



Subject:	Employment Land Monitor (Local Development Plan)
Date:	15 November 2022
Reporting Officer:	Dermot O’Kane, Principal Planning Officer
Contact Officer:	Conor Campfield, Senior Planning Officer

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of Main Issues
1.1	To make members aware of the development of the 2021/22 draft Employment Land Monitor (ELM) for Belfast.
1.2	As you will be aware a report was presented to planning committee on 15 March outlining the council’s proposed approach to employment monitoring which included a draft ELM for the 2020/21 period.
1.3	The council is required to develop and maintain the ELM to support the delivery of the Local Development Plan (LDP) and to inform future decision making. It will support the monitoring of policy and the uptake of employment land as projected within Policy EC2 (employment land supply) of the draft Plan Strategy.
1.4	The proposed approach for the ELM reflects that established for the Housing Land Availability Report and will be supported by a similar online map portal.

2.0	Recommendation
2.1	The Committee is asked to note the proposed form and content of the draft Employment Land Monitor report for 2021/22 as set out below and in Appendix 1 .
3.0	Main Report
3.1	Background The Planning Act (NI) 2011 requires the council to make an annual monitoring report to the Department for Infrastructure (DfI) in respect of the LDP implementation. The work on the

	evidence base for the draft Plan Strategy has provided the foundation for the employment land monitoring that will be formalised alongside the work to deliver Local Policies Plan.
	Employment Monitor Report
3.2	The primary purpose of the draft 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.
3.3	The draft ELM (Appendix 1) sets out the headline data from the register of potential employment land, based on current planning policy designations, surveys of existing employment areas and planning permissions. This provides an assessment at a point in time (31 st March 2022) for the amount of land available for employment purposes and capacity for future employment across the city.
3.4	This information is summarised within the report in relation to: <ul style="list-style-type: none"> • completed net employment gains over the period 2021/22; • remaining net supply (comprising extant consents and sites where development is on-going) as of 31st March 2022; and • the potential additional supply in terms of vacant land suitable for employment use as of 31st March 2022;
3.5	This ELM report will be supported by a public 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 2021/22 monitoring year there was 27,347m ² of employment floorspace completed with the majority of this being office floorspace. At the 31 March 2022 there was approximately 70,500m ² of employment floorspace under construction and 433,000m ² remaining by way of extant planning permissions. An additional yield of 324,000m ² is available from vacant sites within existing employment areas, applying the best practice standard of 40% building to plot ratio.
3.7	<u>Finance and Resource Implications</u> There are no resource implications associated with this report.
3.8	<u>Asset and Other Implications</u> None noted.
3.9	<u>Equality or Good Relations Implications/Rural Needs Assessment</u> The draft Employment Monitor 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 this report.
4.0	Appendices
	Appendix 1 – draft Employment Land Monitor Report 2021/22