



Subject:	Employment Land Monitor Report
Date:	9/12/2024
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

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No

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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

After Council Decision

Sometime in the future

Never

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☐
☐
☐

Call-in

Is the decision eligible for Call-in?

Yes

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No

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1.0	Purpose of Report/Summary of Main Issues
1.1	To provide an overview of the Council's Employment Land Monitor (ELM) for the 2024/25 monitoring period.
1.2	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 2025) for the amount of land available for employment purposes and capacity for future employment across the city.
2.0	Recommendation
2.1	The Committee is asked to note the outcomes of the annual ELM for 2024/25 contained at Appendix 1 ; and the intention to publish this summary document and accompanying online map portal 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	As the current monitor period predates the adoption of the LPP, the data for this period continues to be presented as a separate annual Housing Land Availability Summary report (referred to as the 'Housing Monitor' report – separate Committee agenda item) and Employment Land Monitor (ELM).
3.4	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.
3.5	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 (31st March 2025) for the amount of land available for employment purposes and capacity for future employment across the city.
3.6	<p>This information is summarised within the report in relation to:</p> <ul style="list-style-type: none"> • completed net employment gains over the period 2024/25; • remaining net supply (comprising extant consents and sites where development is on-going) - at 31st March 2025; and • the potential additional supply in terms of vacant land suitable for employment use - at 31st March 2025;

3.7	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. A draft version of the online map for the 2024/25 Employment Land Monitor has been prepared and can be accessed here ¹ .
3.8	<p>For the 2024/25 monitoring year there was 18,176m² of employment floorspace completed with the majority of this being office floorspace. At the 31 March 2025 there was approximately 36,836m² of employment floorspace under construction and 531,977m² 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 development. There are therefore no relevant equality or good relations implications attached to the report.</p>
4.0	Appendices - Documents Attached
	Appendix 1 – Employment Land Monitor Report 2024/25