

Employment Potential at Dalton Barracks

July 2024

This note sets out the quantum of employment that could potentially be accommodated at Dalton Barracks, a key site in the South Oxfordshire and Vale of White Horse Joint Local Plan Preferred Options document.

Dalton Barracks

Policy AS10 of the Joint Local Plan, set out in the Preferred Options document, proposes to continue and extend the allocation at Dalton Barracks, Shippon for the delivery of an exemplar mixed-use development, comprising approximately 2,750 new homes, supporting services and facilities, including parkland, education provision, leisure and recreational facilities, local centres, and opportunities for employment, following Garden Village Principles.

Figure 1 Dalton Barracks Site Boundary



There are a number of potential approaches to quantifying the amount of employment or employment land that could be accommodated on the Dalton Barracks site, as detailed below.

Method 1: Accommodating employment in line with the amount of floorspace per dwelling in VOWH

To illustrate the extent of potential office and industrial floorspace which could be accommodated at Dalton Barracks we have calculated the current level of floorspace per dwelling in the Vale of White Horse (VOWH), drawing on data from CoStar and MHCLG¹. As set out below, there is approximately 1,262,673 m² of office (E(g)(i) and E(g)(ii)) and industrial (E(g)(iii), B2 and B8) floorspace in VOWH and 62,973 dwellings. This means that there is 20.1 m² floorspace for each dwelling in the District.

¹ MHCLG Dwelling stock estimates by tenure and region, England, as at 31 March 2023

Table 1 Office and Industrial Floorspace per Dwelling in VOWH

	Office	Industrial	Total
Total Floorspace (m ²)	581,101	681,572	1,262,673
Total Dwellings	62,973		62,973
Floorspace per Dwelling (m ²)	9.2	10.8	20.1
Proposed Dwellings	2,750		2,750
Required Floorspace (m ²)	25,376	29,764	55,140

If the 2,750 planned new homes were delivered on the Dalton Barracks site, the current levels of floorspace per dwelling would suggest a requirement for 55,140 m² of office and industrial floorspace. Applying plot ratios in line with the breakdown of floorspace in the ELNA would suggest a requirement for 10.5ha of employment land.

Applying employment densities in line with the ELNA would result in potential employment of 2,330 FTEs.

Method 2: Allocating employment land to accommodate working age adults to be housed in new development

There are 62,973 dwellings in Vale of White Horse and, as set out below, an average household size of 2.2 residents per dwelling. Based on the age breakdown of the population, this corresponds to an average of 1.35 working age residents per dwelling.

In order to accommodate the working age adults to be housed in the proposed 2,750 new dwellings, the site would need to provide access to 3,710 employment opportunities.

Table 2 Assumptions Underpinning the Number of Workers to be Accommodated at Dalton Barracks

Indicator	Value
A) Number of dwellings	62,973
B) Resident population	138,910
C) Average population per dwelling (B/A)	2.2
D) Working age residents (16-64)	84,959
E) Working adults per dwelling (D/A)	1.35
F) Proposed Dwellings at Dalton Barracks	2,750
G) Working adults to accommodate (F*E)	3,710

However, not all of these employment opportunities would relate to employment land use classes (i.e. E(g)(i), E(g)(ii), E(g)(iii), B2 and B8). Using the use class conversation factors underpinning the forecasting exercise undertaken as part of the ELNA, 1,953 of these job opportunities would relate to the employment land use classes.

Taking the high level assumption that the jobs would be split 75% E(g)(i) and 25% E(g)(iii), the application of employment densities suggest the site could support 39,500m² floorspace. Applying plot ratios underpinning the ELNA would suggest a requirement for 7.4 ha of employment land.

Method 3: Applying Employment Land per Dwelling Benchmark from Garden Communities Evidence Base

In 2019, Lichfields undertook a review of the Government's Garden Communities programme². This analysis, which included the Dalton Barracks site, found that 31 of the 49 garden communities provided information on proposed employment land provision. This amounted to an average of 35m² of employment land (as opposed to floorspace) per dwelling. Applying this to the 2,750 dwellings proposed on the Dalton Barracks site would result in 9.6ha of employment land.

Taking the high level assumption that the jobs would be split 75% E(g)(i) and 25% E(g)(iii)), the application of plot ratios suggest the site could support 51,430m² floorspace, converting to and 2,543 jobs using job densities.

Summary

A summary of the analysis is presented in Table 3. This suggests that, depending on the method employed, Dalton Barracks could accommodate employment of between 1,953 and 2,543 FTEs, with an associated employment land requirement between 7.4ha and 10.5ha.

Table 3 Summary of Potential Employment Requirements at Dalton Barracks

	Employment (FTE)	Floorspace (m ²)	Employment Land (ha)
Method 1	2,330	55,140	10.5
Method 2	1,953	39,500	7.4
Method 3	2,543	51,430	9.6

² https://lichfields.uk/media/5638/how-does-your-garden-grow_a-stock-take-on-planning-for-the-governments-garden-communities-programme.pdf