

Local Economy Focus Team
Document

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Upper Beeding Parish Neighbourhood Plan Local Economy

Objectives

- Improve the local economy by improving & introducing new opportunities for businesses to grow & prosper, allowing significant local benefit from economic growth
- Introduce and encourage better ways of enabling employment & investment to the benefit of the forecasted demands that will present themselves.
- Identify business / commercial areas
- Identify potential for sustainable & acceptable growth
- Identify Improvement to infrastructure & services
- Identify Improvements to transport & communications

Overview & Background

The Parish of Upper Beeding is nestled in the Adur Valley adjacent to the river Adur, this is within a designated area of outstanding natural beauty, which is beneficial but also restrictive in terms of development and planning.

Our focus is the immediate / short term future, to improve the local economy by improving & introducing new opportunities for businesses to grow & prosper, then in turn allowing significant local benefit from economic growth - this will hopefully provide the necessary platform for long term yet stable economic growth.

House building and population will increase in the West Sussex area over the next few years, our parish needs to introduce and encourage better ways of enabling employment & investment to the benefit of the forecasted demands that will present themselves. This is essential in order to maintain a successful & stable future and carry some of the pressure to promote opportunities to the new larger communities that will be requiring space to live, work & relax.

Types of Businesses in the Parish of Upper Beeding

Newbrook Works Pound Lane UB

- Drinks can promotional advertising
- Vehicle repairers
- Agricultural Concrete
- Vehicle repairers

Hyde Square UB

- Computer Store
- Dog Grooming
- Supermarket
- Hair Salon/Dress
- Take-away

High Street UB

- Pharmacy
- Post Office

- Newsagency
- Barbers
- Indian Take-away
- Guest House
- Public House

Schools UB

- Primary School
- Pre School
- Private School
- Swim

Shoreham Road UB

- Public House

Henfield Road UB

- Nursing Home
- Civil Engineers
- Petrol and mini supermarket

The Courtyard Shoreham Road UB

- Accountants and Financial Services
- Design
- Quantity Surveyors

Beeding Court Industrial Estate

- Gym
- Electrical
- Distributor
- TBA

Edburton

- Restaurant
- Car Repairs
- Fish and game suppliers
- Civil Engineers

Mackley Industrial Estate Small Dole

- Chocolate Manufacturers
- Contract Manufacturers
- Bespoke furniture manufactures
- Import and distribution of specialist communication cables
- VW camper restoration and marketing
- Steel Fabrications
- Online outfitters
- Manufacturers of innovative products
- Marketing Company
- Bespoke Lighting
- Bakers

- Car Body Repairers
- Swimming Pools
- Scissor Lift Hire
- Welding Services
- Car Repairers
- Solutions
- Precision CNC Engineers
- Site managers
- Kit car manufacturers
- Delivery Company
- Aeronautical Component Suppliers
- Printers
- Printers
- Manufacturing, Furniture Makers

Small Dole Village

- Car Body Repairers
- Post Office
- Public House

Golding Barn Industrial Estate

- Paint Shop
- Joinery Cabinet Makers
- Print Finishing
- Manufactures of Dental appliances and dentures
- Car Sales
- Car Repairs
- Fibre Glass mouldings
- Motor vehicle trimmers
- Picture Framers
- Cafe
- Garage

The Cement Works

- Bus and coach services (4)
- Vehicle repair or renovation (4)
- Others, Waste collection and accountancy (2)

Local Issues to Tackle

Identify business / commercial areas

Identify potential for sustainable & acceptable growth

Improvement to infrastructure & services

Improvements to transport & communications

The Way Forward

Having highlighted & visited all business estates our industrial areas do have some future growth potential – although most current industrial estates have developed to their capacity and new opportunities are either exhausted or extremely limited. Shopping areas are extremely limited growth wise.

There is however one site that we have identified that has excellent road transport links and potential to be of benefit County wide, this being the old Upper Beeding Cement Works site. Over the last 30 years the former cement works has been a difficult agenda for various authorities & agency's to determine a clear future. Hargreaves Properties who own the site have been authorised to enable commercial usage to date. More information on proposals for this site can be found in the Upper Beeding Cement Works Policy Document.

Business Survey

A business needs survey was carried out in the Parish in February/March 2015.

In Upper Beeding a total of 28 businesses were canvassed, Edburton 4, Small Dole 2, Mackleys Industrial Estate 30, and Golding Barn 13. Of the surveys delivered a total of 44 were returned giving a response rate of 57%.

Although the survey was conducted on a no cost basis with ultimately possible benefit to local business there was some apathy with poorly completed, partly completed or not completed at all survey returns.

In Upper Beeding the areas included in the survey were, Newbrook Works Pound Lane, Hyde Square, the High Street, Henfield Road and the Courtyard Shoreham Road.

In Edburton the businesses were located on the Edburton Road.

In Small Dole the Henfield Road which included Mackleys Industrial Estate and Golding Barn. These areas have a good mix of companies from single person to multiple employee. A comprehensive list of those sites given surveys is available with a brief description of the type of company.

Trading was found to be predominantly local with 19 businesses trading nationally and 12 globally. 5 businesses were run by a single person and 39 employed others, 1 business was looking to downsize whilst 19 wanted to expand with the remaining 20 staying the same. Of the total 418 people that were declared as employed 154 were resident in Upper Beeding and the remaining 264 travelling from as far as Chichester. Not all returned questionnaires gave the number of employees, the results are based on the information returned but we believe there are possibly an additional 100 people giving a possible figure of 500+. There was an indication from some returns that more business premises should be made available if there was suitable land.. Council tax rates were viewed as a barrier to expansion and in some cases were noted to be higher than site rents.

At the Golding Barn site on the Henfield Road it was suggested that a sign could be erected listing the businesses in the same way as the Mackley Industrial Site. A sign would help to advertise the site which is hidden from the main Henfield Road.

At the Cement Works a total of 10 businesses were canvassed with the Business Needs Survey, 2 businesses were not found. A response of 100% indicated that there was concern with regard to their premises and possible changes in the future.

Businesses at the cement works fall into 3 main categories:-

- Bus and coach services (4)
- Vehicle repair or renovation (4)
- Others, Waste collection and accountancy (2)

Trading was found to be local and national, 6 trading locally and nationally and 4 trading only locally. People were employed by 5 of the businesses, 3 said they would like to take on staff and 2 were run as single person companies. 5 of the businesses wanted to expand, 4 wanted to stay the same and 1 wanted to downsize.

		Local/National/Global										Comms	Services	New Premises	Access	Total employed	Notes
Cement Works		9	6	0	4	5	1	4	4	Conditions/space/facilities/lack of suitable property to rent/shortage of property suitable for transport businesses in area	6	6	Inc wifi		69		
Shoreham Rd / Henfield Rd	8	3	2	1	0	3	0	2	1	Better access to roads/public transport					120		
High Street	8	8	2	2	1	7	1	2	5	Planning issues/parking/more custom/expanding of GP surgery would be useful/lack of retail units in area			Upgrade current premises/better wifi/parking restrictions during the day to ease congestion in High St/avoiding		27		
Newbrook Industrial Estate	5	2	1	1	1	6		1	1	Faster broadband/reduced business rates/better advertising/larger premises and better premises/less dusty and dirty environment					6		
Hyde Square	5	3	0	0	0	3	0	1	2	More car parking - restricted parking and car parking lines/ prevent residential parking/mobile phone coverage					4		
Edburton	4	2	0	0	0	2	0	1	1	Planning permission preventing expansion/high speed internet/flexibility required in the form of access times/govt funded apprenticeship schemes					10	Employees commute as far as Chichester	
	30	27	11	4	6	26	2	11	14						236		

Summary of Requirements & Next Steps for Local Businesses

Issues raised through the surveys were:

- lack of parking High St UB, poor parking in Hyde Sq (need for designated bays),
- lack of places to eat in UB,
- poor public transport serving Mackleys & Golding Barn,
- poor mobile and broadband communications,
- more retail units requested
- increase in GP surgery times.

The Cement Works identified a lack of suitable affordable premises to rent and short term planning cycles mean there is a lack of confidence to invest and no confidence in the long term future of the site.