



Subject:	Employment Land Monitor Report
Date:	15/10/2024
Reporting Officer:	Kate Bentley, Director of Planning and Building Control
Contact Officer:	Dermot O’Kane – Acting Development Planning & Policy Manager

Restricted Reports

Is this report restricted? Yes No

Please indicate the description, as listed in Schedule 6, of the exempt information by virtue of which the council has deemed this report restricted.

Insert number

1. Information relating to any individual
2. Information likely to reveal the identity of an individual
3. Information relating to the financial or business affairs of any particular person (including the council holding that information)
4. Information in connection with any labour relations matter
5. Information in relation to which a claim to legal professional privilege could be maintained
6. Information showing that the council proposes to (a) to give a notice imposing restrictions on a person; or (b) to make an order or direction
7. Information on any action in relation to the prevention, investigation or prosecution of crime

If Yes, when will the report become unrestricted?

After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Sometime in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in

Is the decision eligible for Call-in? Yes No

1.0	Purpose of Report/Summary of Main Issues
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1.1	To provide an overview of the Council's Housing Land Availability Summary Report and the Employment Land Monitor (ELM) for the 2023/24 monitoring period.
1.2	<p>Housing Land Availability Summary Report</p> <p>The report presents the outcomes of annual housing land monitoring and provides a snapshot of the amount of land available for new residential development as of 31 March 2024. It will be supported by an online map portal showing the status of all existing housing monitor sites. The map portal will also spatially reflect key information contained within the tables of the report.</p>
1.3	<p>Employment Land Monitor</p> <p>The ELM sets out the headline data from the register of potential employment land, based on current planning policy designations and planning permissions. This provides an assessment at a point in time (31 March 2024) for the amount of land available for employment purposes and capacity for future employment across the city.</p>
2.0	Recommendation
2.1	The Committee is asked to note the outcomes of the annual Housing Monitor report and the ELM for 2023/24 contained at Appendix 1 and 2 ; and the intention to publish these summary documents and accompanying online map portals on the Council's website.
3.0	Main Report
	<u>Background</u>
3.1	Members are reminded that the Planning Act (NI) 2011 requires the Council to make an annual report to the Department for Infrastructure (DfI) outlining the extent to which the objectives set out in the Local Development Plan (LDP) are being achieved.
3.2	Members will also be aware that the Plan Strategy (PS), the first of two LDP documents, was formally adopted on 2 May 2023, with work now commenced on the second document, the Local Policies Plan (LPP).
3.3	The current monitor period predates the adoption of the LPP and therefore the data for this period is presented in an annual Housing Land Availability Monitor report (referred to as the 'Housing Monitor' report). In proceeding years, Annual Monitoring Reports will be prepared for the periods subsequent to the adoption of the LPP.
3.4	<p>Housing Land Availability Reports</p> <p>The primary purpose of the Housing Monitor is to inform the formulation of the Council's new LDP. However, it will also help the Council identify where a shortfall in potential land supply might exist and can inform house-builders on the availability of land that may be suitable for housing.</p>
3.5	The Housing Land Availability Summary Report contained at Appendix 1 presents the headline figures from a register of potential housing land maintained by the Council, based on current planning policy designations and planning permissions. This provides a snapshot of the amount of land available for new homes and capacity for future housing units as of 31 March 2024, as well as providing the net gains in housing units for the 2023/24 period. This differs from the new dwelling completion statistics published routinely by central Government which

<p>3.6</p> <p>3.7</p> <p>3.8</p> <p>3.9</p> <p>3.10</p>	<p>only provide a total for new build homes, without accounting for units lost as a result of demolitions and redevelopment.</p> <p>This information is summarised within the report in relation to:</p> <ul style="list-style-type: none"> • Each settlement within the District, including settlement areas in the case of Belfast; • Whether land falls within the existing urban footprint¹ or is classified as greenfield land; and • The type of land use zoning (i.e. land zoned for housing or land zoned for mixed use development) or all other land. <p>The report will be supported by the online map portal showing the status of all existing housing monitor sites, on the Development Plan and Policy part of the Council website. During the 2023/24 monitoring year 586 units were completed on 11.9 ha of land across the District. 344.7 ha of land remains, with potential capacity for 21,102 residential units. This is based on deliverable planning approvals and land allocated within the development plan but doesn't include other potential sites that may be suitable for residential development.</p> <p>The total number of dwellings completed in the district has decreased by 17.9% from 714 in 2022/23 to 586 in the current monitor year. The proportion of dwellings completed within the Urban Footprint is recorded at 80.8% with 33.5% of the remaining potential available for future dwellings being on land zoned for housing or mixed use development, at the 01 April 2024. It is emphasised that the monitor represents a register of housing land primarily based on policy designations and planning permissions, rather than an accurate picture of all potentially viable housing land.</p> <p>Employment Land Monitor</p> <p>The primary purpose of the ELM is to inform decision making and the ongoing performance of policy in respect of land supply across the city. As an evolving information source, it will provide a mechanism to identify where imbalances in land supply may develop and can inform prospective investors or developers on the availability of land that may be suitable for employment uses across the city.</p> <p>Similar to the Housing Monitor, the ELM (Appendix 2) sets out the headline data from the register of potential employment land, based on current planning policy designations and planning permissions. This provides an assessment at a point in time (31st March 2024) for the amount of land available for employment purposes and capacity for future employment across the city.</p> <ul style="list-style-type: none"> • This information is summarised within the report in relation to: • completed net employment gains over the period 2023/24; • completed net employment gains over the period 2022/23; • remaining net supply (comprising extant consents and sites where development is ongoing) - at 31st March 2024; and • the potential additional supply in terms of vacant land suitable for employment use - at 31st March 2024;
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¹ The continuous built-up area of the settlement.

3.11	<p>This ELM report will also be supported by the online map portal showing the status of all existing employment monitor sites alongside the other spatial mapping for the LDP on the council's website. For the 2023/24 monitoring year there was 59,989m² of employment floorspace completed with the majority of this being office floorspace. At the 31 March 2024 there was approximately 31,337m² of employment floorspace under construction and 459,655m² remaining by way of extant planning permissions. Additional yields of 240,992m² are available from vacant sites within existing employment areas, applying the best practice standard of 40% building to plot ratio and 125,159m² from mixed use sites.</p> <p><u>Financial and Resource Implications</u> There are no resource implications associated with this report.</p> <p><u>Equality or Good Relations Implications/Rural Needs Assessment</u> The report presents factual information and makes no recommendations relating to the future allocation of land for employment. There are therefore no relevant equality or good relations implications attached to the report.</p>
4.0	Appendices - Documents Attached
	<p>Appendix 1 – Belfast Housing Land Availability Summary Report 2023/24</p> <p>Appendix 2 – Employment Land Monitor Report 2023/24</p>