

Economic Development Office
Consultation Response

Planning Ref:	APP/20/00658
Site Address:	Proposed Development site (former Electricity Board site), Bartons Road, Havant
Proposal	Mixed-use development comprising 191 apartments and two drive-through restaurants, together with associated access, parking and landscaping.
Date of response	12 th October 2020

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In principal, Economic Development Office does not object to the proposed developments. However, given the scale of the development, the Economic Development office seeks that the applicant enters a S106 Local Employment & Training Agreement to increase apprenticeship jobs, promote career opportunities and secure jobs for local residents to contribute towards a reduction in out commuting. This comprises the following mitigation measures:

- An agreement to assist in the placement of the apprentices and unemployed from the local area into jobs during the construction phase of the development and/or occupation phase.
- Negotiation of obligations including; direct labour agreements, training, work experience/ placements and apprenticeships to be implemented during the construction phase of the project and also following completion date (if required).
- In certain circumstances where the developer is not able to deliver local job opportunities through the Local Employment and Training Agreement, the developer can negotiate a financial contribution to enable the Council to generate alternative employment opportunities. The funds will be retained specifically for employment, skills, training and enterprise support through the Get East Hants Working Initiative.

The proposed development presents an opportunity to build and enhance the skills of the local workforce by providing training and employment opportunities for local residents during the construction phase. The developer benefits by being able to draw on a resident workforce for local development.

Paragraph 3.32 of the Havant Local Plan states that the council will support proposals that raise the skill levels and employability of young people and help them into work, education or training. Employment and Skills Strategies will be required for the occupancy phase of commercial developments that are estimated to create more than 50 full time equivalent (FTE) jobs. As stated in the applicants planning statement, the end users of the drive-thru restaurants have confirmed that they would provide 65 and 25 jobs respectively. The council will work in partnership with developers to promote local employment and training initiatives for these positions. This will be implemented through S106 legal agreements.

The contribution sought is in accordance with Local Plan Policy CS3 of the adopted Havant Core Strategy (2011). Policy CS3 states that 'Planning permission will be granted for development proposals

that, raise skill levels and increase employability and tackle skill shortages in existing and potential business clusters and sectors particularly advanced manufacturing and marine businesses.’.

This is supported further in the Havant Borough Council Developer Contributions Guide (2013). Paragraphs 5.43 and 5.44 set out the value of an Employment and Skills Strategy and how Havant Borough Council measures the amount of training and jobs through the S106 agreement.

The Pre-submission Havant Local Plan 2036 sets out in Policy DR2 the council’s view on boosting local skill levels and community integration. It states that ‘significant new residential and commercial development will be expected to support local people in accessing employment and skills training either through a financial contribution or a site-specific skills and employment plan.’

Also, by providing for local employment and skills needs, the proposal would advance the NPPF, in particular paragraph 80 which seeks to enable each area to build on its strengths, counter any weaknesses and address the challenges of the future.