



EMPLOYMENT RESEARCH

Undertaken during the period 2015 - 2018

Milborne St Andrew Neighbourhood Plan Working Group

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WHAT DO WE KNOW ABOUT THE EXISTING STOCK AND PROFILE OF BUSINESSES IN OUR AREA?

From Employment Land Review

The employment land review carried out by the District Council in 2007 assessed the main employment areas in North Dorset.

One site was identified as a main employment site in Milborne St Andrew – this was the Milborne Business Centre site on Blandford Road (1.88ha)

From Estate Agent / Inquiries Information

Site	Source	Information
Milborne Business Centre Old Milk Factory – Unit 10	Rightmove and Property Pilot	8,815 sq.ft Warehouse £22,500 pa excl VAT warehouse with high eaves and roller shutter door access with modern facilities. Mains water, sewerage, drainage and electricity.
Milborne Business Centre	Rightmove	Smaller Workshops from 1,000 sq.ft
Barnes Croft, Coles Lane - Unit 4	Property Pilot	two storey offices in a terrace of 4 units 119m ²

From Existing Permissions

Search of the planning applications database held by North Dorset District Council found no business premises applications in last 5 years (2010-2015)

NB since this search 2/2017/1851/FUL has been approved for the change of use and conversion of agricultural barn to Offices (Class B1), at E 380372 N 97198 Manor Farm (on the track from Manor Farm Lane to Snag Lane). This has yet to be implemented, but would provide 302m² floorspace.

From Mint Database (Jan 2013)

Area	Number of firms	% employing 1-10 people (Micro firms)
Winterborne ED	380	96%

The above statistic for the electoral division suggests that there is likely to be in the region of 26 businesses, possibly more, in our parish – the ones we know of include...

- Village shop
- Pub
- Post Office
- Floral Designer
- Garden Designer
- Lawn Care
- Carpet Care
- Dog Groomer
- Deverel Farm (several SME's, many agricultural, on site)
- Goulds Farm
- Frampton's or Manor Farm
- Bagber Farm
- Coles Farm
- Massage/Beauty Therapy
- Individual Yoga sessions
- Milborne Business Centre (several SME's on site)
- Barnes Croft

Business Rates data

Type	Address	Floorspace m ²	Notes
Offices and premises	Unit 4 Barnes Croft, Coles Lane, DT11 0LG	97	
Offices and premises	Unit 3 Barnes Croft, Coles Lane, DT11 0LG	89.7	
Offices and premises	Unit 2 Barnes Croft, Coles Lane, DT11 0LG	92.8	
Offices and premises	Unit 1 Barnes Croft, Coles Lane, DT11 0LG	34.6	
Offices and premises	Unit 3, Deverel Farm, DT11 OHX	46.91	
Workshop and premises	Unit 2, Deverel Farm, DT11 OHX	186.28	
Workshop and premises	Silo At Deverel Farm, DT11 OHX	126.38	
Store and premises	Pts A & B Unit 1, Deverel Farm, DT11 OHX	260.27	
Warehouse & premises	Bldg 8 (Straw Barn) Deverel Farm, DT11 OHX	534.58	
Warehouse & premises	Units 10-11 14a 14-15 & Pt2a, Milborne Busn C	3,802.33	
Store and premises	Unit 5, Milborne Business Centre	386.99	
Offices and premises	Unit 15a, Milborne Business Centre	86.28	
Store and premises	Unit 12, Milborne Business Centre	96	
Storage depot	Storage Depot, Blandford Hill, DT11 OHZ	314	
Store and premises	Sterck & Co Ltd Unit 3, Milborne Busn C	324.98	
Workshop and premises	Part Unit 6, Milborne Business Centre	224.32	
Offices and premises	Feature Films Ltd Unit 16, Milborne Business C	40.4	
Warehouse & premises	Ernest G Hart Ltd Unit 1, Milborne Business C	528.51	
Workshop and premises	Camelco Ltd Site Office, Milborne Business C	250.75	
Offices and premises	3D Ply Ltd Unit 17, Milborne Business Centre	40.53	
Workshop and premises	3D Ply Ltd Unit 7, Milborne Business Centre	2,327.98	
Kennels	Greenacres, Dorchester Hill, DT11 OJQ	299.33	
Car display premises	The Garage, Dorchester Hill, DT11 OJG	11	
Hall and premises	The Village Hall, DT11 OJG	221.37	Community Facility
Post office and premises	The Post Office, The Square, DT11 OJF	28	Community Facility
Surgery and premises	The Doctors Surgery, Milton Road Close	n/k	Community Facility
Public house	Royal Oak, Dorchester Hill, DT11 OJG	n/k	Community Facility
Sports grnd & premises	Milborne St Andrew Sports Club, Lane End	312.1	Community Facility
School and premises	Milborne St Andrew Primary School	n/k	Community Facility
Shop and premises	Grays Stores, Milton Road, DT11 OJZ	150.1	Community Facility
Selfcatering holiday unit	The Chapel, Chapel Street, DT11 OJP	4	Holiday
Christian retreat centre	Longmead, DT11 OHU	22	Holiday / charity
Selfcatering holiday unit	Annexe At Little England Cottage, DT11 OJU	2	Holiday
Sewage treatment	Sewage Works, DT11 OJG	n/k	n/a
Communication station	Mast At Warren Hill, DT11 OJS	n/k	n/a
Beauty salon	Stag House, The Square, DT11 OJF	6.6	n/a (ceased)

WHAT DOES THE CENSUS AND OTHER DATA TELL US ABOUT OUR REQUIREMENTS?

Employment (From 2011 Census)

The population profile is not dissimilar to North Dorset, with a slightly high proportion retiring early and slightly fewer self-employed.

Economic activity (QS601EW)	Milborne St Andrew		North Dorset	
Age 16 to 74 =	770 people		49,140	
Self Employed	91 people	11.8%	6,726	13.7%
Economically Active – Unemployed	24 people	3.1%	1,301	2.6%
Retired (under 74)	182 people	23.6%	8,374	17%

Education (From 2011 Census) – Highest Level Qualification Held

The education profile is broadly similar to North Dorset.

	Milborne St Andrew		North Dorset	
Age 16 & over (95 in MSA over 74 yrs.)	865 people		53,735	
No quals	182	21.0%	11,219	21%
Level 1	96	11.1%	7,989	15%
Level 2	145	16.8%	10,020	19%
Level 3	86	9.9%	7,058	13%
Level 4	280	32.4%	15,137	28%
Apprenticeship	35	4.0%	2,312	4%

Type Of Employment (2011 Census)

The employment profile of local residents is broadly similar to North Dorset. The largest percentages (between 11% and 12.7% each) being the Motor Vehicle repair and retail/Public Admin-Defence/Education and Health and Social Work.

Industry (KS605EW)	Milborne St Andrew		North Dorset	
All Usual Residents Aged 16 to 74 in Employment	482		33,432	
Agriculture, Forestry and Fishing	17	3.5%	1,280	3.8%
Mining and Quarrying	1	0.2%	47	0.1%
Manufacturing	44	9.1%	3,504	10.5%
Electricity, Gas, Steam and Air Conditioning Supply	3	0.6%	87	0.3%
Water Supply; Sewerage, Waste Management etc.	1	0.2%	245	0.7%
Construction	34	7.1%	3,172	9.5%
Wholesale and Retail Trade; Repair of Motor Vehicles	61	12.7%	4,942	14.8%
Transport and Storage	16	3.3%	1,082	3.2%
Accommodation and Food Service Activities	24	5.0%	1,379	4.1%
Information and Communication	17	3.5%	750	2.2%
Financial and Insurance Activities	9	1.9%	664	2.0%
Real Estate Activities	14	2.9%	555	1.7%
Professional, Scientific and Technical Activities	22	4.6%	1,740	5.2%
Administrative and Support Service Activities	22	4.6%	1,330	4.0%
Public Administration and Defence; Social Security	53	11.0%	3,383	10.1%
Education	59	12.2%	3,974	11.9%
Human Health and Social Work Activities	58	12.0%	3,378	10.1%
R, S, T, U Other	27	5.6%	1,920	5.7%

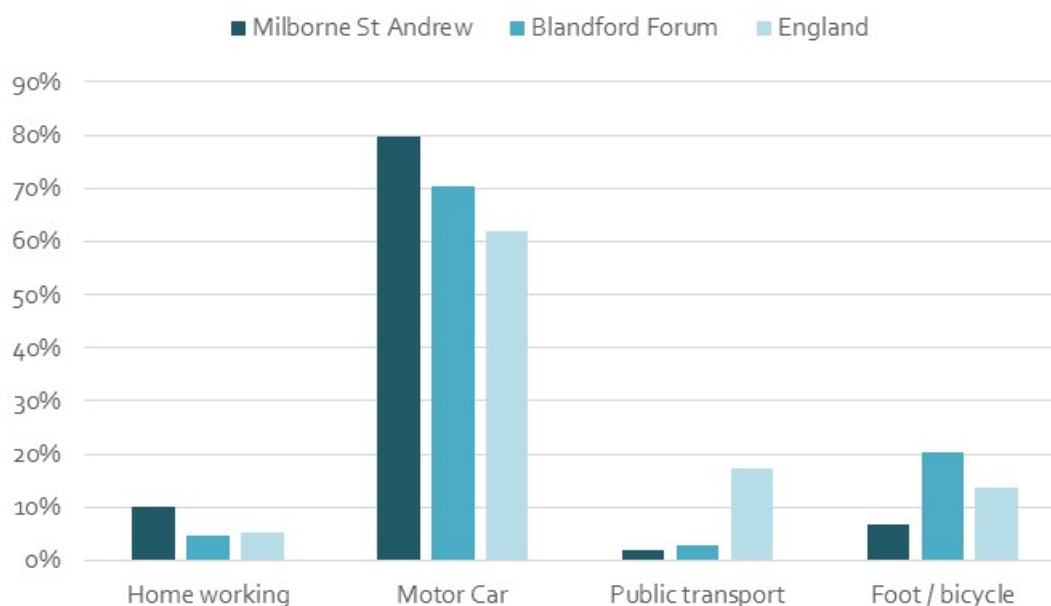
Travel To Work

There is slightly greater propensity for working from home (as typified in many North Dorset rural areas) but also a greater reliance on the car to get to work, and on travelling further to work (comparing the proportion of workers travelling at least 5km).

Method of Travel to Work (QS701EW)	Milborne St. Andrew		North Dorset	
All Usual Residents Aged 16 to 74	770		49,140	
In Employment	482		33,432	
Work Mainly at or From Home	48	10.0%	2,832	8.5%
Motor Car	384	79.7%	23,420	70.1%
Public transport	10	2.1%	937	2.8%
Foot / bicycle	32	6.6%	5,760	17.2%

Distance travelled to work (QS702EW)	Milborne St Andrew		North Dorset	
All categories: Distance travelled to work	482		33432	
Work mainly at or from home	86	17.8%	5280	15.8%
Less than 2km	20	4.1%	6846	20.5%
2km to less than 5km	22	4.6%	2380	7.1%
5km to less than 10km	31	6.4%	3631	10.9%
10km to less than 20km	162	33.6%	5215	15.6%
20km to less than 30km	77	16.0%	3085	9.2%
30km to less than 40km	16	3.3%	1622	4.9%
40km to less than 60km	4	0.8%	770	2.3%
60km and over	17	3.5%	1258	3.8%
Other	47	9.8%	3345	10.0%
Journeys over 5km (excluding 'other')		63.7%		46.6%

Main method of transport for people in employment



WHAT HAVE YOU TOLD US PREVIOUSLY ABOUT YOUR REQUIREMENTS?

Village Survey, Published March 2011 – 456 Adult And 43 Youth Questionnaires Returned

Do you use any of the following local private businesses in the village?

Businesses Used	Number of Users (155 responses)	% of Respondents to Survey
Computing	3	1%
Consultancy	3	1%
Financial	9	2%
Gardening	49	10%
Health (eg Docs)	36	7%
House Maintenance	55	11%

Do you run your own business?

Yes – 81 replies BUT – of those that employ others – 10 were in Milborne St Andrew, 39 weren't.

Would you like further commercial development?

365 replies – 25% Yes

10 comments – 1 = unavailability of retail units. 1 = Lack of office space.

Business and Community Facilities Surveys February 2015 and February 2016 (Neighbourhood Plan)

There are 3 main business complexes available for business lets were approached in February 2015, and a follow-up survey undertaken in early 2016 of the main community facilities, to better understand their needs and constraints. Information was not initially available on Deverel Farm, but a meeting was eventually held with the landowner following the pre-submission consultation in 2018. The following is a summary of all the responses received.

Milborne Business Centre

Occupancy / Employment: Fully let and have been for some time. Main unit occupied by Garden Selection Ltd, another by Torquaz (children's clothing) also a financial services tenant (Hamilton Financial Services) as an example. Estimate approx. 120 employed at the Centre

Is it sufficient for your needs: The main demand is for small units albeit we do not have many of them. At present we have two significant tenants who occupy a substantial proportion of the site but if either one of them left we would probably subdivide their space into smaller units.

Expansion: Continual upgrading of existing buildings. There is a 5 acre unused carpark and lagoon on the south of the A354 (brownfield) site, but there has been no thought to expand industrially. (This site is now the preferred site, chosen by the community, for housing and community use)

Barnes Croft

General Info: Maitland family diversification project making use of derelict calf pens. 4 units, 3 x 2 storey, 1 x single. Adapted using local tradesmen, and eco building so "somewhat specialised" (featured BBC South 2005).

Occupancy / Employment:

- Smaller unit leased by 1 villager to save having to work from home.

- Larger units, 2 are Childrens' Charities (Life Education Wessex and Mosaic): 1 local worker, Duke of Edinburgh volunteers used occasionally
- Largest unit, Forces Advice Ltd, a military insurance and financial services company.

Is it sufficient for your needs: All occupied, and marketed through Estate Agent Symonds and Sampson. No units standing empty during existence, apart from one occasion of approx. 4 months.

Expansion: No information available.

Deverel Farm

A working family run agricultural farm, which has successfully diversified to use and improve existing farm buildings by letting to outside businesses. In contrast with other commercial units in the parish, Deverel Farm has large industrial service and manufacturing businesses, with just a few small units.

Occupancy/Employment: The businesses on site (about 6 businesses) between them employ about 40 people, including a significant number of apprenticeships. The main businesses are

- Redlynch Fendt are an agricultural related business, which due to their size require large units on site
- Dorset Training provide management, technical and practical courses for people involved in land-based and other activities
- MHE (Mike Holmes Engineering) has a range of different businesses on site, from bespoke dog grooming vans to manufacturing life guard buildings and beach huts.
- TK Fabrications also have a unit on the site

Although there is an element of sales related to these businesses (such as the bespoke dog-grooming vans), the large-scale nature of the products that are manufactured or serviced means that customer trips are infrequent or by appointment. A number of smaller premises, such as the redundant grain silo, are also let out to small (generally one person) businesses. When the agricultural storage units are not in use then the existing businesses may temporarily use these in addition to their own.

Is it sufficient for your needs: All available buildings are in use and one of the businesses is looking for additional space as their business grows. The former agricultural barns in use have been brought up to industrial standards, and new units will also be built to this specification to provide flexibility, given changing agricultural market requirements. Measures are included to prevent any possible contamination of groundwater, in agreement with the Environment Agency.

Expansion: Would like to expand with multi use buildings both for agricultural storage or for expansion of existing businesses (see above), plus associated parking areas, and also upgrade the existing buildings on site. This would potentially be the rear of the existing site.

Milborne St Andrew First School

Employment: Currently employ 12 staff

Is it sufficient for your needs: Broadly at capacity

Expansion: have considered option of including pre-school facilities, but no project plan / funding in place

Ladybirds – preschool based in Village Hall.

Employment: Currently employ 6 adults – 3xMSA/1xTolpuddle/1xBlandford/1xBovington

Is it sufficient for your needs: Free Child Care 30 hrs. from Sept 2017, not possible in present venue. Issue with Health & Safety at village hall. Toilet facilities not child friendly. Storage outside, susceptible to vermin ingress. Setup and dismantle time consuming. Not sufficient outside secure play space.

Expansion: Expansion would be Mon-Fri 8.30 to 5.00 + holiday clubs (with more staff). Concerned that if we had higher village population, Ladybirds is at full capacity each summer, therefore no space. Sharing with school being explored.

Royal Oak – village pub/restaurant

Employment: 12 of our 16 staff are villagers

Advantages/Disadvantages with present location: Our main road and fairly central position is ideal.

Is it sufficient for your needs: We could use more restaurant space

Expansion: No. The pub's position on the site would make it prohibitively costly to extend

Grays Stores (Londis)

Employment: 6 staff (mainly part-time) + the 2 owners, 6MSA/1Bere Regis/1Winterborne Whitechurch

Advantages/Disadvantages with present location: Great central position with ample parking and next to our home, would be better on main road but not essential, occasional flooding issues. Signposting from the main road would be helpful.

Is it sufficient for your needs? The shop needs improvement and we are working on this.

Expansion? Expansion is a consideration, we have ample space onsite to expand into or it would be possible to extend our offering with extra units on site. There would be no point moving the shop as this location is very good and we wouldn't wish to change the use of the site unless a village shop was no longer what the village needed. We are completely detached, any physical expansion would have no detrimental impact on our neighbours, there may be extra traffic to our existing car park but this would have little effect on anyone else. There would be a positive impact in the improvement of the shops offering.

Neighbourhood Plan Household Survey July 2016

221 responses returned representing 49% response rate

Whilst research showed that all the village business units are full (reported by the owners), there is little enthusiasm for villagers with businesses elsewhere to relocate to the village. However, the population, overwhelming felt that the village would benefit from more businesses, primarily small units.

Q: Does anyone in your house run a business from home?

No	181
Yes - 1 person	24
Yes - 2 or more people	5
(blank)	11
Grand Total	221

Q: If anyone is (or intends to) run a business from home, do you need to make changes to your home that would probably need planning permission?

	Household With Young People -	Households Including Working Age	Households of Normal Working Age	Households Over Normal Retirement	Grand Total

	Children	& Retirement Age Adults		Age	
No changes needed	24	5	47	11	87
I don't know	3	1	5		9
Workshop	3		3		6
Office space					
Storage space	1				1

It is interesting that there is a substantial mismatch between the numbers of households reporting running a business from home & the numbers of responses to the question relating to potential changes in planning required. It is not clear whether this represents an untapped groundswell of local entrepreneurial spirit – certainly some would appear to be a mis-understanding of the answer ‘no changes needed’.

Q: Would the village benefit from having more businesses, if more suitable sites could be found?

No	40
Not sure	47
Yes	119
(blank)	15
Grand Total	221

Q: What types of business premises in general do you think we need more of (if at all)?

	Household With Young People - Children	Households inc Working & Retirement Age Adults	Households of Normal Working Age	Households Over Normal Retirement Age	Grand Total
None	9	7	16	16	48
Workshops - light industry	29	9	48	15	101
Workshops - general	16	3	24	4	47
Office space	14	3	29	6	52
Tourist accommodation	8	1	13	6	28
Occasional rentable space	12	3	19	5	39

A majority of respondents are in favour of additional businesses within the village. There is a significant preference for additional light industrial capacity with a notably lower enthusiasm for more holiday accommodation

Q: If you run a business, would you like to relocate to premises in or close to the village?

Yes - I run a business here already but the current premises are unlikely to be suitable in the future	2
Yes - I run a business outside of the area and would want to relocate here	6
No - I run a business outside of the area but would not want to locate to the parish	2
No - I run a business here already and the premises are suitable	25

The responses indicate an active interest from 6 existing businesses outside of the parish, and 2 businesses already operating locally. The comments were not statistically significant to draw any clear conclusions on type of need.

WHAT DOES THE LOCAL PLAN SAY ABOUT OUR REQUIREMENTS?

There is in general support for economic development at a national level. Paragraph 9 of the 2012 NPPF indicates that planning should be “making it easier for jobs to be created in cities, towns and villages” as well as improving the conditions in which people work. Paragraphs 18 to 22 of the NPPF relate to building a strong, competitive economy, securing economic growth in order to create jobs and prosperity. It explains that the planning system should do all it can to support economic growth and meet the needs of businesses.

Paragraph 28 of the NPPF clearly supports economic growth in rural areas, with local and neighbourhood plans being given a role to:

- Support sustainable growth and expansion of all types of business and enterprise in rural areas both through conversion of existing buildings and well-designed new buildings;
- Promote the development and diversification of agricultural and other land-based rural businesses;
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside; and
- Promote the retention and development of local services and community facilities in villages

The background information on the Local Plan suggests that about 50 ha of employment land will be made available over 2011-2031 in North Dorset, which more than exceeds the anticipated demand. As such there is no need to specifically encourage sites in rural areas unless there is a local need for such development.

The Local Plan also recognises that homeworking is likely to become more prevalent particularly with changing work patterns and improved broadband connectivity.

The key elements of the District Council’s approach to economic development in the countryside (including Stalbridge and the District’s villages) are:

- to enable rural communities to plan to meet their own local needs primarily for instance through neighbourhood planning; and
- to support certain forms of economic development through countryside policies including those relating to: the reuse of existing rural buildings; the small-scale expansion of existing employment sites; equine-related developments; and the provision of rural tourist accommodation (as set out in Policies 29 to 32).

Neighbourhood plans can allocate specific sites for economic development to enable local communities to meet their own needs, if they cannot be met through countryside policies alone.

Employment development can take place within the settlement boundary, or outside where there is an existing employment sites (under Policy 30, which allows the retention and small scale expansion of existing employment sites for employment purposes, subject to certain conditions such as making sure the development is not more visually intrusive) or through the re-use of existing building (Policy 29). Alternatively, sites for new commercial community facilities may be allocated by local communities in neighbourhood plans. Policy 27 seeks the retention (where viable) existing local shops, village shops and other commercial community facilities, such as pubs.




CONCLUSIONS

The population profile is broadly similar to North Dorset, the following being notable points:

- The percentage of retired residents in the village is higher than North Dorset
- there is slightly fewer self-employed residents
- The transport to work figures show higher dependency on work outside the parish, for which car is the predominant choice. The use of public transport very low, reflecting the sparse bus service in rural areas.

There are 3 main areas of commercial premises in and around Milborne St Andrew,

- Milborne Business Centre. A354 to the East of the village. Warehouse and Industrial Workshop units.
- Barnes Croft, Coles Lane - office units
- Deverel Farm. A354 ½ mile to the East of the village. Larger Warehouse and Industrial Workshop Units.

-  Milborne Business Centre
-  Barnes Croft
-  Deverel Farm



There are a significant number of local residents running their own business in the village. Those that employ others state a very low number of local villagers being employed in their business. Local businesses are also used by villagers, particular for gardening, house maintenance and health (doctors).

At Barnes Croft, whilst the office units are at present all let, there are times when a unit is available. Similarly, at the Milborne Business Centre, although there are times when there may be a unit available, at present, however, all units are used. There are limited areas for these site's expansion. Deverel Farm is slightly further away from the main village and has good access to the A354, and the re-use of large industrial-scale agricultural barns has provided flexibility for manufacturing and service units, some of which have a rural / agricultural connection. There is more scope for expansion on this site.

There is a demand for both small to larger size units not being met, that should be considered within the Neighbourhood Plan given the limitations in place by current policy and sites.