offices. The scale of office development within the plan period is now expected to be less as a result of the economic slow down and changing working practices. PUSH's South Hampshire Strategy (2012) reduces Southampton's office target to a minimum of 106,000 sq m with the aim to achieve 162,000 sq m. The Council's latest estimate is that at least a net addition of 110,000 sq m of offices (gross) (2006 – 2026) will be delivered. This still represents major office growth, driven by forecast growth in financial and business services, and could generate nearly 5,000 jobs. City centre sites have the physical capacity to deliver an additional gain of significantly more than 110,000 sq m of offices, and this additional capacity represents a reserve provision. If economic growth is stronger, office growth can exceed 110,000 sq m, to fully meet the higher target in the South Hampshire Strategy (2012). Alternatively the reserve provision can accommodate longer term growth beyond 2026.**

The target should be regarded as flexible, and will be subject to ongoing monitoring in the light of economic and commercial circumstances. The apportionment for Southampton from 2006 to 2026 is as follows:

- ~~Offices – 322,000 sq m (gross)~~
- ~~Industry / Warehousing – 97,000 sq m (gross)~~

4.6.5 Southampton’s apportionment for industry / warehousing is 97,000 sq m (gross) (2006 – 2026). It is expected that the industrial / warehouse targets can be accommodated within the existing employment areas / allocations, in tandem with the strong approach to safeguarding such sites set out in Policy CS 7. The likely distribution within the city is set out in the spatial strategy. The overall figures will be monitored and kept under review by the Council and by PUSH. They (and any subsequent revision) will act as broad targets to inform the Sites and Policies DPD.

Policy CS 8 - Office Location

Link to City of Southampton Strategy objective(s): SO3 – A dynamic business environment	Link to Core Strategy Strategic objective(s):	
	57	65
<p>There is a need for at least 110,000 322,000 sq m of additional office development in Southampton (see Policy CS 6). The preferred location for major office development is Southampton city centre. The preferred locations for medium scale office developments are the city, town or district centres. Office proposals in other locations will be directed towards these centres first, where possible, in line with PPS6.</p> <p>This policy applies to office development greater than 750 sq m gross. Medium scale office developments are between 750 – 1,500 sq m gross; and major office developments are greater than 1,500 sq m gross.</p> <p>A redevelopment of an existing industrial site to offices will be acceptable in principle outside the city centre if that site is within approximately 500 metres of Southampton Central railway station; and there are no available sites within the city centre closer to the Central railway station.</p>		

Policy Background / Justification:

- 4.6.11 Office based sectors are expected to contribute significantly to economic growth over the next 20 years. **The South East Plan and PUSH set a need for 680,000 sq m of office space in the city region, including 322,000 sq m in the city. The PUSH South Hampshire Strategy (2012) anticipates the need for major new office development.** Office developments should be focussed first on city / town / district centres. This both improves accessibility by public transport, cycling and walking and supports the vitality of these centres. The inclusion of size thresholds provides small and medium businesses with greater flexibility in choosing where to locate in Southampton as they are generally accommodated in smaller offices because they accommodate fewer people. These businesses are likely to be one of the future drivers of economic growth.

It is currently expected that an additional gain of approximately 110,000 sq m of office floorspace can be delivered in the city centre (2006 – 2026). This takes account of the 2008 / 09 economic recession, the ongoing economic uncertainty, changing working practices and is based on a considerable increase in economic growth over the longer term to 2026 consistent with the South Hampshire Strategy. The quantum of office development should be regarded as flexible and will need to be monitored in the light of economic and commercial circumstances. It assumes that approximately 180,000 sq m (gross) of new offices will be developed, and that 70,000 sq m (gross) of existing offices will be lost through redevelopment. The city centre has the physical capacity to accommodate significantly more office

development, and this represents a reserve provision. Therefore, if economic growth is stronger than expected, the reserve provision will enable further office development to be delivered in the city centre. This will contribute further to the aims of the PUSH South Hampshire Strategy. In any case the reserve provision will enable city centre office delivery to continue beyond 2026.

- 4.6.12 ~~Sites can be identified to meet all of the 322,000 sq m target in the city centre. However~~ some office development may also occur outside the city centre, including smaller office development, development in district centres, or out of centre development where city centre sites are not available and suitable. The city's office target is a minimum.
- 4.6.13 The sequential approach will be operated in the light of **PPS6 the latest Government guidance. Planning for Town Centres**. Where the office development is part of an industrial or research / development operation of a similar or larger scale belonging to the same company on the same site, the potential need for co-locating the offices with this wider operation will be considered. Sequentially preferable locations will be considered across the same office property market area and this could include town and district centres in neighbouring council areas. Regeneration benefits can be taken into account in particular circumstances as set out for retail development (see section 4.5.13).

7.2 General Delivery and Contingency Planning

Employment / Retail

- 7.2.5 **An additional gain of** At least ~~110,000~~ ~~322,000~~ sq m of office development will be delivered between 2006 and 2026, focused on the city centre. **This relates to approximately 180,000 sq m of new office development: an estimated 54,000** ~~165,000~~ sq m is likely to be delivered by 2016 with a further ~~126,000~~ ~~157,000~~ sq m expected 2016 – 2026.
- 7.2.6 Approximately 97,000 sq m of industrial / warehouse development will be delivered between 2006 and 2026. The Spatial Strategy in section 4.3 identifies the approximate distribution across the city. An estimated 55,000 sq m is likely to be delivered by 2016 with a further 42,000 sq m expected 2016 – 2026.
- 7.2.7 The office / industrial / warehouse targets stem from the ~~South East Plan~~ **and the** underlying aim to increase the rate of economic growth in South Hampshire. It has been recognised that this aim is ambitious. It requires a range of actions (contained in this Core Strategy and other documents) to attract office development to centres and industrial / warehouse development to the city. Sufficient sites have been identified within the city. Other measures include restraining out of centre growth, working to deliver sites, creating a new office quarter with a commercial “critical mass” within the major development quarter, transport improvements and appropriate parking provision, pedestrian links (especially from key transport interchanges), creating quality places, marketing and training / labour market measures. These actions are being pursued by PUSH and, more locally, by the Council. ~~The s~~**S**pecific employment targets for Southampton have been agreed by the PUSH authorities **in the South Hampshire Strategy (2012)** and include the contingency of ongoing monitoring / review within PUSH. **This Plan’s office target is a minimum, enabling the city to deliver further office development to fully meet the higher South Hampshire Strategy target should economic conditions allow.**
- 7.2.8 Approximately ~~130,000~~ ~~100,000~~ sq m of comparison retail floorspace will be delivered between 2006 and 2026, focused on the city centre. An estimated ~~55,000~~ ~~30,300~~ sq m is likely to be delivered by 2016 with a further ~~75,000~~ ~~69,700~~ sq m expected 2016 – 2026.
- 7.2.9 The retail target is based on predicted demand (e.g. expenditure growth) and depends on monitoring a range of assumptions, as set out by policy CS 2. The Donaldsons (Southampton City Centre Capacity Study, 2007) report demonstrates a reasonable prospect that sites can be delivered in Southampton city centre. The Core Strategy policy is sufficiently flexible to cater for changes in retail need (e.g. expenditure growth) or in the delivery of sites.

Table 3: Delivery and Monitoring Framework

The indicators shown may be supplemented by additional local indicators – information available on request

Policy No.	Outcomes	Timescales & Phasing	Delivery Partners	Implementation / Delivery Mechanisms	Infrastructure Requirements / Sources of Funding
CS 1	<p>City Centre Approach</p> <ul style="list-style-type: none"> To facilitate major commercial development in the city centre To achieve good quality design To locate development where accessible by public transport To deliver wider community benefits from city centre growth To deliver additional homes 	<p>Ongoing implementation to deliver development</p>	<p>SCC – including Planning, Transport, City Development, Housing and Open Spaces Developers Businesses Public sector agencies / organisations Voluntary sector</p>	<p>CCAP Planning Applications Development schemes Delivery of QE2 Mile and other urban design projects</p>	<p>Range of infrastructure including transport, public and open spaces, flood mitigation and community facilities.</p> <p>Private investment Public investment</p> <p>Developer contributions</p>
CS 2	<p>Major Development Quarter As above for CS 1 and;</p> <ul style="list-style-type: none"> To achieve phased retailing growth concentrated on the existing primary shopping area (PSA) first and an extension into the parts of the MDQ outside the PSA as appropriate To deliver good quality links to PSA and public transport interchanges To develop the major development quarter in accordance with PPS25 	<p>Ongoing implementation</p> <p>Further retail expansion to be implemented when there is a need for the development which cannot be met within the existing PSA</p> <p>Major redevelopment</p>	<p>As above for CS 1</p>	<p>As above for CS 1</p>	<p>Comprehensive redevelopment will require investment in new road layout and pedestrian and cycle links, public spaces, flooding mitigation measures and possible relocation of the CHP facility.</p> <p>Private investment Public investment</p>

Policy No.	Outcomes	Timescales & Phasing	Delivery Partners	Implementation / Delivery Mechanisms	Infrastructure Requirements / Sources of Funding
	objectives (prevention of flood risk)	towards the end of the period			
<p>Key Indicators for the City Centre: Core Output Indicators (reference number in brackets):</p> <ul style="list-style-type: none"> Delivery of approximately 130,000 sq m retail floorspace and at least 110,000 322,000 sq m office floorspace (BD4) Retail: 2006 – 2016: 30,300 54,900 sq m; 2016 – 2026: 69,700 77,000 sq m; For key assumptions see policy CS 2 Office: 2006 – 2016: 54,000 165,000 sq m; 2016 – 2026: 126,000 157,000 sq m (180,000 sq m of new office development or 110,000 sq m of net additional office space); Delivery of approximately 5,450 new homes (H1) <p>Local indicators</p> <ul style="list-style-type: none"> Location and size of retail and office developments especially in relation to the primary shopping area. Maintain the level of vacant retail floorspace at or below 13%. Maintain or improve Experian retail ranking from 13th (2007) 					
CS 6	<p>Economic Growth</p> <ul style="list-style-type: none"> To achieve economic growth (GVA) in the city, contributing to South Hampshire growth 	Ongoing implementation to deliver stated floorspace by 2026	SCC - including Planning, City Development, Private sector, SEEDA and other economic development	All DPDs Planning applications Development schemes	Investment by individual companies

			agencies Developers Businesses Public sector agencies		
CS 7	Safeguarding Employment Sites <ul style="list-style-type: none"> To safeguard existing employment sites for employment uses 	Ongoing Safeguarded sites to be assessed in surveys and considered in Sites and Policies DPD	SCC - Planning Developers Businesses Public sector agencies / organisations	Sites and Policies DPD CCAP Planning applications Development schemes	Private investment
CS 8	Office Location <ul style="list-style-type: none"> To achieve sustainable office development focused on the City Centre 	Ongoing implementation	SCC - including Planning and City Development, Private developers Businesses	Planning applications CCAP Sites and Policies DPD Development schemes	Investment by individual companies
CS 9	Port of Southampton <ul style="list-style-type: none"> To facilitate port growth within its existing boundary To ensure that there are no unacceptable environmental impacts connected with port growth 	Ongoing implementation	ABP Natural England / Environment Agency Transport providers SCC – Planning and transport	Private measures by ABP Planning applications (where under SCC control) Local Transport Plan 2	Road improvements as part of improvements in South Hampshire strategic network proposed by TfSH and funded by Government
<p>Key Indicators: <u>Core Output Indicators (reference number in brackets):</u></p> <ul style="list-style-type: none"> Delivery of at least 110,000 322,000 sq m office floorspace in the city centre (BD4) Delivery of 97,000 sq m industrial / warehousing floorspace (BD3) New industry / warehousing floorspace (approximately): 2006 – 2016: 55,000 sq m; 2016 – 2026: 42,000 sq m; (BD1). Employment floorspace on previously developed land (BD2) <p><u>Local Indicators</u></p>					

- | | |
|--|---|
| | <ul style="list-style-type: none">• % of existing employment land redeveloped to other uses.• Amount of new office floorspace in city, town and district centres• Amount of office floorspace outside city, town and district centres• Growth in port traffic (tonnage)• Annual economic growth across PUSH (target = 3.5% GVA) |
|--|---|

