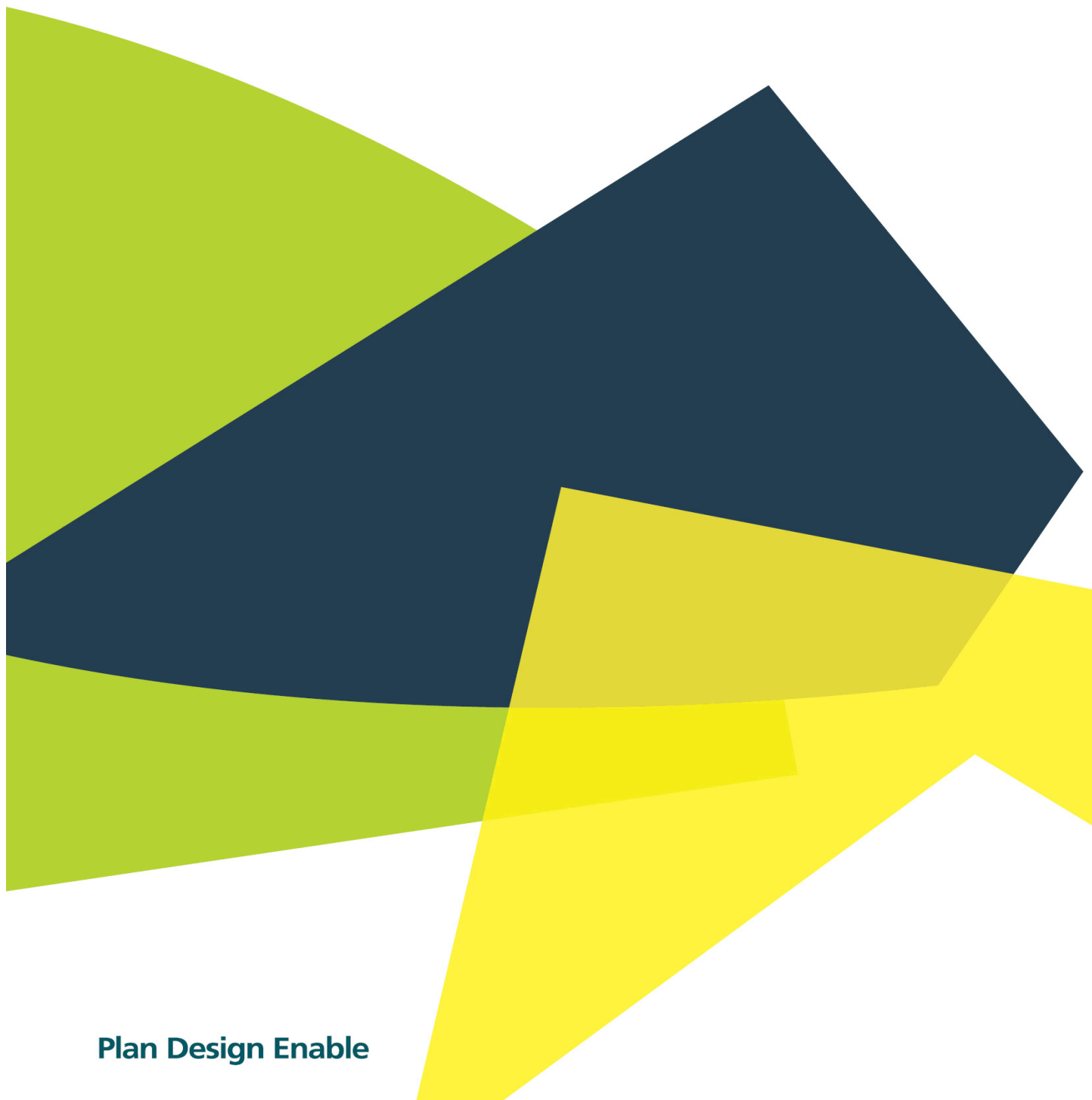


London Borough of Haringey
Haringey Employment Land Update
February 2012

ATKINS



Plan Design Enable



Contents

Section	Page
1. Introduction	1
2. Changes to socio-economic baseline conditions	2
2.1 Introduction	2
2.2 Population and Labour Supply	2
2.3 Employment	2
2.4 Unemployment and Economic Activity	3
2.5 Business Structure	3
2.6 Key Issues and Implications	4
3. Policy context	5
3.1 Introduction	5
3.2 Planning Policy Statement 4: Planning for Sustainable Growth (PPS4)	5
3.3 The Coalition Government's approach to Planning for Economic Development	7
3.4 Regional Policy Context Changes	9
3.5 Local Policy Context Changes	12
3.6 Key issues and implications	14
4. Property market trends	15
4.1 Introduction	15
4.2 Offices / Small Offices & Workspace for Small Businesses	15
4.3 Industrial and Warehousing	16
5. Employment floorspace supply	17
5.1 Introduction	17
5.2 Key Changes	17
5.3 Supply Review	18
6. Future employment land demand	22
6.1 Introduction	22
6.2 Scenario 1: Base scenario	23
6.3 Scenario 2: Higher growth scenario	24
6.4 Scenario 3: Lower growth scenario	26
6.5 Conclusion	27
7. Proposed changes to employment land designations	29
7.1 Introduction	29
7.2 DEA 2 Bounds Green Industrial Estate	29
7.3 DEA 4 Campsbourne, N8	30
7.4 DEA 6 Friern Barnet Sewage Works (Pinkham Way)	30
7.5 DEA 9 High Road West, N17	31
7.6 DEA 13 Queen Street, N17	33
7.7 DEA 14 South Tottenham, N15	33
7.8 DEA 17 White Hart Lane, N17	34

7.9	DEA 18 Willoughby Lane, N17	34
7.10	DEA 19 Wood Green (northern area)	35
7.11	DEA 22 Rangemoor Road / Herbert Road, N15	36
8.	Conclusions and policy implications	37
8.1	Introduction	37
8.2	New Policy Context	37
8.3	New Economic Context	37
8.4	Future Employment & Property Needs	38
8.5	Proposed changes in DEA designations	38
	Appendix A: Experian forecasting methodology	41

1. Introduction

This report updates key elements of the Haringey Employment Study undertaken by Atkins in 2008 (published January 2009). It provides up to date analysis of the borough's overall employment land supply as well as an assessment of the likely demand for employment land and premises over the Core Strategy period (to 2026). It also sets out recent changes to the strategic policy context for economic development and its implications for the supply and demand for employment land in Haringey.

As part of the land supply update, specific consideration has been given to the appropriateness of the Council's proposed changes to eleven employment land designations.

The structure of the report is as follows:

- Chapter 2 provides an up to date review of Haringey's socio-economic baseline position;
- Chapter 3 sets out key changes to the relevant local, regional and national policy context;
- Chapter 4 provides a brief review of trends in the borough's commercial property market;
- Chapter 5 analyses changes that have taken place since 2008 to the borough's supply of employment floorspace;
- Chapter 6 sets out up-to-date estimates of future demand for employment floorspace and in Haringey;
- Chapter 7 reviews the proposed changes to some of Haringey's employment land designations; and
- Chapter 8 summarises the report's conclusions and recommendations.

Given that this report is a focused update of the employment land demand and supply position in Haringey, it should be read in conjunction with the full Employment Land Study produced in 2004 and the subsequent update undertaken in 2008.

2. Changes to socio-economic baseline conditions

2.1 Introduction

This section provides a brief review of key changes to the socio-economic context in Haringey which have occurred since 2008.

2.2 Population and Labour Supply

Haringey's population declined marginally (-0.1%) over the period 2008-2010 while the populations of London and England rose over the same period (by 2% and 1.5% respectively). The economic activity rate of Haringey residents aged 16-64 rose from 68.0% to 68.9%. This meant that the borough's labour force increased by 2,100 people, many of which will require the provision of new job opportunities both locally and in other parts of London.

Table 2-1: Change in Haringey's population and labour force, 2008-2010

	2008	2010
Population	225,300	225,000
Economically active population	108,300	110,400

Source: Annual Population Survey, Nomis

2.3 Employment

The number of jobs in Haringey declined from 62,202 to 57,803 (-4,396). This represents a decline of 7.1% over the period 2008-2010 compared to 3.8% across London and 3% nationally. The sectors experiencing the greatest job losses in Haringey were manufacturing (net loss of 1,200 jobs), arts, entertainment, recreation & other services (net loss of 800 jobs) and wholesale (net loss of 800 jobs). It will be important for LDF policies to assist in facilitating the replacement of these jobs.

Table 2-2: Employment sectors with biggest change between 2008 and 2010

Sector	2008	2010	Change 2008-2010	% Change 2008-2010
Manufacturing	4,000	2,800	-1,200	-30%
Arts, entertainment, recreation & other services	5,200	4,400	-800	-15%
Wholesale	3,300	2,500	-800	-24%
Construction	2,700	2,200	-500	-19%
Business administration & support services	5,000	5,300	300	6%
Education	7,600	8,000	400	5%

Source: Business Register and Employment Survey, Nomis

2.4 Unemployment and Economic Activity

Haringey's unemployment rate has been consistently higher than the London and national averages in recent years. It peaked at 11.5% in 2009 and was 8.9% in 2010 (England: 7.8%). The borough's economic activity rate also remains significantly lower than the London and England averages (68.9% in 2010 compared to 74.7% and 76.4% respectively).

Table 2-3: Economic activity and unemployment rates

Area	Economic activity rate 2008	Economic activity rate 2010	Unemployment rate 2008	Unemployment rate 2010
Haringey	68.0%	68.9%	7.5%	8.9%
London	74.8%	74.7%	7.0%	8.8%
England	76.8%	76.4%	5.9%	7.8%

Source: Annual Population Survey, Nomis

2.5 Business Structure

Haringey continues to have a higher than average percentage of young businesses – 38% of the borough's businesses are 3 years or younger compared to 36% in London and 30% in England.

Haringey also has a higher than average percentage of micro and small businesses – 76% employ up to 4 people compared to 71% in London and 68% in England. However, the number of businesses employing up to 4 people in Haringey declined from 6,740 in 2008 to 6,680 in 2010 – a net loss of 60 micro businesses. This reflects the challenging economic conditions which small businesses have faced across the country.

Table 2-4: Business age, 2010

Area	Businesses less than 2 years old	Businesses 2 to 3 years old	Businesses 4 to 9 years old	Businesses 10 or more years old
Haringey	19.4%	18.5%	28.3%	33.8%
London	18.7%	17.3%	28.5%	35.4%
England	14.8%	14.9%	28.2%	42.1%

Source: Office for National Statistics

Table 2-5: Business size, 2010

Area	Businesses employing 0-4 persons	Businesses employing 5-9 persons	Businesses employing 10-19 persons	Businesses employing 20+ persons
Haringey	76%	13%	6%	6%
London	71%	13%	7%	8%
England	68%	15%	8%	9%

Source: Office for National Statistics

Haringey's business demography has clear employment land implications. New and small businesses (which are a core part of the borough's economy) are more likely to create demand for smaller, affordable premises with flexible lease conditions. New businesses are also likely to create demand for managed space / incubator units. Furthermore, whilst the prevalence of small, relatively young businesses implies

Haringey to be a relatively entrepreneurial borough, such businesses are also more vulnerable to external economic shocks and the threat of closure. This reinforces the need for the Core Strategy and subsequent LDF policies to encourage the supply of a sufficient range of employment sites and premises which offer choice and flexibility to small businesses.

2.6 Key Issues and Implications

Despite a marginal fall in population, Haringey's economic activity rate has risen which has resulted in an increase in the labour force by over 2,000. Jobs will need to be provided for this increased labour demand which should be reflected in employment land policy and designations.

Whilst the borough's economic activity rate has increased recently, it remains below that of the London and national average. If the rate was to equal that of the London average, the demand for additional jobs from the increased labour supply would be approximately 8,175. Looking to the future, employment land policies in the borough should be sufficiently flexible to accommodate potential improvements to its labour supply characteristics which could have the impact of increasing demand for sites and premises.

Reflecting national economic conditions, the supply of jobs in Haringey declined by approximately 4,400 between 2008 and 2010. Employment land policies and associated designations should assist in facilitating the replacement of these jobs.

Haringey is characterised by a rate of unemployment which is consistently higher than the London and national averages. Whilst mainly a labour market and skills issue, employment land policies should reflect the need to maximise the availability of a diverse range of job opportunities in the borough.

The prevalence of relatively young and small businesses in Haringey requires that the employment land approach in the borough facilitates a good supply of small, affordable and flexible premises.

3. Policy context

3.1 Introduction

This chapter describes the main changes to the national, regional and local policy context that have occurred since the last study was undertaken in 2008.

3.2 Planning Policy Statement 4: Planning for Sustainable Growth (PPS4)

PPS4 was published in December 2009 and sets out the framework for economic development at regional, sub regional and local levels for both urban and rural areas. The PPS considers planning for all forms of economic development and therefore covers business, industrial and warehousing uses as well as public, community and town centre uses. As such, it replaces national policy guidance set out in PPG4 (Industrial, Commercial Development and Small Firms), PPG5 (Simplified Planning Zones), PPS6 (Planning for Town Centres) and parts of PPS7 (Sustainable Development in Rural Areas). However, in line with the rest of the Employment Land Review this section focuses mainly on the policy statement as it relates to the B Use Classes.

The PPS is split between policies on gathering evidence, plan making and how to determine planning applications. Local planning authorities are advised of the importance of a robust evidence base to plan positively. The evidence base should be worked on together with all tiers of planning assessing the need for and the supply of land or floorspace for employment.

Policy EC2 advises the approach that development plan documents should take in planning for sustainable economic growth. These include:

- Setting out an economic vision and strategy that positively and proactively encourages sustainable economic growth;
- Supporting existing business sectors and identifying emerging sectors, although ensuring that policies are flexible to respond quickly to changes in economic circumstances;
- Positively planning for clusters or networks of knowledge driven or high technology industries;
- Making the most efficient and effective use of land and prioritising previously developed land;
- Identifying projecting and promoting key distribution networks where there is good accessibility;
- Planning for the delivery of sustainable and other infrastructure that supports economic development;
- Identifying a range of sites to facilitate economic development including mixed use;

- Not carrying forward existing site allocations from one development plan to the next without evidence of need for its allocated economic use; and
- Delivering sites for business use through the use of or planning tools such as compulsory purchase orders, area action plans, simplified planning zones and local development orders.

Policy EC3 sets out the need for flexible policies for centres that allows development to respond to changes in economic circumstances as well as encouraging a mix of uses. Policy EC5 states that a range of sites to meet identified needs should be identified using the sequential approach to site selection for main town centre uses.

Policy EC10 advises that planning applications for economic development should be treated favourably and sets out the criteria for considering the impact of proposals. These include:

- Limiting carbon dioxide emissions;
- Accessibility;
- Design;
- Economic and physical regeneration; and
- The impact of the proposals on local employment.

Where planning applications are for economic development (other than main town centre use) but are not in accordance with an up to date development plan then they should be assessed alongside environmental and social information under Policy EC11. The longer term benefits and wider objectives of the development plan should also be considered.

Local planning authorities should also:

- Support development that enhances the vitality and viability of towns;
- Consider the impact on the supply of employment sites and premises and the well-being of the area where it involves the loss of economic activity.

Policy EC15 sets out the sequential approach for considering planning applications for main town centre uses that are not in a centre and not in accordance with an up to date development plan. This includes office and business use.

Conclusion

PPS4 proactively promotes employment-generating proposals provided that their impact on sustainability is assessed. It also promotes the provision of a range of sites, including mixed use to meet the needs of large and small businesses.

The PPS seeks a flexible approach to employment land that responds to a change in economic circumstances and needs. It therefore advises that designations should avoid single or restricted use. However it also recognises that in some cases, the loss of employment land or premises to alternative uses may be appropriate, which could have implications for the supply and retention of employment land.

3.3 The Coalition Government's approach to Planning for Economic Development

Since the publication of the previous Employment Land Review update, there has been a change of government. Although the previous government published PPS4, the Coalition is strengthening the approach to treat economic development proposals favourably.

The Government wants local authorities to plan for economic growth and employment generation to rebuild the economy following the recession and recognises that the planning system is vital to achieving that. So much so that it was the main theme of the Government's Budget 2011 and it was announced that its top priority in reforming the planning system is to introduce a new presumption in favour of sustainable development. This aims to streamline the planning process by removing unnecessary regulations with a view to promoting sustainable economic growth and jobs.

At the heart of the Government's approach to planning is the shift in decision-making away from central government to local communities. The Government considers that where drivers of growth are local, decisions should be made locally. To develop the economy it aims to give local communities, including the business community, an enhanced role through:

- The creation of Local Enterprise Partnerships;
- The revocation of Regional Spatial Strategies (with the exception of the London Plan) and the abolition of Regional Development Agencies; and
- The provision for neighbourhood plans.

The National Planning Policy Framework

The Government believes that the present planning system has slowed down economic growth and development because it is too cumbersome and complicated. At the end of July 2011, the Government issued its draft National Planning Policy Framework (NPPF) for consultation. This single policy framework is proposed to replace all existing National Planning Policy Statements (including PPS4) as well as various other government advice.

The NPPF indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. Therefore, one of the roles of the planning system is to help build a strong, responsive and competitive economy by ensuring that there is enough land available to allow economic growth.

According to the NPPF, Local Plans are expected to demonstrate a clear understanding of business needs within the economic markets that operate in and across their area and assess the requirements for land or floorspace for all foreseeable types of economic activity. It also needs to assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified requirements, including a reappraisal of the suitability of previously allocated land.

Planning policies should recognise and seek to address potential barriers to investment including poor environment or any lack of infrastructure, services or housing.

Furthermore Local Plans should also ensure that they: positively encourage economic growth; set out criteria for or identify strategic sites; support existing business sectors and plan for new or emerging sectors; positively plan for clusters or networks of knowledge driven, creative or high technology industries; and, identify priority areas and facilitate new practices.

Planning policies should avoid the long term protection of employment land and applications for alternative uses of designated land or buildings should be treated on their merits having regard to market signals and the relative need of different land uses.

Neighbourhood Planning

The Government considers that local communities should make the decisions about the location, type, and scale of development they need. Therefore, local community groups such as town/parish councils and residents' associations are being encouraged to bring forward proposals for development in their neighbourhoods through Neighbourhood Development Plans and Orders.

Neighbourhood Development Orders directly grant planning permission for specific types of development within a neighbourhood area without the need to apply to the Council. The permission could be full or outline, it could impose conditions and it could be used to relate to a specific site or be general to across the neighbourhood area. A Community Right to Build Order is a special type of Neighbourhood Development Order under the Community Right to Build that allows a community to bring forward proposals on a specific site without the need for planning permission where the local community will keep the benefits or profits from the development. These orders can be made independently from a Neighbourhood Development Plan or Order.

The Government has announced that it will extend the right to initiate Neighbourhood Plans and Neighbourhood Development Orders to businesses. It considers that this will encourage growth by reducing the need to apply for planning approval in order to develop. However, businesses will need to work with and win the approval of local communities to establish a Neighbourhood Plan or Order. The Government has also stated its intention to support the creation of 11 new local enterprise zones that will benefit from planning freedoms as well as Local Development Orders (none of these zones will be located in London however).

Changes to Permitted Development

The Government recognises the importance of house building in supporting the growth of the economy, as well as meeting housing needs. Consequently, the Coalition is proposing to remove the need to get planning permission to change vacant and derelict offices and warehouses into new homes. If agreed, this will have potential implications for the supply of existing employment floorspace and land and any approach that seeks to safeguard vacant employment premises from change to alternative uses.

Conclusion

Since the 2008 Study, the Government has reinforced the importance of taking a positive approach to planning for economic development. The Coalition considers that the existing planning system has hindered economic growth and if the economy is to grow it needs to be streamlined and decisions made locally rather than centrally.

3.4 Regional Policy Context Changes

The London Plan (July 2011)

The London Plan's employment projections for Haringey suggest a 15.5% increase in employment between 2007 and 2031 – an increase of 13,000 jobs. Therefore the rate of employment growth in Haringey is expected to be lower than the London average (16.6%) but higher than its neighbouring North London boroughs of Barnet (12.1%), Enfield (10.1%) and Waltham Forest (6.3%).

The London Plan designates two Haringey locations as Strategic Industrial Locations (SIL), the Central Leaside Business Area (part of which is in Haringey) and part of Tottenham Hale. Strategic Industrial Locations should be promoted, managed and, where appropriate, protected as London's main reservoirs of industrial and related capacity, including general and light industrial uses, logistics, waste management and environmental industries, utilities, wholesale markets and some transport functions.

Objective 2 of the London Plan is to support a competitive economy. Key performance indicators relevant to this objective include:

- Ensuring the availability of sufficient employment land with the release of industrial land (B2/B8 use over 1,000 sqm) being in line with benchmarks in the Industrial Capacity SPG (March 2008);
- Ensuring there is sufficient development capacity in the office market, with the stock of office planning permissions being at least three times the average rate of starts over the previous three years; and
- Sustaining economic activity and increasing the proportion of working age London residents in employment over the period 2011–2031.

Industrial Capacity – Supplementary Planning Guidance (March 2008)

Whilst this SPG has not been updated since 2008, it is important to repeat the key messages as the document is of particular relevance to the review of proposed designation changes set out in chapter 7.

The Industrial Capacity SPG provides guidance on the implementation of policies relating to industrial capacity in the London Plan. The SPG focuses on the implementation of the policies relating to the management, promotion and where appropriate protection of Strategic Industrial Locations (SIL), London's strategic reservoir of industrial development capacity.

The SPG provides guidance to:

- Ensure that there is adequate stock of industrial capacity to meet future needs and requirements; and

- Plan, monitor and manage the release of surplus industrial land so that it can better contribute to meeting strategic and local objectives, in particular housing provision.

Section 3 of the SPG identifies the plan, monitor and manage approach to surplus industrial land, with the aim of reconciling the relationship between supply and demand during 2006-2026. The SPG sets out that, over the period 2006-2026, when the net reduction in industrial land demand and management of vacancy rates is considered, there is scope for the release of around 814 hectares of industrial land, with 48ha per annum for the period 2006-16 and 33ha per annum for 2016-26. Most of the release is expected to be in the North East (366ha) and South East (146ha) subregions.

Levels of release for the north sub-region (including Haringey) will be 187ha released over the period. To assist boroughs in planning for land use changes, each borough is classified into one of three groupings: managed transfer; restricted transfer; and limited transfer. Groupings were updated in 2007 in the light of recent research, taking into account issues such as: stock; vacancy; rental values and demand for other transport functions and wholesale markets.

Haringey is classified as limited transfer of industrial sites. This means that in developing site specific allocations and policies for the retention and release of land Haringey should take account of this classification. Boroughs in this category are seen as being intermediate between managed and restricted categories. Taking account of local variations of demand boroughs are encouraged to manage and where possible, reconfigure their portfolios of industrial land, safeguarding the best quality sites and phasing the release of industrial land in their DPDs in particular for waste management and logistics uses.

The SPG highlights the importance of accurate monitoring of supply and demand, particularly monitoring the actual release of industrial land against the monitoring benchmarks in the London Plan and the phasing and geographical spread of release identified in the SPG. Monitoring against benchmarks locally and strategically requires a robust understanding of both supply and demand particularly outside SILS where most change is expected to take place.

The London Plan identifies two broad categories of SIL, Preferred Industrial Locations (PILs) and Industrial Business Parks (IBPs). Boroughs are encouraged to designate Locally Significant Industrial Sites (LSIS). These are sites which are outside SILs but which local assessments indicate that protection is warranted because of their particular importance for local industrial type functions. Boroughs are asked to make explicit what types of uses are accepted in LSIS and distinguish these from broader based Defined Employment Areas (DEA).

The SPG also highlights that although strategic policy shouldn't cover other individual small sites, such sites can cumulatively have a strategic importance in meeting industrial needs and other needs (where surplus to demand). A co-ordinated approach to managing their future is therefore required. Boroughs should develop policies to

manage release in doing so they should take account of local assessment and the criteria in **Table 3.1** below.

Criteria for justifying the retention or release of sites in industrial use are split into general economic criteria, land use criteria and demand criteria. The aim is that boroughs seek to retain sites that are functionally most important for industrial users. The criteria should be used in conjunction with the broad guidance in the SPG on release of land that it identifies for each borough. In Haringey's case this is the guidance on limited transfer.

Table 3.1 – Criteria for assessing the need for retention or release of sites

Economic criteria	<ul style="list-style-type: none"> • Meets demonstrable local short term demand for industrial development, and / or strategic long term demand • Offers potential for the in-situ expansion of existing industrial business • Supports local or strategically important clusters of industry • Meets demand and addresses particular needs of waste management, recycling, energy, transport and utilities and enabling waste to be managed in one of the nearest appropriate installations. • Meets demand for new or emerging industries • Is well located to take advantage of existing or proposed infrastructure or economic development / regeneration funding. • Offers potential for the provision of small industrial units serving local residential and commercial areas, particularly where there is little alternative provision in the local area. • Is needed to accommodate provision for transport in terms of Mayoral guidance on provision for transport and safeguarding river related uses • Provides lower cost industrial accommodation suitable for small, start up, or lower-value industrial related businesses important to the local economy.
Land use criteria	<ul style="list-style-type: none"> • Well located in relation to the strategic highway network or local highway network, in particular causing minimal traffic impact in residential areas • Well located in relation to rail, river or canal network including inter-modal rail heads and safeguarded wharves, offering potential for transport of goods • Located within or adjacent to a town centre or the CAZ, recognising PPS6 and PPG13 promote high trip generating uses at such locations • Well located in relation to public transport facilities, recognising that many industrial activities have relatively low trip generation and that other land uses (such as office, leisure and retail) may be more appropriate in locations with high public transport

	<p>accessibility</p> <ul style="list-style-type: none"> • Is part of a larger existing industrial activity, or area designated for industrial protection, where re-designation of the industrial site would alter the industrial character of the area or inhibit the operations of nearby industry • Offers potential for 24 hour working, or offers facilities for 'bad neighbour uses' without detriment to residential amenity • Offers potential for waste management or recycling • Offers potential for space intensive activities which don't fall within the ambit of this SPG and would not, in this location compromise wider planning objectives • Provides sufficient space for adequate operational parking and turning space for goods vehicles
Demand criteria	<ul style="list-style-type: none"> • The site has been adequately marketed through a commercial agent at a price that reflects market value for industrial use for a reasonable period (normally at least 2 years) and with potential for industrial redevelopment where this is required to meet the needs of industrial uses • The site has been vacant for a considerable period (normally at least 2 years up to 5 years in areas of generally strong demand) without realistic prospect of industrial re-use

3.5 Local Policy Context Changes

Submission Core Strategy (March 2011)

Haringey’s Core Strategy sets out the strategic plan for the future development of the borough up to 2026. The Core Strategy was submitted in March 2011 to the Planning Inspectorate and is currently undergoing examination to test its soundness as a legal document. The Core Strategy Examination in Public (EIP) and hearing sessions took place in June/July 2011. Following this, a revised consultation took place on the fundamental changes to the Core Strategy (September/November 2011) and a follow-on hearing will take place during February 2012.

Policy SP8 (Employment) sets out a hierarchy of employment areas that are differentiated by the types of uses that can be accommodated on the sites along with the degree of flexibility permitted in accommodating an element of non B use employment as well as some non employment uses. The Strategic Industrial Locations and Locally Significant Industrial Sites (LSIS) designations provide strong protection to ensure that sites are protected for B class uses, while Local Employment Area (Employment Land) (LEA EL) and Regeneration Area (RA) designations provide greater flexibility in accommodating employment generating uses beyond traditional B class uses as summarised in **Table 3-2**.

Table 3-2: Summary of Core Strategy Employment Land Designations

Employment Designation	Policy Description	Site Designations
Strategic Industrial Locations	The Council will safeguard these sites as Strategic Industrial Locations (SIL) as identified in the London Plan	Brantwood Road, N17; Lindens / Rosebery Works, N17; Marsh Lane, N17; North East Tottenham, N17; Millmead.
Locally Significant Industrial Sites (LSIS)	The Council will safeguard the following sites as Locally Significant Industrial Sites (LSIS) for a range of industrial uses (B1 (b), (c) B2 and B8) where they continue to meet demand and the needs of modern industry and business	Crusader Industrial Estate, N15; Bounds Green Industrial Estate, N11; Cranford Way, N8; Friern Barnet Sewage Works, N10; Vale Road / Tewkesbury Road, N15.
Local Employment Area (LEA) – Employment Land (EL)	Employment Land (EL) is land that is deemed acceptable for other employment generating uses that complement the traditional 'B' use classes, such as a small scale "walk-to-retail", cafes and creche/nursery.	Campsbourne, N8; N17 Studios, 784 – 78 High Road, N17; High Road West, N17; Queen Street, N17; South Tottenham, N17; White Hart Lane, N17; Wood Green (northern area), N22; High Road East, N17; Land west of railway / Milmead SIL; and Rangemoor Road / Herbert Road, N15.
Regeneration Area (RA)	Regeneration Area (RA) is the most flexible of the categories as it can include uses appropriate in a mixed use development, such as small scale "walk-to" retail, community and residential uses. However, the approach to mixed uses in Regeneration Areas must have regard to London Plan town centre and retail policies, so not to encourage retail development outside of town centres.	Hale Wharf, N17; Tottenham Hale, N17; and Willoughby Lane, N17.

Policy SP9 (Improving skills and training to support access to jobs and community cohesion and inclusion) seeks to promote the diversification of the borough's economy and support new and expanding employment sectors such as green industries, small and medium sized enterprises. The Core Strategy indicates that the provision of high quality small and medium units for SMEs will be supported in the Haringey Heartlands area in order to expand the Cultural Quarter and to further develop the existing physical links with this area and Wood Green Metropolitan Town Centre.

Haringey Development Management Document (2010)

The Haringey Development Management DPD sets out a detailed approach to guide the decision making process for future planning applications. Policy DMP19 sets out the detailed approach to safeguarding employment land and premises in the borough.

Saved UDP Policies (2009)

Haringey's UDP and Proposals Map have been saved in accordance with the Planning and Compulsory Purchase Act 2004. The submitted Core Strategy shows which policies replace those within the UDP. The UDP 'saved' policies will remain as part of the Development Plan until they are replaced by policies in the Development Management DPD. The term saved policies refers to the Secretary of State (SoS) Order to extend UDP policies beyond three year transitional period (beyond July 2006).

3.6 Key issues and implications

The main change to the strategic policy context since the previous ELR has been the introduction of the Government's localism agenda which has withdrawn regional targets (with the exception of London) and given local authorities greater freedom to set their own economic development and planning targets.

The implication for Haringey is that while its local development plan has to be in general conformity with the London Plan, the delivery of the Plan's vision depends greatly on the important role boroughs and neighbourhoods have to play. In his introduction to the Plan, the Mayor states that he wants to see boroughs and neighbourhoods use it "as a resource for localism, helping them develop and then implement local approaches to meet their needs".

The London Plan projects employment in Haringey to grow by 13,000 jobs over the period 2007-2031, a rate of growth significantly higher than the other North London boroughs. Objective 2 of the Plan aims to support a competitive economy by ensuring the availability of sufficient employment land and development capacity in the office market and by sustaining economic activity and increasing the proportion of working age London residents in employment.

The Mayor's SPG on Industrial Capacity provides guidance to ensure that there is an adequate stock of industrial capacity in London and to plan, monitor and manage the release of surplus industrial land. This includes the identification of key criteria for boroughs to assess the need for retention or release of industrial sites.

The Core Strategy sets out a hierarchy of employment areas that are differentiated by the types of uses that can be accommodated on the sites and the Council has proposed a series of changes to DEA designations that reflect the individual characteristics of each site and the wider economic and regeneration needs of each location.

4. Property market trends

4.1 Introduction

To inform the demand analysis, a range of local, regional and national property agents were contacted¹. These consultations sought to ascertain commercial agents' views regarding recent market trends and future prospects in the borough.

4.2 Offices / Small Offices & Workspace for Small Businesses

The size of office units available in the borough varies. Agents reported greater demand for small office space between 200-500 sq ft, especially on high street locations, in close proximity to tube and railway stations. Rent levels vary but are typically between £7 and £18 per sq ft based on location and quality.

The type of occupier of small offices varies and includes those in the education sector, imports/ exports business, accountants, solicitors, I.T. specialists and other business and professional services. There is also evidence of demand for 500-1,000 sq ft units although the demand for larger office space has declined.

Overall, there is a perceived oversupply of office space resulting in notable empty office space. On the demand side, this reflects the impacts of the recession and subsequent business closures. On the supply side, some office space is considered less suitable for current demand for reasons such as size, age and cost. Because of the challenging economic conditions, businesses generally are reluctant to move locations at the moment.

Finchley and Central Finchley are the most popular locations for offices, where demand is evident. This is mainly due to the locational factors including proximity to public transport and the City of London.

Vacancy levels have followed a rising trend in recent years as demand has been subdued since early 2010. This has had a downward impact on rental levels. Additionally, more rent-free periods are being introduced and reviews of rental costs are being extended to 5 year periods as opposed to every 3 or 4 years. Demand for new build development has been limited as would be expected in the economic circumstances which have been experienced in recent years.

Despite demand conditions being fragile since 2008, there is evidence of development and occupier activity in Haringey's core employment areas including:

- DEA 2 (Bounds Green Industrial Estate, N11) - Net gain of 325sqm B1, 1,213sqm B2 and 1,672sqm of B8 - approval

¹ The agents contacted were: Glenny LLP, Martyn Gerrard, Paul Seaton Simon Commercial, Treewood Commercial and Residential, Capital Homes, Workspace Group, Christo & Co, Land Commercial

- DEA 17 (White Hart Lane, N17) - Net gain 945sqm B1 – approval
- DEA 15 (Tottenham Hale, N17) - Net gain of 3,408 sqm of B1 uses at Gls depot site, Ferry Lane (construction started)

4.3 Industrial and Warehousing

The average size of industrial / warehousing units in Haringey is 1-2,000 sq ft although units can range up to 10,000 sq ft.

As with the office market, overall rental prices have decreased since 2008. However, there is much variation in the rental performance of the industrial and warehousing property in Haringey which reflects variations in quality, location, accessibility and parking provision. Agents report that the availability of on-site parking, in particular, makes a significant impact on the marketability of properties. Older industrial estates are less popular, especially for those occupiers that require haulage as many older estates do not have good access for large vehicles. This reinforces the need for employment land policies to encourage the modernisation and reconfiguration of increasingly obsolete industrial zones.

Warehousing units tend to be located on the outskirts of towns due to constraints associated with congestion and parking. Locations including Park Royal, North Finchley and Enfield were noted by agents as being particularly popular due to scale of supply (thus offering choice and affordability), good road links and strategic access (M1, M25 and A406). However, large retailers tend to locate outside of London for units of over 10,000 sq ft given the limited size of units within the M25 area

Since 2008, rental values have decreased from approximately £12-15 per sq ft to £4-10 per sq ft depending on quality and location.

Overall, despite the difficult economic climate, the market for industrial / warehousing units has been fairly consistent and agents continue to report a steady stream of enquiries from the rental market.

In addition, demand for new employment uses at the borough's DEAs is evidenced by new planning applications and development activity which has taken over the last three years despite the economy being in deep recession. For example:

- DEA 2 (Bounds Green Industrial Estate) – gained over 3,000 sqm of B1, B2 and B8 floorspace.
- DEA 17 (White Hart Lane, N17) - gained around 1,000 sqm B1 floorspace and recently received consent for around 13,300 sqm of B1, B2 and B8 uses.
- DEA 3 (Brantwood Road, N17) – Intensification of use from B8 to a mix of B1, B2 and B8 uses.
- DEA 5 (Cranford Way, N8) – Restructuring from B2 to B8.
- DEA 15 (Tottenham Hale, N17) – Gain of 3,400 sqm of B1 floorspace.

5. Employment floorspace supply

5.1 Introduction

This section considers changes in Haringey's supply of employment floorspace since the previous Employment Land Review was undertaken in 2008. The supply analysis is based on the review of net losses and gains in the borough's DEAs and other employment areas over the period 01/04/2008 – 17/01/2012

The update is a desk-based assessment utilising Council development monitoring records and local knowledge of known changes provided by Council officers. Where available, up-to-date secondary sources have also been used.

It is important to consider the findings set out in this section alongside the detailed site survey results contained in the 2008 report. It is not the purpose of this report to repeat the detail of the 2008 findings but to highlight key changes to the supply side situation in Haringey and subsequently provide a summary of headline supply factors. This has been sufficient to enable us to review our conclusions and policy recommendations in light of recent policy changes, current property market trends and updated projections of future employment floorspace need.

5.2 Key Changes

We have identified key changes to the employment land supply situation recorded in 2008 by having regard to:

- Adopted DEA designations as set out in the 2006 UDP;
- Submission Core Strategy designations as set out in the Submission Core Strategy;
- Loss of employment floorspace to other uses in DEAs and other employment sites (via interrogation of Council development management monitoring systems);
- Gain in employment floorspace in DEAs, town centres and other employment sites (via interrogation of Council development management monitoring systems);
- Findings of the Haringey Employment Land Study (2008); and
- Up-to-date ONS commercial and industrial floorspace statistics for Haringey.

The implications of these policy documents have been taken into consideration in so far as future planning consents may have on the future supply of employment land at a number of key DEAs in the borough.

Following interrogation of the Council's development control monitoring records, the following changes to the employment land supply position in Haringey have been recorded.

DEAs

- DEA 2 (Bounds Green Industrial Estate, N11) - Net gain of 325sqm B1, 1,213sqm B2 and 1,672sqm of B8.
- DEA 3 (Brantwood Road, N17) Change of use from B8 (storage) to B1 (business), B2 (general industrial) and B8 (storage or distribution).
- DEA 5 (Cranford Way, N8) - Loss of 2,515sqm B2 use and gain of 1,204 sqm of B8 (net loss of B uses 1311sqm).
- DEA 8 (N17 Studios 784-788 High Road) - Loss of DEA as part of Tottenham Hotspur FC planning application.
- DEA 15 (Tottenham Hale, N17) - Net gain of 3,408 sqm of B1 uses at Gls depot site, Ferry Lane
- DEA 17 (White Hart Lane, N17) - gained around 1,000 sqm B1 floorspace and recently received consent for around 13,300 sqm of B1, B2 and B8 uses.

Other Employment Sites

- Marsh Lane – North end of Northumberland Road Depot - Net gain of 1,372 sqm of B1 (2 storey building to provide new Victoria Line control centre).
- Former Lynx Depot – Coppetts Road, Fortis Green - Net loss of 6,020sqm of B8 use to residential.
- Hornsey High Street – Loss of 600sqm of B1 uses and loss of 1,100 sqm of B2 uses to residential.

It is important to highlight that the Council's monitoring data are based on the GLA's London Development Database (LDD) which records planning permissions over the following thresholds:

- Loss of gain or new build of any residential units;
- 10 new bedrooms for hotels, hostels or residential homes; and
- 1,000 sqm or more of new floorspace in any other use class.

Consequently, the changes identified above will exclude relatively small developments that have taken place within the B use class (B1, B2 and B8). However, it is unlikely that such developments will have had a significant impact on the supply of employment floorspace in the borough.

5.3 Supply Review

DEAs

Table 5-1 provides a summary of the key aspects of supply provided by DEAs designated in the 2006 UDP and Submission Core Strategy. This highlights a total land supply at DEAs amounting to approximately 131 hectares, which has not changed since the 2008 study.

Table 5-1: Business size, 2010

DEA No.	DEA Name	Area (ha)	Floorspace (sqm) 2009	Floorspace (sqm) 2011
001	Crusader Industrial Estate, Ashfield Road	1.57	23,316	23,316
002	Bounds Green Industrial Estate	5.52	27,835	31,045
003	Brantwood Road	16.93	91,580	91,580
004	Campsbourne	0.55	3,280	3,134
005	Cranford Way	7.87	27,939	26,628
006	Friern Barnet Sewage Works	6.2	0	0
007	Hale Wharf	1.72	7,597	7,597
008	N17 Studios 784-788 High Road	2.1	10,391	0
009	High Road West	2.58	13,417	13,417
010	Lindens/Roseberry Works	1.32	8,266	8,266
011	Millmead and Ashley Road Extension	11.47	69,120	69,120
012	North East Tottenham	15.5	93,802	93,802
013	Queen Street	1.6	6,186	6,186
014	South Tottenham	9.12	98,574	98,574
015	Tottenham Hale	13.23	37,609	41,017
016	Vale Road/Tewkesbury Road	6.73	61,504	61,504
017	White Hart Lane	8.05	39,324	40,269
018	Willoughby Lane	1.1	9,538	9,538
019	Wood Green	12.11	64,585	64,585
020	High Road East	1.03	14,265	14,265
021	Marsh Lane	2.1	15,038	15,038
022	Rangemoor Road, Herbert Road	3.03	12,481	12,481
Total		131.43	735,647	731,362

Source: Office for National Statistics

Table 5-2: DEA (2011) Employment Land Supply²

DEA No.	DEA Name	Area (ha)	Floorspace (sqm) 2009	Floorspace (sqm) 2011
001	Crusader Industrial Estate, Ashfield Road	1.57	23,316	23,316
002	Bounds Green Industrial Estate	5.52	27,835	31,045
003	Brantwood Road	16.93	91,580	91,580
004	Campsbourne	0.55	3,280	3,134
005	Cranford Way	7.87	27,939	26,628
006	Friern Barnet Sewage Works	6.2	0	0
007	Hale Wharf	1.72	7,597	7,597

² DEA areas measured on basis of boundaries defined by 2006 UDP & Submission Core Strategy. Floorspace figures based on 2008 report findings and adjusted in light of known changes and development control records 2008-2012.

008	N17 Studios 784-788 High Road	2.1	10,391	0
009	High Road West	2.58	13,417	13,417
010	Lindens/Roseberry Works	1.32	8,266	8,266
011	Millmead and Ashley Road Extension	11.47	69,120	69,120
012	North East Tottenham	15.5	93,802	93,802
013	Queen Street	1.6	6,186	6,186
014	South Tottenham	9.12	98,574	98,574
015	Tottenham Hale	13.23	37,609	41,017
016	Vale Road/Tewkesbury Road	6.73	61,504	61,504
017	White Hart Lane	8.05	39,324	40,269
018	Willoughby Lane	1.1	9,538	9,538
019	Wood Green	12.11	64,585	64,585
020	High Road East	1.03	14,265	14,265
021	Marsh Lane	2.1	15,038	15,038
022	Rangemoor Road, Herbert Road	3.03	12,481	12,481
Total		131.43	735,647	731,362

In terms of floorspace supply, we estimate that the total provision of built B use premises in DEAs amounts to around 731,000 sqm. This compares well to Government estimates of commercial and industrial floorspace in the borough (808,000 sqm) bearing in mind that the ONS estimates will include employment premises outside as well as inside DEAs. **Table 5-3** provides these floorspace statistics by Middle Layer Super Output Area.

Table 5-3: B Use Class Floorspace (sqm) by Sub Area 2008

MSOA	Office Floorspace ('000 sqm)	Factory Floorspace (% of total)	Warehousing Floorspace ('000 sqm)	Total (%)
1	2	1.09%	3	1.09%
2	6	3.26%	57	20.73%
3	19	10.33%	24	8.73%
4	0	0.00%	13	4.73%
5	0	0.00%	0	0.00%
6	0	0.00%	2	0.73%
7	33	17.93%	0	0.00%
8	0	0.00%	0	0.00%
9	0	0.00%	0	0.00%
10	0	0.00%	0	0.00%
11	9	4.89%	3	1.09%
12	6	3.26%	1	0.36%
13	6	3.26%	3	1.09%
14	0	0.00%	0	0.00%
15	15	8.15%	38	13.82%
16	31	16.85%	13	4.73%

17	2	1.09%	0	0.00%
18	0	0.00%	0	0.00%
19	1	0.54%	5	1.82%
20	3	1.63%	16	5.82%
21	4	2.17%	0	0.00%
22	0	0.00%	0	0.00%
23	8	4.35%	1	0.36%
24	0	0.00%	20	7.27%
25	12	6.52%	28	10.18%
26	3	1.63%	12	4.36%
27	0	0.00%	1	0.36%
28	1	0.54%	0	0.00%
29	0	0.00%	0	0.00%
30	7	3.80%	0	0.00%
31	0	0.00%	0	0.00%
32	0	0.00%	31	11.27%
33	0	0.00%	0	0.00%
34	12	6.52%	2	0.73%
35	4	2.17%	2	0.73%
36	0	0.00%	0	0.00%
Total	184	100%	275	100%

Source: ONS, Commercial & Industrial Floorspace Statistics (2008)

In terms of vacant land in Haringey's stock of DEAs, discussions with Council officials and analysis of recorded changes at DEAs indicate that this element of potential supply has not changed significantly since 2008. **Table 5-4** sets out our estimates of vacant land at DEAs. This shows a total vacant land supply of around 11 hectares of which nearly 60% is accounted for by a single undeveloped site (DEA 6 - Friern Barnet Sewage Works). This represents a land vacancy rate of around 8% (or 3% when excluding DEA 6).

Table 5-4: DEA Vacant Land Estimates³

DEA	Site Name	Vacant Land (ha)
DEA3	Brantwood Road	0.34
DEA6	Friern Barnet Sewage Work	6.21
DEA14	South Tottenham	0.38
DEA15	Tottenham Hale	0.92
DEA19	Wood Green	3.01
DEA20	High Road East	0.2
Total		11.06

³ Vacant land figures based on the 2008 report findings and adjusted in light of known changes and development control records 2008-2012.

6. Future employment land demand

6.1 Introduction

This Section provides a series of quantitative scenarios of workplace employment in the London Borough of Haringey for the period up to 2026. Also provided are our estimates of the future demand for employment floorspace and employment land, which are derived from the employment forecasts.

The baseline forecasts are based on Experian Business Strategies' latest 30 sector forecasts for Haringey up to 2026. The baseline forecasts are complemented by two scenarios representing higher and lower levels of employment growth. These scenarios are also based on the Experian forecasts but assume that employment will grow at a higher annual rate (High growth scenario) or at a lower annual rate (Low growth scenario) than the base forecasts. Together, the three scenarios represent what could be described as "optimistic", "pessimistic" and "baseline" outlooks of the borough's employment prospects.

Employment sectors have been mapped to the core B1 (business), B2 (general industrial) and B8 (storage and distribution) "employment" uses and job numbers have been converted to floorspace and land demand by applying appropriate employment density and plot ratio assumptions. The employment densities used are in line with the HCA's Employment Densities Guide 2nd Edition (2010) while the plot ratios used are in line with the ODPM's Employment Land Reviews: Guidance Note (2004) and informed by site visits undertaken in January 2012. The employment density and plot ratio assumptions are summarised below.

Table 6-1: Employment density and plot ratio assumptions

Use Class	Employment Density	Plot Ratio
B1	12m ² per FTE	65%
B2	36m ² per FTE	40%
B8	70m ² per FTE	50%

It should be noted that the projections set out in this chapter are indicative and should not be considered prescriptive. Moreover, given the long-term nature of the projections and the continued economic uncertainty, any forecasting is highly sensitive to changes in the national and international economic climate and prone to inaccuracy.

The UK economy is still in the process of a slow and uncertain recovery from the 2008-2009 economic recession. All parts of the country felt the effects of the economic downturn and (as Chapter 2 established) Haringey was no exception. Forecasting future employment growth prospects and the resulting demand for employment land and premises is extremely difficult in these circumstances as there are many uncertainties regarding the pace and length of the economic recovery. This is highlighted by the negative GDP growth recorded in the final quarter of 2011.

Since the plan period for the Core Strategy is up to 2026 the forecasts can be treated as indicative only and should be subject to regular review. Forecasts are also presented for 2016 and 2021 so that they can inform short-term and mid-term as well as longer-term policies.

The starting point for the analysis is that the supply and demand for employment land and premises in Haringey was in general equilibrium in 2011, the base year for the analysis. This means that supply and demand were broadly even and there was neither a significant oversupply of land (e.g. high volumes of vacant land/premises) nor a significant undersupply (e.g. very limited or no availability of employment land/premises).

6.2 Scenario 1: Base scenario

The base scenario is based on Experian's main forecasting model (released in late November 2011). Experian's detailed local level forecasts are based on an integrated regional sectoral model of the UK. The model is constructed on the basis that each UK region and each sector of the economy is treated as an economic entity in its own right, for which forecasts can be made using historic relationships between variables. In broad terms, the historical performance of county economies is interpreted in terms of their share of the regional economy of which they are a part. In turn, the performance of local authority areas is based on their share of their encompassing county. For each sector of the economy (30 categories, SIC92 definition), equations are produced for output and employment that explain the observable relationship between these variables at the local and regional level. A full description of Experian's forecasting methodology is presented in Appendix A.

According to the model, Haringey's B class employment will increase by 6,934 jobs over the period 2011-2026, an increase of 15.6%. Employment growth will primarily come from B1 and, to a lesser extent, B8 uses while B2 employment is forecast to continue to decline (**Table 6-2**).

Table 6-2: Haringey Employment Forecasts - Base Scenario (total employment)

Use Class	2011	2016	2021	2026	Change 2011-2026
B1	32,793	35,170	37,371	39,174	6,381
B2	3,729	3,497	3,427	3,428	-302
B8	7,965	8,317	8,649	8,820	855
Total B use class	44,487	46,984	49,446	51,421	6,934

Source: Experian, Atkins

Based on the above employment forecasts and the employment density and plot ratio assumptions summarised in **Table 6-1** Haringey's floorspace and land requirements over the period 2011-2026 are forecast to be as follows:

Table 6-3: Haringey B use class floorspace need (sqm) – Base Scenario

Use Class	2011	2016	2021	2026	Change 2011-2026
B1	393,515	422,043	448,447	470,088	76,573
B2	134,255	125,906	123,361	123,390	-10,865
B8	557,546	582,172	605,402	617,366	59,821
Total floorspace	1,085,316	1,130,121	1,177,210	1,210,845	125,529

Source: Experian, Atkins

Table 6-4: Haringey B use class land need (ha) – Base Scenario

Use Class	2011	2016	2021	2026	Change 2011-2026
B1	60.5	64.9	69.0	72.3	11.8
B2	33.6	31.5	30.8	30.8	-2.7
B8	111.5	116.4	121.1	123.5	12.0
Total land	205.6	212.8	220.9	226.6	21.0

Source: Experian, Atkins

According to the Base scenario, B1 floorspace demand will grow by 76,573 sqm over the period 2011-2026, translating to an indicative increase in B1 land demand of 11.8 ha. Demand for B8 floorspace will also grow by 59,821 sqm over the same period, translating to additional indicative demand for 12 ha of B8 land. Demand for B2 floorspace is projected to decline however, decreasing by 10,865 sqm (2.7 ha in terms of land) between 2011 and 2026.

The overall B class floorspace need in the borough will increase by 125,529 sqm over the period 2011-2026, translating to approximately 21 ha of land. This however assumes that all surplus B8 land will be re-used for B1 and B8 purposes. It is possible that some of the surplus B2 land could be used to accommodate demand in the growing B1 and B8 sectors but it is likely that the poorer quality industrial sites would not be fit for B1 purposes. Therefore, it is likely that the actual additional need for employment land by 2026 will range between 21 ha and 23.7 ha. It should be noted that these are indicative land estimates which are sensitive to the plot ratio assumptions used to convert floorspace into land.

6.3 Scenario 2: Higher growth scenario

Scenario 2 follows a similar methodology to Scenario 1 but assumes that the rate of employment growth across all B use class sectors will be 30% higher (from 2011 onwards) than Experian's base forecasts. In essence, this scenario represents a more optimistic outlook on Haringey's economic recovery and economic growth prospects.

Table 6-5 summarises the higher growth rates and how they compare to the baseline growth rates.

Table 6-5: Higher Employment Growth Rate Assumptions

Use Class	Base growth rates			Higher growth rates		
	2011-2016	2016-2021	2021-2026	2011-2016	2016-2021	2021-2026
B1	7.2%	6.3%	4.8%	9.4%	8.1%	6.3%
B2	-6.2%	-2.0%	0.0%	-4.4%	-1.4%	0.0%
B8	4.4%	4.0%	2.0%	5.7%	5.2%	2.6%

Source: Experian, Atkins

Based on the higher growth scenario, Haringey's B1 jobs are expected to increase by 21.5% over the period 2010-2027. The number of B2 jobs will decline by 4.3% while the number of B8 jobs will increase marginally (0.1%). The overall number of B use class jobs is expected to increase by 13.9%.

Table 6-6: Haringey Employment Forecasts – Higher Growth Scenario (total employment)

Use Class	2011	2016	2021	2026	Change 2011-2026
B1	32,793	35,883	38,802	41,236	8,443
B2	3,729	3,567	3,516	3,517	-212
B8	7,965	8,422	8,859	9,087	1,122
Total B use class	44,487	47,873	51,178	53,840	9,353

Source: Experian, Atkins

Based on the above employment forecasts, Haringey's floorspace and land requirements over the period 2011-2026 are forecast to be as follows:

Table 6-7: Haringey B use class floorspace need (sqm) – Higher Growth Scenario

Use Class	2011	2016	2021	2026	Change 2011- 2026
B1	393,515	430,601	465,623	494,834	101,318
B2	134,255	128,411	126,594	126,615	-7,640
B8	557,546	589,560	620,142	636,075	78,529
Total floorspace	1,085,316	1,148,572	1,212,359	1,257,523	172,207

Source: Atkins

Table 6-8: Haringey B use class land need (ha) – Higher Growth Scenario

Use Class	2011	2016	2021	2026	Change 2011-2026
B1	60.5	66.2	71.6	76.1	15.6
B2	33.6	32.1	31.6	31.7	-1.9
B8	111.5	117.9	124.0	127.2	15.7
Total land	205.6	216.3	227.3	235.0	29.4

Source: Atkins

According to Scenario 2, Haringey's employment floorspace needs will increase by 172,207 sqm over the period 2011-2026, translating to indicative additional employment land demand of 29.4 ha. This assumes that all surplus B2 land (1.9 ha) will be reused for B1 and B8 purposes, otherwise the additional land need could be up to 31.3 ha.

6.4 Scenario 3: Lower growth scenario

Scenario 3 follows the same methodology as Scenario 2 but assumes that the rate of employment growth across all B use class sectors will be 30% lower (from 2011 onwards) than Experian's base forecasts. This is a more pessimistic scenario that assumes that the economic recovery from the recession will be slower.

Table 6-9 summarises the lower growth rates and how they compare to the baseline growth rates.

Table 6-9: Lower Employment Growth Rate Assumptions

Use Class	Base growth rates			Lower growth rates		
	2011-2016	2016-2021	2021-2026	2011-2016	2016-2021	2021-2026
B1	7.2%	6.3%	4.8%	5.1%	4.4%	3.4%
B2	-6.2%	-2.0%	0.0%	-8.1%	-2.6%	0.0%
B8	4.4%	4.0%	2.0%	3.1%	2.8%	1.4%

Source: Experian, Atkins

Based on the lower growth scenario, Haringey's B1 jobs are expected to increase by 21.5% over the period 2010-2027. The number of B2 jobs will decline by 4.3% while the number of B8 jobs will increase marginally (0.1%). The overall number of B use class jobs is expected to increase by 13.9%.

Table 6-10: Haringey Employment Forecasts – Lower Growth Scenario (total employment)

Use Class	2011	2016	2021	2026	Change 2011-2026
B1	32,793	34,457	35,966	37,181	4,388
B2	3,729	3,428	3,338	3,339	-391
B8	7,965	8,211	8,441	8,557	592
Total B use class	44,487	46,096	47,744	49,077	4,590

Source: Experian, Atkins

Based on the above employment forecasts, Haringey's floorspace and land requirements over the period 2011-2026 are forecast to be as follows:

Table 6-11: Haringey B use class floorspace need (sqm) – Lower Growth Scenario

Use Class	2011	2016	2021	2026	Change 2011-2026
B1	393,515	413,485	431,593	446,172	52,657
B2	134,255	123,402	120,159	120,195	-14,059
B8	557,546	574,784	590,839	599,012	41,467
Total floorspace	1,085,316	1,111,670	1,142,591	1,165,380	80,064

Source: Atkins

Table 6-12: Haringey B use class land need (ha) – Lower Growth Scenario

Use Class	2011	2016	2021	2026	Change 2011-2026
B1	60.5	63.6	66.4	68.6	8.1
B2	33.6	30.9	30.0	30.0	-3.5
B8	111.5	115.0	118.2	119.8	8.3
Total land	205.6	209.4	214.6	218.5	12.9

Source: Atkins

According to Scenario 3, Haringey's employment floorspace needs will increase by 80,064 sqm over the period 2011-2026, translating to additional demand for approximately 12.9 ha of land. This assumes that all surplus B2 land (3.5 ha) will be reused for B1 and B8 purposes, otherwise the additional land need could be up to 16.4 ha.

6.5 Conclusion

The base scenario suggests that demand for employment floorspace in Haringey will increase by 125,000 sqm (indicatively 21 ha of land) over the period 2011-2026. This increase will be driven by growth in the B1 and B8 sectors while employment in manufacturing (B2) sectors is projected to continue to decline.

The more optimistic higher growth scenario forecasts that demand for employment floorspace will increase by 172,000 sqm (indicatively 29.4 ha of land) over the period 2011-2026, driven by higher rates of employment growth. On the other hand, the more pessimistic lower growth scenario forecasts a more modest increase in employment floorspace requirements of 80,000 sqm (indicatively 12.9 ha of land) over the same period.

Given the great uncertainty surrounding the future of the UK economy and the pace of the economic recovery, it is recommended that the findings of all three scenarios are considered when planning for the borough's future supply of employment land. In terms of employment land policy targets, it is recommended that they are based on the base scenario's forecast of a need of 125,000 sqm net additional employment floorspace (indicatively 21 ha of employment land) by 2026. The borough has some 11 ha of vacant employment land which could meet approximately half of this additional need.

An important message of this ELR update (and one which is consistent across all three scenarios) is that employment in the B1 and B8 sectors is forecast to increase significantly over the period to 2026 and so will the corresponding demand for B1 and B8 land and premises. At the same time employment in the B2 sectors is forecast to decline, making over 10,000 sqm of B2 floorspace (2.7 ha of land) surplus to requirements (under the base scenario). Any surplus B2 floorspace and land should be tested for its ability to be re-used for B1 and/or B8 purposes. If the assessment shows surplus B2 sites to be unfit for B1/B8 uses then it should be released for other uses.

In conclusion, it is important that Haringey maintains a portfolio of employment sites that is fit for purpose and meets the needs of local businesses in terms of quantity, quality, type, size and location. All employment sites should be assessed on a regular basis for their fitness for purpose and the best sites safeguarded for employment use while unfit sites should be considered for release. As it is unlikely that all surplus B2 land will be reused for B1 and B8 purposes it will also be important to strongly safeguard and intensify suitable B1 and B8 locations and protect vacant / undeveloped employment sites so that Haringey's economy can continue to grow over the planning period.

7. Proposed changes to employment land designations

7.1 Introduction

This section provides an overview of the results of the comprehensive review of 11 Designated Employment Areas (DEAs) that have been identified for re-designation by the Council. The sites have been assessed in terms of their existing uses, vacancy level, accessibility, parking provision and compatibility / potential conflicts with surrounding land uses and include the following:

- DEA 2 – Bounds Green Industrial Estate
- DEA 4 – Campsbourne
- DEA 6 – Friern Barnet Sewage Works
- DEA 9 – High Road West
- DEA 11 – Land to the west of Millmead / railway line
- DEA 13 – Queen Street
- DEA 14 – South Tottenham
- DEA 17 – White Hart Lane
- DEA 18 – Willoughby Lane
- DEA 19 – Wood Green
- DEA 22 – Rangemoor Road, Herbert Road

The assessment of sites has been undertaken in accordance with the key criteria set out in the Mayor's Industrial Capacity SPG (summarised in the Policy Context section of the report) and the Government's Employment Land Reviews Guidance Note.

7.2 DEA 2 Bounds Green Industrial Estate

DEA 2 is proposed for re-designation from an Employment Location (EL) to a Locally Significant Industrial Site (LSIS). The implications of this re-designation will be that the site will be intensified for employment generating uses and protected as Employment Land.

The DEA provides mainly for B2 uses (e.g. textiles, printing services, stainless steel manufacturing) and B8 uses (e.g. textiles & flooring storage and distribution). In January 2012, the DEA was well occupied with a low vacancy rate. The core of the site consists of older, average quality buildings. New, better quality employment premises have been built around this older core.

The DEA has good accessibility to public transport as it is located within 5 minutes of a bus stop on Station Road/Bounds Green Road (A109). The Bounds Green and Arnos

Grove tube stations and New Southgate Railway Station are with a reasonable walking distance from the site. The estate also provides adequate on-site parking.

There are residential developments to the east of the site but the employment uses do not appear to cause any conflicts with the housing.

Summary and recommendations: The DEA provides for a variety of B1, B2 and B8 uses, is well located in relation to the highway network, it has good public transport links and parking provision. The estate is well occupied and appears to meet the needs of local businesses. The re-designation of the site as a Locally Significant Industrial Site (LSIS) will safeguard it for a range of B use class industrial uses. Consequently we consider that the site meets the key criteria of the Mayor's Industrial Capacity SPG.

7.3 DEA 4 Campsbourne, N8

The DEA is proposed for re-designation from a Regeneration Area (RA) to a Local Employment Area (LEA) – Employment Land (EL). The implications of this re-designation will be that the site will be intensified for employment generating uses and protected as Employment Land.

The DEA provides for mainly B2 (e.g. workshops), B8 uses (e.g. storage) and Sui Generis (e.g. garage / car repair services). The overall quality of the site and premises is rather poor and there is some evidence of fly tipping on parts of the site but it appears to be fully occupied and therefore meeting the needs of local businesses.

The DEA has good accessibility to public transport as it is located within 5 minutes of a bus stop on High Street (A504) and close to Hornsey Railway Station. However, the DEA is accessed by vehicles via Cross Lane that could be improved, as this route is narrow and lacks appropriate signage. Parking provision is limited. There appear to be no conflicts with surrounding land uses.

Summary and recommendations: The DEA provides for a variety of B2, B8 and Sui Generis uses with good public transport links. In addition, the high occupancy level indicates that the area is meeting the needs of the local industries. The re-designation of the site to an Employment Location (EL) will ensure that the site is safeguarded for employment uses and will provide the flexibility for the area to accommodate complementary employment generating uses, such as small scale "walk-to-retail", cafes and crèche/nursery.

7.4 DEA 6 Friern Barnet Sewage Works (Pinkham Way)

The DEA is proposed for re-designation from an Employment Location (EL) to a Locally Significant Industrial Site (LSIS). The implications of this re-designation will be that the site will be safeguarded for B class uses.

There is a dual designation on the site with it being identified as a Site of Importance for Nature Conservation (SINC). The site is currently derelict / vacant, enclosed by fence and is known to be contaminated in places given its former use as sewage treatment works. There is evidence of overgrown vegetation and flytipping.

The site is bounded to the north and east by the A406 and a railway line respectively. There is a park / playground to the west of the site and a golf course to the south. Consequently, there is minimal conflict between the site's potential use for employment purposes and surrounding uses.

The site is located immediately adjacent to the North Circular Road (A406) and is accessed directly from this major arterial route via a junction with the B550 200 metres to the west.

Summary and recommendations: The site has been vacant / derelict for many years but is located directly adjacent to the North Circular and has good access to the M1 and M11. Access to the site from the North Circular is from the west only although this does not appear to undermine the viability of the retail park located directly opposite DEA 6 on the northern side of A406. The strategic location of the site, its scale and proximity to other well established industrial sites reflects its potential to become a successful, modern employment site. It offers a unique opportunity for the borough in serving a significant element of strategic, long term demand as the local economy grows and diversifies. The size of the site will also increase the scope for providing a good range in terms of the size of premises including those that can accommodate SMEs and micro businesses which have strong ties to the local community and surrounding residential areas. Similarly, the location and size of the site provides a feasible and viable prospect for the provision of good quality, modern logistics operations. Applying the Mayor's SPG criteria, we consider that the site is appropriate for LSIS designation.

Its re-designation as a Locally Significant Industrial Site (LSIS) is important for a variety of reasons. Firstly, it gives the market more certainty regarding the types of employment generating uses that will be acceptable at the site. Secondly, the site represents a key component of future supply required to meet long term, strategic employment demand in the borough.

7.5 DEA 9 High Road West, N17

The DEA is proposed for re-designation from an Industrial Location (IL) to a Local Employment Area (LEA) – Employment Land (EL). The implications of this re-designation will be that the site could accommodate a broader range of employment generating uses.

The southern section of the DEA consists of the Peacock Industrial Estate providing for mainly B2 (e.g. supplies of car tyres / gearboxes, bathrooms and metal workshops) and Sui Generis uses (e.g. car maintenance services). The overall quality of buildings and landscape is rather poor but the site is well occupied and has reasonable accessibility and parking provision.

The northern section of the DEA consists of average quality buildings currently in B8 use. The current low intensity storage use provides scope for a change in designation that would allow the better use of the site for the regeneration of Tottenham.

There is a large supermarket that separates the southern and northern parts of the DEA. In addition there is a concentration of retail activity and key services fronting onto the High Road.

Summary and recommendations: The re-designation of DEA9 as an Employment Location (EL) would safeguard its employment function uses and provide a greater flexibility to accommodate employment generating uses beyond the B use classes. However, we consider that DEA9 offers a good opportunity for re-designation as a Regeneration Area. This reflects the location of the site and its direct relationship with the town centre and community-focused activities which characterise Tottenham High Road. Moreover, there is a need to enable additional flexibility and choice at this site in order for future development proposals to be well integrated with wider regeneration initiatives being developed and implemented in Tottenham (exacerbated by the impact of the riots last August, the flat housing property market, recent increases in unemployment, the agreement to invest £41m in Tottenham, the establishment of a Local/Strategic Task Force to push delivery and the start of public consultation on both an area wide Tottenham Improvement Plan in Nov 2011 and on land west of THFC, including DEA9, in February 2012.). Altering the designation would not undermine the borough's capacity to accommodate employment generating uses. Firstly, the site is relatively small. Secondly, a mixed-use scheme with an element of modern employment floorspace aimed at the SME market would offer the opportunity to intensify the employment role of the site (or part of it).

DEA 11 Land to the west of Millmead/railway line, N17

The east side of the DEA contains the Technopark Building, which provides for small B1 use class business (e.g. graphic designers, solicitors, IT offices) and some large business (e.g. HAVCO and CHUBB). The west side of the site provides land and outbuildings for Network Rail on the strip of land between the railway and Watermead Way, which falls under the Sui Generis use class.

The western side of the site has no vacancy and is occupied by Network Rail. There are a number of vacant units within the Technopark Building, which appears to have a medium-high vacancy rate of around 30%. There are non-B class employment uses occupying the building, including a nursery.

The site has a good level of accessibility and is within 5 minutes of a bus stop on Watermead Way (A1055). The Tottenham Hale tube and railway station and the Seven Sisters tube stations are with a reasonable walking distance from the site.

The DEA provides on-site parking and appears to have no conflicts with surrounding land uses.

Summary and recommendations: The DEA has a good level of accessibility and on-site parking provision. The east of the site is fully occupied; however there is a medium to high vacancy rate for the west side Technopark building. By re-designating the site as an Employment Location (EL), it would safeguard the employment location and provide

greater flexibility to accommodate other complementary sectors beyond traditional B class uses. The Technopark building could continue to focus on operating more as a business incubator that would provide SMEs and start-ups with an ideal location to develop and grow their businesses.

7.6 DEA 13 Queen Street, N17

The DEA is proposed for re-designation from an Industrial Location (IL) to a Local Employment Area (LEA) - Employment Land (EL). The implications of this re-designation will be that the site could be used for broader employment generating uses beyond B class uses.

The east side of the DEA provides a cluster of small units supporting small B1 and B2 use class businesses (e.g. specialist food, clothing, glass and ceramic business). The west side of the site provides large warehousing for B8 uses and is occupied by a single occupier.

The DEA appears to be fully occupied. The east side of the DEA provides basic small units of average quality. The west side of the DEA provides good quality spacious premises.

The site has a good level of accessibility and provides separate on-site parking for both the east and west side. There are some residential properties to the south of the DEA boundary, however, the existing B class uses do not appear to be to the detriment to the amenity of the area.

Summary and recommendations: The DEA has a good level of accessibility and on-site parking. The west side of the DEA provides spacious premises for B8 uses with good access and parking facilities. The east side of the DEA provides for smaller business with basic units, which appear to be fully occupied. The re-designation of the site to an Employment Location will safeguard it as an employment location with a flexibility to accommodate other complementary employment generating sectors beyond traditional B use classes.

7.7 DEA 14 South Tottenham, N15

The DEA is proposed for re-designation from an Industrial Location (IL) & Strategic Employment Location (SEL) to a Local Employment Area - Employment Land. The implications of this re-designation will be that the DEA will have greater flexibility to accommodate other employment generating sectors complementary to B class uses.

The DEA provides a wide variety of B use classes, including B1, B2 and B8. The northern part of the DEA, which provides newer, good quality units for mainly B1 (offices) and B2 (SME workshops) uses is well-occupied. The southern part of the site, which accommodates older units and B2 and B8 activities, appears to have a high vacancy rate.

The DEA has a good level of accessibility. It is within 5 minutes of a bus stop on Broad Lane and Tottenham Road (A10). The Tottenham Hale tube and railway station and the Seven Sisters tube stations are with a reasonable walking distance from the site.

The DEA provides an average level of parking, which is provided mainly on internal roads and within some individual site boundaries. There appear to be no conflicts with surrounding land uses.

Tottenham Hale Retail Park is located to the north of the DEA. There could be potential opportunity to capitalise on the success of the Retail Park by providing more flexibility in land uses.

Summary and recommendations: The DEA provides for a wide variety of B use classes, of varying age and quality. The northern part of the site mainly provides newer units for B1 and B2 uses and is well occupied. The southern part of the site consists of older B2 and B8 units and has a high vacancy rate. The DEA would benefit from a re-designation to an Employment Location (EL) as it would provide a greater flexibility to accommodate other complementary employment generating uses and contribute to the economic regeneration of the area.

7.8 DEA 17 White Hart Lane, N17

The DEA is proposed for re-designation from an Industrial Location (IL) to a Local Employment Area (LEA) - Employment Land (EL). The implications of this re-designation will be that the site will be used for a broader range of employment generating uses beyond B class uses.

The DEA provides for mainly B8 uses, such as self-storage warehousing. There is a petrol station on site, which fall under the Sui Generis use class.

The DEA is fully occupied with no vacant units. There is a new industrial development currently under construction that will provide for units for a mixture of B2 and B8 uses.

The site provides premises that are of a good quality and age and has a good level of accessibility and parking provision. The east side of the site accommodates a builders' yard that faces onto the back of residential gardens (located at Devonshire Gardens). The residential properties may be affected by dust from the builders' yard, which contains a large mound of soils/raw materials.

Summary and recommendations: The DEA is of a good quality and age, provides a good level of accessibility and parking provision. In addition, the DEA is well-occupied and the success of the site is demonstrated by the construction of new industrial units for a variety of B2 and B8 uses. The re-designation of the site as an Employment Location (EL) will ensure the protection of the site as an employment area and provide greater flexibility in accommodating a range of employment generating uses. Demand for employment uses at the site is strongly confirmed by the evidence of recent planning consents gained. In particular, this includes permission having been granted in 2011 for over 13,000 sqm of B1, B2 and B8 development.

7.9 DEA 18 Willoughby Lane, N17

The DEA is proposed for re-designation from an Industrial Location (IL) to a Regeneration Area (RA). The implications of this re-designation will be that the DEA will

have greater flexibility in accommodating employment generating uses that extend beyond B use classes as well as housing.

The DEA provides for a wide variety of uses, including offices, metal shops, poor quality sheds and MOT / car services. There is a row of three storey buildings (fronting onto Willoughby Lane) that provide ground floor retail uses with residential and office units occupying the remaining levels.

The DEA is well occupied and appears to have no vacant units. The office accommodation (Imperial House) is of average quality. The quality of the light industrial workshop units is of a poor age and quality.

The site has an average level of accessibility. The internal roads within the site are narrow, which could hinder access for larger vehicles. The site is within 5 minutes of a bus stop on Willoughby Lane. The Northumberland Park Railway Station is with a reasonable walking distance from the site.

Summary and recommendations: The DEA is well occupied and provides a mixture of B class employment generating uses along with retail and residential uses. The re-designation of the site to a Regeneration Area (RA) will ensure that there is greater flexibility in accommodating a broad range of uses that will ensure the site continues to economically thrive and will contribute to the regeneration of the area.

7.10 DEA 19 Wood Green (northern area)

The DEA is proposed for re-designation from a Regeneration Area (RA) to a Local Employment Area (LEA) - Employment Land (EL). The implications of this re-designation will be that the site will be safeguarded for employment generating uses.

The DEA currently accommodates D use class activities, including D1 (e.g. Language School, Theatre Academy) and D2 (e.g. Gym, Martial Arts Training, Children's Play Centre). There are also some B use class activities, including B8 uses (e.g. Furniture Warehouse) and B1 uses (e.g. clothing factory, chocolate factory). The site is part of Haringey Heartlands which is identified in the London Plan as an Area for Intensification offering opportunities for the mixed-use regeneration of the area. The area is also designated as a cultural quarter in the UDP.

The DEA is fully occupied and provides premises that are of an average quality and age. The site has a good level of accessibility. It is within 5 minutes of a bus stop on Wood Green High Road (A105). The Wood Green Tube Station and Alexandra Palace Railway Station are with a reasonable walking distance from the site.

The DEA provides adequate car parking space and appears to have no conflicts with surrounding land uses.

Summary and recommendations: The DEA is well-occupied, provides good transport links and is in close proximity to the local centre of Wood Green. It currently provides for a mix of D and B class uses. The re-designation of this site to an Employment Location (EL) will ensure that the DEA is safeguarded for employment generating uses

with the flexibility to accommodate small scale services to meet the needs of industrial occupiers, such as cafes.

7.11 DEA 22 Rangemoor Road / Herbert Road, N15

The DEA is proposed for re-designation from a Regeneration Area (RA) to Employment Land (EL). The implications of this re-designation will be that the DEA will be safeguarded for employment generating uses and protected as Employment Land.

The DEA is a light industrial estate occupied by mainly a mixture of B2 (e.g. plumbing and heating, furniture manufacturing) and B8 uses (e.g. clothing storage and distribution, food wholesalers, removals).

The site has a medium-high vacancy level, including a vacant large warehouse and vacant workshop premises. The DEA provides a mixture of newer and older units of poor to average quality. There is some evidence of fly tipping on parts of the site and the road surface is in poor condition.

The site has reasonable accessibility and provides an average level of parking, which is provided within the estate on the internal roads. However, the internal roads within the site may need resurfacing due to a number of pot holes.

Adjacent to the northern DEA boundary along Herbert road are new housing units. One of the housing units has been converted to support a workshop business.

Summary and recommendations: The DEA provides a mixture of units to support B2 & B8 industries. The existing B use class activities are not in conflict with the neighbouring residential areas but there is a notable level of vacant units. The re-designation of this site as an Employment Location (EL) will safeguard the site for employment generating uses although vacancy levels need to be monitored.

8. Conclusions and policy implications

8.1 Introduction

This Section summarises the findings of the 2012 employment study update and sets out our policy recommendations. It seeks to supplement the conclusions and recommendations of the 2008 study, having regard to available up-to-date information and recent changes in national, regional and local policies.

8.2 New Policy Context

Over the past two years, the Government has put a greater emphasis on empowering local communities and local authorities to decide for themselves the level of employment and housing development that is appropriate for their areas. While regional targets have been withdrawn outside London, the London Plan (last updated in July 2011) maintains its role in guiding economic development across London, encouraging individual boroughs to use it as a “resource for localism” which will help them develop and implement local approaches that meet their needs while also adding up Londonwide.

The London Plan projects employment in Haringey to grow by 13,000 jobs over the period 2007-2031, a rate of growth significantly higher than the other North London boroughs. Objective 2 of the Plan aims to support a competitive economy by ensuring the availability of sufficient employment land and development capacity in the office market and by sustaining economic activity and increasing the proportion of working age London residents in employment.

8.3 New Economic Context

Despite a marginal fall in population, Haringey’s economic activity rate has risen which has resulted in an increase in the labour force by over 2,000 people, generating additional need for the provision of employment land and premises.

Reflecting national economic conditions, the supply of jobs in Haringey declined by approximately 4,400 between 2008 and 2010. The implication of these job losses is that employment land policies and associated designations should assist in facilitating the replacement of these jobs.

Haringey is characterised by a rate of unemployment which is consistently higher than the London and national averages. Whilst mainly a labour market and skills issue, employment land policies should reflect the need to maximise the availability of a diverse range of job opportunities in the borough. Furthermore, the prevalence of relatively young and small businesses in Haringey requires that the employment land approach in the borough facilitates a good supply of small, affordable and flexible premises.

8.4 Future Employment & Property Needs

The base scenario utilising Experian's latest 30 sector employment forecasts suggests that demand for employment floorspace will increase by 125,500 sqm over the period 2011-2026 (indicatively 21 ha of land). This will be driven by growth in the B1 and B8 sectors while employment in manufacturing (B2) sectors is projected to continue to decline.

The more optimistic higher growth scenario forecasts that demand for employment floorspace will increase by 172,000 sqm over the period 2011-2026 (indicatively 29.4 ha), driven by higher rates of employment growth. The lower growth scenario forecasts a more modest increase in employment floorspace requirements of 80,000 sqm (indicatively 12.9 ha of land) over the same period.

Given the great uncertainty surrounding the wider economic conditions, it is recommended that the findings of all three scenarios are considered when planning for the borough's future supply of employment land. In terms of employment land policy targets, it is recommended that they are based on the base scenario's forecast of a need of approximately 21 ha net additional employment land by 2026. The borough has some 11 ha of vacant employment land which could meet approximately half of this additional need provided all vacant land is safeguarded for employment use and is fit for purpose.

An important message of this ELR update (and one which is consistent across all three scenarios) is that employment in the B1 and B8 sectors will increase significantly over the period to 2026 and so will the corresponding demand for B1 and B8 land and premises. At the same time employment in the B2 sectors is forecast to decline, making 2.7 ha of B2 land surplus to requirements (under the base scenario). Any surplus B2 land should be tested for its ability to be re-used for B1 and/or B8 purposes. If the assessment shows surplus B2 sites to be unfit for B1/B8 uses then it should be released for other uses.

In conclusion, it is important that Haringey maintains a portfolio of employment sites that is fit for purpose and meets the needs of local businesses in terms of quantity, quality, type, size and location. All employment sites should be assessed on a regular basis for their fitness for purpose and the best sites safeguarded for employment use while unfit sites should be considered for release. As it is unlikely that all surplus B2 land will be reused for B1 and B8 purposes it will also be important to strongly safeguard and intensify suitable B1 and B8 locations and protect vacant / undeveloped sites so that Haringey's economy can continue to grow over the planning period.

8.5 Proposed changes in DEA designations

Haringey Council's proposed changes in designation to 11 of the employment designated areas reflects the alteration of the uses to those areas over the years and attempts to reconcile the existing use of those areas to their possible transformation in

the future. The independent assessment of these 11 sites as part of this employment update supports the proposed changes in designation.

DEA 2 (Bounds Green Industrial Estate) is a successful industrial estate benefiting from good accessibility. Its re-designation as a Locally Significant Industrial Site (LSIS) will safeguard it for B use class activities.

DEA 4 (Campsbourne) appears to be fully occupied and therefore meeting the needs of local businesses. Its re-designation as Employment Land (EL) will safeguard it for employment generating uses and protect it from residential encroachment.

DEA 6 (Friern Barnet Sewage Works / Pinkham Way) has been vacant / derelict for many years but benefits from a highly strategic location immediately adjacent to the North Circular with good access to the M1 and M11. In addition, its size and location offers the market considerable flexibility in the type of employment uses that could be accommodated. This could range from small premises serving local SMEs to strategic logistics operations. Its re-designation as a Locally Significant Industrial Site (LSIS) will provide the market with greater certainty and be important in safeguarding it as a unique source of supply aimed at serving long term, strategic demand for employment uses. Consequently, it needs to be protected from speculative retail, residential or other non-B class uses.

DEA 9 (High Road West) provides a good level of accessibility and provision of parking. It benefits from its close proximity to key local services located along the High Road. The DEA (south) currently provides a broad mix of uses, while the DEA (north) is occupied by a sole occupier. Whilst the re-designation of the site as an Employment Location (EL) would safeguard the employment role of the site, there is scope for it to be re-designated as a Regeneration Area. This reflects the opportunity for the role of the site to be strongly integrated with nearby town centre uses as well as wider regeneration initiatives being developed and implemented in Tottenham.

DEA 11 (Land to the west of Millmead/railway line) has a good level of accessibility and on-site parking provision. The east of the site is fully occupied; however there is a medium to high vacancy rate for the west side Technopark building. By re-designating the site as an Employment Location (EL), it would safeguard the employment location and provide greater flexibility to accommodate other complementary sectors beyond traditional B class uses. The Technopark building could continue to focus on operating more as a business incubator that would provide SMEs and start-ups with an ideal location to develop and grow their businesses.

DEA 13 (Queen Street) has a good level of accessibility and on-site parking. The west side of the DEA provides spacious premises for B8 uses with good access and parking facilities. The east side of the DEA provides for smaller business with basic units, which appear to be fully occupied. The re-designation of the site to an Employment Location will safeguard it as an employment location with a flexibility to accommodate other complementary employment generating sectors beyond traditional B use classes.

DEA 14 (South Tottenham) provides for a wide variety of B use classes, of varying age and quality. The northern part of the site mainly provides newer units for B1 and B2 uses and is well occupied. The southern part of the site consists of older B2 and B8 units and has a high vacancy rate. The DEA would benefit from a re-designation to an Employment Location (EL) as it would provide a greater flexibility to accommodate other complementary employment generating uses and contribute to the economic regeneration of the area.

DEA 17 (White Hart Lane) is of a good quality and age and provides a good level of accessibility and parking provision. It is well-occupied and the success of the site is demonstrated by the construction of new industrial units for a variety of B1, B2 and B8 uses. Demand for employment uses at the site is clearly demonstrated by the planning consent granted recently for over 13,000 sqm of B1, B2 and B8 floorspace. The re-designation of the site as an Employment Location (EL) will ensure the protection of the site as an employment area and provide greater flexibility in accommodating a range of employment generating uses.

DEA 18 (Willoughby Lane) DEA is well occupied and provides a mixture of B class employment generating uses along with retail and residential uses. The re-designation of the site to a Regeneration Area (RA) will ensure that there is greater flexibility in accommodating a broad range of uses that will ensure the site continues to economically thrive and contribute to the wider regeneration of the area.

DEA 19 (Wood Green, northern area) is well-occupied, provides good transport links and is in close proximity to the local centre of Wood Green. It currently provides for a mix of D and B class uses. The re-designation of this site to an Employment Location (EL) will ensure that the DEA is safeguarded for employment generating uses with the flexibility to accommodate small scale services to meet the needs of industrial occupiers.

DEA 22 (Rangemoor Road / Herbert Road) provides a mixture of units to support B2 and B8 industries. The existing B use class activities are not in conflict with the neighbouring residential areas but there is a notable level of vacant units. The re-designation of this site as an Employment Location (EL) will safeguard the site for employment generating uses although vacancy levels need to be monitored.

Appendix A: Experian forecasting methodology

Experian's Regional Planning Service methodology is based on a top-down approach to regional forecasting; therefore views on the UK economy form the basis of the regional view. The UK as a whole is modelled on the basis of relationships at the national level.

The starting point for the forecasts is a wide range of historical economic data that is collected at a highly disaggregated level and covers all the major economic indicators. The majority of this data come from the Office of National Statistics (ONS). Data also come from a number of other sources including the Labour Force Survey, the CBI's survey of manufacturing industries, and the European Commission's survey of consumer confidence.

These data describe the historical performance of the UK economy and its constituent regions. After ensuring consistency between data from different sources and vintages, equations are constructed to represent the historical relationships between the several indicators. Each equation explains the performance of a particular indicator in terms of a number of other indicators. There is an equation for all the major indicators, at the national and regional level.

The overall forecasting approach is based on a methodology that combines long-term supply and demand influences with short-term demand side influences. In the short- to medium-term, the performance of the UK and regional economies is driven by demand side influences. However, supply potential is the long-term determinant of growth.

The model is used to produce an initial forecast which is evaluated by regional and sector experts in light of their detailed knowledge. Alterations are made for significant pieces of inward investment, or infrastructure development, or changes to European funding, in the form of 'add factors'. A new forecast is then produced, which is again subject to rigorous inspection. This process continues until those ultimately responsible for the forecast are satisfied with the results.

Regional and Local Area Forecasts

At the heart of Experian capability to generate detailed local level forecasts, lies our Integrated Regional Sectoral Model (IRSM) of the UK. The IRSM is constructed on the basis that each UK region and each sector of the economy is treated as an economic entity in its own right, for which forecasts can be made using historic relationships between variables. These relationships differ between regions and sectors on the basis of their differing economic structures, historic performances and so on. At the same time, the UK as a whole is modelled on the basis of relationships at the national level. By solving at both levels simultaneously, the model produces forecasts that are entirely internally consistent. The forecasts position each region in a genuine national and sectoral context and thus accurately reflect the economic dynamics of each region.

County and local/unitary authority area (LAD) forecasts are prepared once national and regional forecasts are finalised. The key feature at this geographical level is that far fewer reliable economic data are available. Experian make use of employment data, drawn from the Annual Business Inquiry along with surveys such as the Labour Force Survey.

In broad terms, the historical performance of county economies is interpreted in terms of their share of the regional economy of which they are a part. In turn, the performance of the LAD areas is based on their share of their encompassing county. For each sector of the economy (30 categories, SIC92 definition), equations are produced for output and employment that explain the observable relationship between these variables at the local and regional level.

The models are solved to initially produce forecasts of output for each of the counties for each of the 30 categories. In broad terms, if a county X has accounted for a steadily rising share of a sector P in region Y, then its share will continue to increase into the future. This applies whether the sector is increasing or decreasing in size at the regional level. These calculations are executed for every sector and every county in a region. All county totals must sum to regional totals. Output forecasts in each county in each industry are translated to employment by using wider regional productivity trends. The process is then repeated to produce forecasts for local areas relative to their wider counties.

The forecasts derived from the methodology set out above are entirely demand driven which, evidence has shown, works particularly well over the short-to-medium term. Over the longer-term, supply-side factors become more important in influencing the performance of economies.

These supply-side factors are incorporated in Experian's long-term county model. These include labour supply, labour force quality, infrastructure, population density and ethnic mix, which help determine potential participation rates (the potential for people to be economically active for a given employment rate), productivity and employment rates. Labour supply is shaped largely by demographic developments, and these play a key role in long-term economic development. The Experian county model combines official trends-based population projections with a policy based adjustment based on housing development allocations as outlined in each of the regional spatial strategies set out by Regional Assemblies.

The longer-term supply-side and short-to-medium demand-side models are drawn together, and the whole process culminates with a set of county and sub-county level forecasts that are entirely consistent with the national and regional forecasts upon which it is based.

Figure A: Experian sub-National model overview

