

**Richmondshire District Council**

**Employment Land Review Update**

**January 2012**

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## **1.0 Introduction**

- 1.1 In January 2007, Richmondshire District Council published the Joint Employment Land Review (JELR, Arup, 2007). The JELR proposed future employment land requirements based on prevailing economic forecasts with baseline data from 2004. The economy has changed since then and more recent economic forecasts and local change need to be considered in the Submission Core Strategy. This paper reviews these changes and updates the assessment for future employment land up to 2026. It provides the updated evidence for Spatial Principle 5 of the Core Strategy. This is particularly difficult in a period of major economic change. The JELR economic assumptions preceded rapid growth in the period 2004 to 2008. The latest economic assumptions supporting the REM projections (October 2011) do not yet fully reflect the reversal of these earlier fortunes.

## **2.0 Economic Change since JELR 2007**

- 2.1 There have been significant economic changes affecting the global economy that are being felt in Richmondshire. The JELR was published before current crises and reflected the prevailing expectations for continuing growth. Key changes that affect the assessment of future employment land requirements include:
- Economy peaked between 2006-2008 and national and regional forecasts for growth and employment are being reduced
  - Cancellation of the A1 upgrade through Richmondshire and its impact on the area's attractiveness for investment
  - Research indicates that the potential for defence related industry clusters – a key assumption in the JELR – is very low given the current approaches to defence procurement. (SQW, Feb 2010)
  - Public spending decisions reducing employment particularly in defence.
  - Defence and Security Review (DSR, 2011) expects major part of British army in Germany to go to former RAF bases in Scotland.
- 2.2 The North Yorkshire Strategic Housing Assessment. Appendix 4 Richmondshire (NYSHMA, GVA, December 2011) provides a summary economic overview:
- From 2008 to 2010 there had been a fall in full time employment of 6.5%

- Low job growth forecast for an additional 2200 jobs between 2011 and 2026. This is one of the lowest rates of growth in North Yorkshire and the figure has been reduced further in later forecasts
- the proportion of Richmondshire residents living and working within the district has increased significantly since the 2001 census, from 67.5% to 79.6% (Annual Population Survey). But this is affected by the substantial military presence, which is highly self-contained in the district (44% of the total workforce, SQW 2010)
- The military population also skews the district's occupation profile with a high activity rate but low proportions of senior officials, managers and professional occupations and high associate professional and technical occupations.

### **3.0 Changes in Employment Forecasts**

#### **Regional Econometric Model**

- 3.1 The Regional Econometric Model (REM, Experian) has provided a consistent economic baseline for the York and North Yorkshire sub region as well as the wider Yorkshire and Humber region for many years. It has been used in both this update and the JELR to forecast the state of the economy in Richmondshire.
- 3.2 The JELR was based on REM forecasts based on 2004 data. In comparison, the October 2011 extract from the REM, used in this Employment Land Review update, has been built on more recent data and revised assumptions about future progress of the national and regional economy. These are trend based forecasts and do not include any planned public/private investments. They are unaffected by the prospects for military change at Catterick Garrison, the scope and scale of which remains unknown apart from the Garrison Town Centre development which will deliver an estimated 800 jobs, a significant proportion of which would not be traditional employment land consuming uses (B1, B2, B8).

### Overall Change in the Richmondshire Economy

3.3 The economy has changed substantially since the 2004 baseline was established for the JELR (2007). High levels of growth followed the JELR projections in the period between 2004 and 2008, which the 2004 model may not have anticipated. Since then, the effects of global economic conditions are only just being realised and their affects may not yet be fully reflected in current forecasts. Economic growth for Richmondshire is now expected to be around 0.9% in the period 2010-2012 rising to 1.6% in the longer term (2012-2026) and broadly in line with the expectations for the rest of the sub region. Experian, which supports the REM, expects further downgrading of the forecasts for the growth of the regional economy, which would influence future forecasts of the Richmondshire economy. Until then we must apply some caution to the level of growth forecast by the October 2011 model.

### Key Economic Sectors in Richmondshire

3.4 Table 1 below compares the economic prospects for different industry sectors from the perspective of the JELR projection and the current (2011) REM projection. This highlights the different sectors that are important to the District in terms of the numbers of people employed (FTEs). Employment in these sectors amounts to about 90% of total employment in the District, excluding military personnel.

**Table 1: Projected employment growth comparison**

	JELR (2007)			REM (2011)		
	Rank (No FTEs employed)		Growth	Rank (No FTEs employed)		Growth
	2006	2021	%	2011	2026	%
All Industry	-	-	12.0%	-	-	6.5%
Agriculture Forestry and fishing	5	4	-2.2%	2	3	14.8%
Business Services	3	3	21.6%	5	5	-9.4%
Construction	2	2	13.4%	1	2	5.6%
Education	10	10	12.5%	11	10	-3.9%
Health	9	6	28.5%	7	9	10.9%
Hotels and Catering	1	1	29.4%	4	4	13.9%
Other Financial and Business Services	12	11	27.2%	9	8	17.2%
Other Services	6	6	17.8%	3	1	44.9%
Public Admin and Defence	4	5	-8.5%	6	11	-15.4%
Retailing	7	7	15.6%	10	5	32.5%
Wholesaling	6	9	1.6%	6	7	12.8%

3.5 It can be seen that the main industry sectors remain similar and the strong emphasis on a range of service industries remains characteristic of Richmondshire. The prospects for each industry sector change under the two projections and their changed assumptions about future economic prospects. In general, the JELR projection predates the substantial growth seen in the period 2004 – 2008, locally it also reflects depressed expectations for the agricultural sector following the Foot and Mouth Crisis. But this projection was generally optimistic as can be seen in the reduced scale of growth now expected for all industry and most sectors. Turning the clock forward to the REM 2011 projection and we see the range of service sectors coming forward at the same time as the public sector services begin to retreat in line with current expectations for the public sector. Prospects for agriculture are also much improved. But overall industrial growth prospects are almost halved.

## 4.0 Current Demand for Land

4.1 The main task of this review is to consider the impact of changing economic conditions on the requirement for employment land in the Richmondshire plan area. Employment land allocations comprise sites for the following uses:

<b>Class</b>	<b>Use</b>
• B1 : Business	Offices, research and development of products and processes, light industry appropriate in a residential area
• B2 : General Industrial	Industrial processes not included in B1 and excluding incineration, chemical treatment, landfill or hazardous waste
• B8 : Storage or distribution	Strategic and general warehousing

Different industries may contain a mix of these uses and the expected proportions of these can be found in Annex 1.

4.2 The JELR estimated that 11.75ha net additional employment land would be required between 2006 and 2021 in the district as a whole, with 8.66ha needed in the LDF plan area and the remainder in the National Park. An additional 3.4ha was estimated for military related expansion. At this time the JELR showed that 33.8 ha of allocated employment land remained undeveloped. Much of this, including Colburn Business Park and other sites in the Garrison Area, was assumed to be attractive to investors. These projections were rolled forward in the LDF Preferred Core Strategy (July 2010) but were based on dated assumptions and now need to be replaced with evidence from the current REM 2011 projection. Development of the allocated sites had been slower than expected and 25ha of allocated employment land remained undeveloped.

- 4.3 Before looking at the projected land requirements derived from the REM 2011 employment projection it is necessary to look at local conditions. In particular, how land allocated for employment purposes in the Richmondshire Local Plan has progressed and current availability of workspaces in Richmondshire.

### Employment Sites

- 4.4 The current status of employment sites allocated in the Richmondshire Local Plan 2001 – 2006 is summarised in the table below. Of the 33 hectares allocated in the Local Plan 8 hectares has been developed and 25ha remains undeveloped, although 7ha of this has permission for development. The outline planning permission for the former Colburn Pipeworks site, currently provides for an additional employment land windfall site of up to 7.06ha.

**Table 2 : Status of allocated employment land**

Place	Site	Status
Brompton on Swale	E2 Gatherley Rd – North of Station Rd	Developed. 0.2ha
	E3 Gatherley Rd – Former Water Authority Site	Undeveloped. 0.7 ha
	E4 Gatherley Rd – South of Station Rd	Developed, 1.5ha Brompton Industrial Estate.
	E5 Gatherley Rd - West of Gatherley Rd	Developed, 0.6ha Concrete block plant.
	E6 East of Gatherley Rd/Former Quarry	Undeveloped, 4ha.
Colburn	E7 South of Catterick Rd	Developed, 2.1ha Walkerville Industrial Estate.
	E8 North of Catterick Rd	Developed. Access for Gilesgate development. 0.45ha remains undeveloped.
	Colburn Pipeworks Major windfall site not allocated in Local Plan	Outline permission for mixed use redevelopment of 18.12 ha site including 6.06ha B1, B2 or B8 and a further 1.00ha healthcare or B1.
	E14 Former Colburn Barracks	Colburn Business Park. North-east and central areas have been developed. 3ha of land undeveloped.
	E15 Arras Lines	Undeveloped, 6.5ha.
Gilling West (parish)	E12 Scotch Corner	Undeveloped, 7ha. Approval for B1 and B8 uses.
Leyburn	E10 North of Harmby Rd	Harmby Road Industrial Estate. 1.9 ha undeveloped.
	E11 North of Harmby Rd	Developed, 0.7ha. Harmby Rd Business Park and Industrial Estate
Richmond	E1 North east of Gallowfields	Undeveloped, 1.9 ha

## Assessment of the remaining sites

- 4.5 The JELR assessed the potential of these sites to come forward for development in 2007 and this appraisal has been revisited in the table 3 below.

**Table 3 : Assessment of available employment land allocations**

Place	Site	Area (ha)	Assessment
Brompton on Swale	E3 Gatherley Rd – Former Water Authority Site	0.7	Suitable for B1 and B8 uses. Located south of existing A1 junction of A6136 with easy access for HGVs and strategic road network. Small site which could be developed with adjacent sites to achieve a more effective package.
	E6 East of Gatherley Rd/Formal Quarry	4	Suitable for B1, B2 and B8 uses. Open and undeveloped site offering straightforward development, without need for demolition. Located south of existing A1 junction on A6136, accessible to HGV's. Not likely to be contaminated, but near to brownfield sites in need of development.
Colburn	E8 North of Catterick Rd	0.45	Located on A6136 less than 5 miles from A1/Catterick Junction. A small site next to petrol filling station and foodstore and on outer edge of settlement. Accessible to HGV but B1 use may be more suitable use.
	Colburn Pipeworks Major windfall site not allocated in Local Plan	7.06	Outline approval for 6.06ha B1, B2 or B8 and a further 1.00ha healthcare or B1. Very little commercial interest shown in employment elements of site
	E14 Former Colburn Barracks	3	Part developed. High vacancy rate in existing development. Proposed Garrison Town Centre may increase attractiveness of Colburn Business Park in the medium term.



	E15	Arras Lines	6.5	Former barracks site between housing development and Colburn Business Park. Potential to come forward once more developed employment sites have been completed. But alternative uses could be considered in the light of changed military development plans. MoD would like to develop for housing
Gilling West (parish)	E12	Scotch Corner	7	Approval for B1 and B8 uses.  Large open site next to Scotch Corner junction of A1 and A66. Currently being marketed for approved uses.
Leyburn	E10	North of Harmby Rd	1.9	Direct access to A684 and on to A1 via Bedale. Suitable for B1 and B8 uses, extending existing business area. Slow to come forward despite attractive location.
Richmond	E1	North east of Gallowfields	1.9	Likely to meet local demand. B1 use most likely in this location. 1500m from Richmond TC and local services. Constrained access for HGV.

- 4.6 In general, site conditions and access to local services remain unchanged since 2007, but assumptions about the benefits of military related growth and the A1 upgrade to stimulate growth particularly in the Garrison area failed to materialise and look unlikely in the foreseeable future. Set against the prevailing economic context some of these sites may not come forward until the longer term.

### **Current Vacancies**

- 4.7 Current vacancies in existing employment areas indicate further local capacity for employment growth. Table 4 summarises the Council's commercial property register (October 2011). It shows that nearly 30,000 square metres of employment space is available locally in key employment locations in addition to the employment land described above.

**Table 4 : Vacant Employment Premises within the Richmondshire Plan Area.**

Use	B1	B2	B8	Total	
Area	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	%
Hipswell- Scotton- Colburn	1,495	3,080	2,840	7,415	26.4%
Richmond	985	2,085	1,765	4,835	17.2%
Brompton on Swale		5,610	9,000	14,610	52.1%
North Richmondshire	100			100	0.1%
Leyburn	170	930		1,100	3.9%
<b>Total</b>	<b>2,755</b>	<b>11,705</b>	<b>13,605</b>	<b>28,060</b>	<b>100%</b>

The amount of land equivalent to provide this floor space is estimated at 7 hectares (if we assume that floorspace is equivalent to 40% of plot size)

## **5.0 Translating employment forecasts into land use requirements**

5.1 The period 2011-2026 is taken as the basis for reviewing the need for future employment land in Richmondshire. In this period the following key economic features emerge from the projection that influence likely demand for land:

- Growth in the Richmondshire economy as measured by full time equivalent jobs (FTEs) is expected to be 6.35 % for the period 2011 to 2026. At the time of writing economic growth for the region and the district is expected to be further downgraded and we should expect this level of growth to be reduced further.
- There is a decline in FTE's for traditional employment land use consuming industries (B1, B2, B8), but there is a relatively low level of employment in them in the District.
- Need for employment land over the plan period is likely to come from Other Financial and Business Services, Wholesaling, Transport and Construction, which are all likely to require employment land to accommodate a proportion of their FTE growth.
- Non B Class uses, including Retailing account for the majority of projected employment.

## **Methodology**

- 5.2 This section summarises the methodology used to translate the FTE forecasts for the period 2011-2026 into land use requirements. This methodology is based on the same method used in the JELR, but has been refined to account for more up to date information. This update departs from the JELR by not attempting to assess the impact of military related growth on future employment land requirements. Subsequent evidence (SQW 2010) shows that any increase in the size of the Garrison is unlikely to drive direct employment growth locally because of Ministry of Defence procurement. The Defence and Security Review (2011) is currently being rolled out. The expected return of the army from Germany is now being directed to Scotland and the size of the army and civil service staff is being reduced. Locally MoD has indicated that there is sufficient existing space to accommodate facilities required by defence contractors.
- 5.3 There are a number of steps to be taken in calculating future employment land requirements.

### **Step**

- 1 FTE growth from REM projection
- 2 Identify industry sector land use class/es
- 3 Identify employment densities for each industry sector
- 4 Calculate floorspace requirement including vacancy estimate
- 5 Calculate plot size required to deliver floorspace
- 6 Apply a margin of choice for market flexibility
- 7 Split between Richmondshire plan area and National Park
- 8 Compare growth requirement with available land and premises.

These are explained in more detail below and the overall calculation is set out in detail for 30 industry sectors in Annex 3.

### **Step 1 : FTE growth**

- 5.4 Growth in Full Time Equivalentents (FTE's) has been forecast by the Regional Econometric Model, developed by Experian Business Service for Yorkshire Forward. This model has been designed for use within the sub region and wider region and is intended to provide consistent economic baseline data.

### **Step 2 : Industry sector land use**

- 5.5 Each FTE within an industry sector is assigned to a land use or proportion of land use. The mapping of sector to land use/s is based on an Oxford Economics model, which is expected to be built into the REM for this purpose (Annex 1).

### **Step 3 : Employment Densities**

- 5.6 This update uses the Oxford Economics (July 2009 for Doncaster MBC) employment densities. Again these are the densities to be used within the REM employment land forecasting module. It is acknowledged that these densities may not precisely reflect land use in Richmondshire, but the evidence is not available to do this. (Annex 2)

### **Step 4 : Calculate Floor space Requirement**

- 5.7 The employment densities are applied to the net difference in FTE's, or relevant proportion of FTE's, for each sector. This results in a net floorspace requirement for each sector in square metres. Overall this gives a floorspace requirement of 2,290 m<sup>2</sup> for all B1, B2 and B8 uses for the period 2011 – 2026. The level of normal vacancy needs to be built into this requirement to account for market turnover. This is assumed to be 10% in all sectors other than B1a office type activities where it is 5%. This increases the overall requirement to 2,590 m<sup>2</sup>.

### **Step 5 : Calculate land required to provide floorspace**

- 5.8 A standard plot ratio of 40% has been used for all B1, B2, B8 uses. This means that 40% of the total land needed for a certain plot provides the required floor space. This is the ratio used within the JELR (2007). Roger Tym (April 2010), suggests default assumptions of between 35% and 40% for industry, warehousing and out of town offices, but advises against using a standard plot ratio for town centre offices. It is likely that different plot ratios would exist in Richmond and Leyburn town centres compared with established employment locations at Gatherley Road, Colburn/Walkerville, Gallowfields and Harmby Road. The central locations of Richmond and Leyburn are constrained and should, therefore, have both higher employment densities and plot ratios. A review of the Strategic Housing and Employment Land Availability Assessment (2010) suggests that there is very limited scope for new office development within central Richmond and Leyburn. New office development is more likely outside these central locations and a lower plot ratio is likely to be achievable.
- 5.9 Plot ratios have been applied to all B1, B2, B8 land consuming sectors regardless of whether a loss in FTE's/Floorspace has been indicated. Therefore an element of caution should be applied to these figures particularly where sectors employ low numbers as job losses may not necessarily translate into the loss of employment premises/land. Overall this gives the estimated net land required for projected employment growth for all B1, B2 and B8 uses between 2011 and 2026 as 0.65 hectares

- 5.10 This number provides a net employment land estimate, which could be further refined by estimating the amount of existing employment space that could be lost in future and would need to be compensated for with the allocation of further land. The small scale and variety of Richmondshire employment locations makes it difficult to calculate such a factor reliably. Also there is insufficient evidence to assess whether discernible local trends exist in an area with few major employers outside of the public sector.

**Step 6 : Margin of Choice**

- 5.11 The margin of choice allows for flexibility within land supply offering choice to potential land demand. A margin of choice of 50% has been applied to the calculated land take for all growing sectors. Declining sectors have been excluded from this calculation because they are assumed to occupy existing sites. This gives a gross land requirement of 2.48 hectares for traditional employment land uses in the period 2011 to 2026 for the whole District.

**Step 7 : National Park split**

- 5.12 The Yorkshire Dales National Park is the planning authority for the sparsely populated western part of Richmondshire. Evidence from the Business Register and Employment Survey (ONS 2011) shows that 74% of use class B1, B2 and B8 employment is found within the Richmondshire plan area. This reduces the overall future requirement for employment land to 1.84 hectares, assuming similar employment change on either side of the National Park boundary.

**Step 8 : Residual Requirement**

- 5.13 The residual requirement is the gross employment land requirement minus the supply. This indicates the level of additional land that would need to be provided within the plan period. The current supply of land has been assessed above. Paragraph 4.4 shows that 25 hectares of employment land, either allocated in the Richmondshire Local Plan 2001 -2006 or with subsequent outline permission, remain undeveloped. Two major sites are included in this supply. Scotch Corner currently has permission for B1 and B8 uses on 7 hectares next to the A1. The outline permission on the former CPM Pipeworks site includes up to 7.1 hectares of employment uses out of a total of 18 hectares. Paragraph 4.7 shows that there is also 28,060 m<sup>2</sup> of employment floorspace currently available, which is equivalent to about 7 hectares of employment land.
- 5.14 The gross employment land requirement arising from projected growth (REM 2011) in traditional employment land uses is 1.84 hectares. This means that there is currently an oversupply of employment land in the Richmondshire plan area.

## **Growth in non-traditional sectors**

- 5.15 It is clear from the REM (2011) projection that the growth in employment in Richmondshire is not expected to come from those sectors requiring traditional employment land allocations. There is also no doubt that these sectors will require land and premises for the projected growth. Unfortunately, research indicates that the direct relationship between employment growth, floorspace and land is much less clear in these sectors. Annex 3 does apply the conventional calculations to growth in these sectors and this indicates, roughly, that around 9 hectares may be required. However, this would be misleading. A major growing sector is Construction and the traditional land use requirements of this sector have already been accounted for. The non traditional uses suggest that nearly 3 hectares would be needed, but these uses relate to work on site and do not need additional provision in land use policy. The other major growing sectors include Retailing and Wholesaling. Together these indicate a requirement for around 5 hectares – again using the conventional calculations. These uses need to be assimilated within town centre type policies and to a large extent will be provided for by the proposed Garrison Town Centre development.

## **6.0 Impact on the Core Strategy and management of employment land supply**

- 6.1 The assessment of employment land described above points to a substantial oversupply of employment land in the Richmondshire plan area. This reflects both changing local expectations and a radically changed economic climate at regional, national and global levels. It now presents the Council and policy makers with a fundamental challenge. The loss of the A1 upgrade and better understanding of the linkage between Catterick Garrison and local employment demand a better understanding of the dynamics of the local economy to help make appropriate choices in economic and land use priorities.
- 6.2 The draft National Planning Policy Framework advocates a more responsive approach to the identification and management of employment land based on a qualitative assessment of existing employment sites and areas. This would identify those which could be considered for alternative uses, like housing, because they are no longer suitable or viable or where there may be sectoral shifts in local employment. Roger Tym (2010) recommends that there is a rolling 5 years supply of readily available sites at all times, providing choice and enabling the control of the release of land rather than applying a percentage of the total requirement over the plan period.

- 6.3 The current supply and vacancy position favour following the more responsive approach outlined above rather than a traditional allocations approach. This suggests that the LDF Core Strategy, in particular Spatial Principle SP5, the Sub Area Strategies and Core Policy CP9 need to be reviewed and changed where necessary to enable the use of such a mechanism.
- 6.4 Alongside this, the consequences of earlier assumptions on decision making and strategic choices also need to be reviewed. For example, the extent of employment land sought in the outline planning permission for the former CPM Pipeworks site now looks excessive in the light of these revised projections and could be re-examined to provide other strategic outcomes for local communities. Nearby, the mix of sites along the A6136 should be re-evaluated to ensure that Core Strategy objectives for modern and high quality development are not dissipated by an unfocussed supply of land.
- 6.5 But we should be mindful that this report has been prepared at a time when employment projections are pessimistic. Pursuit of the steps suggested above should be done in the context of a clear employment strategy that seeks to promote the area on its merits and increase longer term employment opportunities locally. Otherwise there is a risk of losing local flexibility for employment growth. This could happen as a result of losing potential employment sites to other uses without sight of longer term opportunities.

## **Annexes**

Annex 1 : Land Use Sector Mapping

Annex 2 : Job Density Assumptions

Annex 3 : Richmondshire Employment Land Projection

Annex 4 : References



## Annex 1 : Land Use Sector Mapping

(source Employment Forecasts and Scenario Analysis (updated report) July 2009 for Doncaster MBC)

Industry sectors	Primary/ Utilities	Industry B1b/c; B2	Misc / Other	Retail, leisure and catering	Storage, Distribution (B8) - Other	Storage, Distribution (B8) - Shed	Offices B1a	Other Public Services	Health and Education	Construction	Total
Agriculture, Forestry & Fishing	100.00%	0.00%									100.00%
Oil & Gas Extraction	100.00%										100.00%
Other Mining	100.00%										100.00%
Gas, Electricity & Water	100.00%										100.00%
Fuel Refining		100.00%									100.00%
Chemicals		100.00%									100.00%
Minerals		100.00%									100.00%
Metals		100.00%									100.00%
Machinery & Equipment		100.00%									100.00%
Electrical & Optical Equipment		100.00%									100.00%
Transport Equipment		100.00%									100.00%
Food, Drink & Tobacco		100.00%									100.00%
Textiles & Clothing		100.00%									100.00%
Wood & Wood Products		100.00%									100.00%

Industry sectors	Primary/ Utilities	Industry B1b/c, B2	Misc / Other	Retail, leisure and catering	Storage, Distribution (B8) - Other	Storage, Distribution (B8) - Shed	Offices B1a	Other Public Services	Health and Education	Construction	Total
Paper, Printing & Publishing		70.97%	29.03%								100.00%
Rubber & Plastics		100.00%									100.00%
Other Manufacturing NEC		100.00%									100.00%
Construction		28.90%	71.10%								100.00%
Retailing				100.00%							100.00%
Wholesaling		15.68%		21.77%	62.55%						100.00%
Hotels & Catering				100.00%							100.00%
Transport			13.16%		0.00%	86.84%					100.00%
Communications			57.01%			42.99%					100.00%
Banking & Insurance							100.00%				100.00%
Business Services			9.29%		1.66%		89.05%				100.00%
Other Financial & Business Serv			72.02%				27.98%				100.00%
Public Admin & Defence							49.64%	50.36%			100.00%
Education									100.00%		100.00%
Health									100.00%		100.00%
Other Services		20.02%	67.66%				12.32%				100.00%

## Annex 2 : Job Density Assumptions

Source : Employment Forecasts and Scenario Analysis (updated report) July 2009 for Doncaster MBC

Land Use Class	Description	Job Density FTE / m <sup>2</sup>
Offices (B1a)	General Offices	19
Industry (B1 b/c, B2)	General Industry	34
Storage & Distribution (B8) – Strategic Warehousing	Large Scale High Bay	80
Storage & Distribution (B8) Other	General Warehousing	50
Retail, Leisure and Catering	Average town centre retail and general restaurants	19
Health & Education	Same as B1 a	19
Other Public Services	Same as B1a	19
Primary/Utilities	Same as B8	80
Misc/Other	See Annex 1	23

### Annex 3 : Richmondshire Employment Land Projection

Based on REM FTE projection - extract 01/2012

Primary & Utilities	Step1 : Employment change (REM 01/12)				Step 2 : Land use (REM/RT)		Step 3 : Employment density (REM/RT)	Step 4 : Additional floorspace	Step 4a : Vacancy rate adjustment (RT)	Step 5 : Employment land	Step 6 : Employment land margin of choice
	2011	2026	Change		Use Class	Proportion	m <sup>2</sup> /FTE	'000 m <sup>2</sup>	'000 m <sup>2</sup>	ELR Ratio(40%)	ELR Margin(50%)
			No	%				2011-2026	2011-2026	2011-2026	2011-2026
Agriculture, Forestry & Fishing	2.264	2.419	0.155	6.85%	Primary /Utilities	100.00%	80	12.4		31	46.5
Oil & Gas Extraction	0	0	0	0.00%	Primary /Utilities	100.00%	80	0		0	0
Other Mining	0.11	0.053	-0.057	-51.82%	Primary /Utilities	100.00%	80	-4.56		-11.4	-11.40
Gas, Electricity & Water	0.001	0.001	0	0.00%	Primary /Utilities	100.00%	80	0		0	0
<b>Total</b>	<b>2.375</b>	<b>2.473</b>	<b>0.098</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	<b>7.84</b>		<b>19.6</b>	<b>35.1</b>

B1 b/c B2	Step1 : Employment change (REM 01/12)				Step 2 : Land use (REM/RT)		Step 3 : Employment density (REM/RT)	Step 4 : Additional floorspace	Step 4a : Vacancy rate adjustment (RT)	Step 5 : Employment land	Step 6 : Employment land margin of choice
Fuel Refining	0	0	0	0.00%	B1 b/c B2	100.00%	34	0.00	0.00	0.00	0.00
Chemicals	0.004	0.002	-0.002	-50.00%	B1 b/c B2	100.00%	34	-0.07	-0.07	-0.19	-0.19
Minerals	0.119	0.099	-0.02	-16.81%	B1 b/c B2	100.00%	34	-0.68	-0.75	-1.87	-1.87
Metals	0.221	0.126	-0.095	-42.99%	B1 b/c B2	100.00%	34	-3.23	-3.55	-8.88	-8.88
Machinery & Equipment	0.291	0.25	-0.041	-14.09%	B1 b/c B2	100.00%	34	-1.39	-1.53	-3.83	-3.83
Electrical & Optical Equipment	0.057	0.036	-0.021	-36.84%	B1 b/c B2	100.00%	34	-0.71	-0.79	-1.96	-1.96
Transport Equipment	0.009	0.009	0	0.00%	B1 b/c B2	100.00%	34	0.00	0.00	0.00	0.00
Food, Drink & Tobacco	0.457	0.443	-0.014	-3.06%	B1 b/c B2	100.00%	34	-0.48	-0.52	-1.31	-1.31
Textiles & Clothing	0.056	0.012	-0.044	-78.57%	B1 b/c B2	100.00%	34	-1.50	-1.65	-4.11	-4.11
Wood & Wood Products	0.074	0.075	0.001	1.35%	B1 b/c B2	100.00%	34	0.03	0.04	0.09	0.14
Paper, Printing & Publishing	0.071	0.065	-0.006	-8.45%	B1 b/c B2	70.97%	34	-0.14	-0.16	-0.40	-0.40
Rubber & Plastics	0.017	0.016	-0.001	-5.88%	B1 b/c B2	100.00%	34	-0.03	-0.04	-0.09	-0.09
Other Manufacturing NEC	0.152	0.185	0.033	21.71%	B1 b/c B2	100.00%	34	1.12	1.23	3.09	4.63
Wholesaling	1.222	1.378	0.156	12.77%	B1 b/c B2	15.68%	34	0.83	0.91	2.29	3.43
Construction	2.066	2.488	0.422	20.43%	B1 b/c B2	28.90%	34	4.15	4.56	11.40	17.10
Other Services	2.36	2.399	0.039	1.65%	B1 b/c B2	20.02%	34	0.27	0.29	0.73	1.10
<b>Total</b>	<b>7.176</b>	<b>7.583</b>	<b>0.407</b>					<b>-1.84</b>	<b>-2.02</b>	<b>-5.05</b>	<b>3.75</b>

B8 Other	Step 1 : Employment change (REM 01/12)				Step 2 : Land use (REM/RT)		Step 3 : Employment density (REM/RT)	Step 4 : Additional floorspace	Step 4a : Vacancy rate adjustment (RT)	Step 5 : Employment land	Step 6 : Employment land margin of choice
Wholesaling	1.222	1.378	0.156	12.77%	B8 other	62.55%	50	4.88	5.37	13.42	20.13
Business Services	1.47	1.466	-0.004	-0.27%	B8 other	1.66%	50	0.00	0.00	-0.01	-0.01
<b>Total</b>	<b>2.692</b>	<b>2.844</b>	<b>0.152</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4.88</b>	<b>5.36</b>	<b>13.41</b>	<b>20.12</b>
<b>B8 Distribution Large Scale</b>											
Transport	0.411	0.425	0.014	3.41%	B8 Shed	86.84%	80	0.97	1.07	2.67	4.01
Communications	0.117	0.107	-0.01	-8.55%	B8 Shed	42.99%	80	-0.34	-0.38	-0.95	-0.95
<b>Total</b>	<b>0.528</b>	<b>0.532</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.63</b>	<b>0.69</b>	<b>1.73</b>	<b>3.07</b>
<b>B1a</b>											
Banking & Insurance	0.121	0.109	-0.012	-9.92%	B1a	100%	19	-0.23	-0.24	-0.60	-0.60
Business Services	1.47	1.466	-0.004	-0.27%	B1a	89.05%	19	-0.07	-0.07	-0.18	-0.18
Other Financial & Business Services	1.16	1.359	0.199	17.16%	B1a	27.98%	19	1.06	1.11	2.78	4.17
Other Services	2.36	2.399	0.039	1.65%	B1a	12.32%	19	0.09	0.10	0.24	0.36
Public Admin & Defence	1.191	0.955	-0.236	-19.82%	B1a	49.64%	19	-2.23	-2.34	-5.84	-5.84
<b>Total</b>	<b>6.302</b>	<b>6.288</b>	<b>-0.014</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-1.37</b>	<b>-1.44</b>	<b>-3.60</b>	<b>-2.09</b>
<b>Grand Total</b>	<b>16.70</b>	<b>17.25</b>	<b>0.55</b>	<b>3.29%</b>	<b>Total employment land</b>		<b>'000 m</b>	<b>2.29</b>	<b>2.59</b>	<b>6.48</b>	<b>24.84</b>
							<b>hectares</b>	<b>0.23</b>	<b>0.26</b>	<b>0.65</b>	<b>2.48</b>

Non B class uses	Step1 : Employment change (REM 01/12)				Step 2 : Land use (REM/RT)		Step 3 : Employment density (REM/RT)	Step 4 : Additional floorspace	Step 4a : Vacancy rate adjustment (RT)	Step 5 : Employment land	Step 6 : Employment land margin of choice
	2011	2026	Change		Use Class	Proportion	m <sup>2</sup> /FTE	'000 m <sup>2</sup>	'000 m <sup>2</sup>	ELR Ratio(40%)	ELR Margin(50%)
			No	%				2011-2026	2011-2026	2011-2026	2011-2026
Paper, Printing & Publishing	0.071	0.065	-0.006	-8.45%	other	29.03%	23	-0.04		-0.10	-0.10
Construction	2.066	2.488	0.422	20.43%	other	71.10%	23	6.90		17.25	25.88
Transport	0.411	0.425	0.014	3.41%	other	13.16%	23	0.04		0.11	0.16
Communications	0.117	0.107	-0.01	-8.55%	other	57.01%	23	-0.13		-0.33	-0.33
Wholesaling	1.222	1.378	0.156	12.77%	Retail	21.77%	19	0.65		1.61	2.42
Business Services	1.47	1.466	-0.004	-0.27%	other	9.29%	23	-0.01		-0.02	-0.02
Other Financial & Business Services	1.16	1.359	0.199	17.16%	other	72.02%	23	3.30		8.24	12.36
Other Services	2.36	2.399	0.039	1.65%	other	67.66%	23	0.61		1.52	2.28
Retailing	1.14	1.51	0.37	32.46%	Retail	100.00%	19	7.03		17.58	26.36
Hotels & Catering	1.495	1.816	0.321	21.47%	Retail	100.00%	19	6.10		15.25	22.87
Public Admin & Defence	1.191	0.955	-0.236	-19.82%	other public services	50.36%	19	-2.26		-5.65	-5.65
Education	1.036	0.996	-0.04	-3.86%	Education	100.00%	19	-0.76		-1.90	-1.90
Health	1.198	1.328	0.13	10.85%	Health	100.00%	19	2.47		6.18	9.26
<b>Total</b>	<b>14.94</b>	<b>16.29</b>	<b>1.36</b>	<b>9.07%</b>				<b>23.89</b>	<b>0.0</b>	<b>59.73</b>	<b>93.60</b>
							<b>hectares</b>	<b>2.4</b>	<b>0.0</b>	<b>6.0</b>	<b>9.4</b>

## **Annex 4 : References**

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