

THE SHEFFIELD PLAN

Our City, Our Future

Issues and Options

Employment Land Need and Supply

Technical Note

September 2020



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Sheffield Local Plan Team
Planning Service
Sheffield City Council
Howden House
1 Union Street
S1 2SH

Tel: 0114 273 4157 Email: sheffieldplan@sheffield.gov.uk

[The www.sheffield.gov.uk's "How the Council consults on planning applications & policies" webpage.](http://www.sheffield.gov.uk)



1. Purpose of the Technical Note

- 1.1 This Note summarises the evidence base required to support the various options set out in the draft Local Plan. It focuses on the reasoning behind the economic development land need figures put forward in the Issues and Options and summarises initial findings relating to the supply of land for economic development uses.

The Approach Taken in the Draft Plan - Sheffield Context and Policies

- 1.2 The Sheffield Plan will help create a fair, inclusive, healthy and environmentally sustainable city with a strong economy. Everyone will be able to reach their full economic potential and achieve a decent living.
- 1.3 The Sheffield City Region Strategic Economic Plan (SEP) aims to create an additional 70,000 jobs between 2015 and 2025, of which 25,550 will be within Sheffield. This ambition of 2,555 additional jobs annually equates to an additional 51,100 new jobs that will need to be created over the plan period 2018-2038, to meet the needs of existing residents. This takes account of an increase in the economic activity rate to match the UK average, as well as serving an increasing population. Sheffield's economic activity rate virtually matched the national figure in 2018/19¹.
- 1.4 The aim is for the city to have a strong and growing economy with a range of new and higher value jobs. These new jobs will focus on the city's strengths of advanced manufacturing, creative and digital industries, financial and professional services, higher education, the outdoor city, health and medical services.
- 1.5 Failure to achieve the job growth targets will lead to significant economic inactivity and have an adverse impact on economic growth. This will disproportionately affect those with more limited ability to access job opportunities so, where possible, the new jobs should be relatively highly skilled and highly paid, to assist in raising average incomes. This will also help to reduce the number of people commuting out of the city as more people find jobs in Sheffield. The Plan will set out the locations where these opportunities will be focused and opportunities to create jobs locally will also be maximised. This will also help to increase local economic activity rates.
- 1.6 The full potential for economic development and the job growth required in Sheffield cannot be achieved without a supply of land and sites available for new business and industrial premises. The plan must therefore ensure that there is sufficient land available to meet the needs of new and existing businesses, especially in the employment growth sectors and areas. We have estimated the amount of land that will be required to accommodate

¹ Sheffield Employment Land Review 2020 Figure 3.5 , page 18



the new jobs that will be created, and have identified sites that have the potential to deliver the new development required.

- 1.7 The amount of land needed for employment uses has generally been reducing over the years, so there has been a contraction of the employment areas, along with consolidation in the most established employment locations. In contrast, there has been an increasing need for housing land as the population increases and households get smaller, so some switching from employment use to housing has taken place and will continue to do so. Much more new housing land is needed compared to land for new economic development, as many of the new jobs can be accommodated in existing properties or existing employment land. Employment densities are also generally much higher than population densities, so less employment land than housing is needed to meet the demand.
- 1.8 However, housing land must not be prioritised totally at the expense of land for economic development, as a failure to allocate sufficient employment land will make it difficult to achieve the job growth targets that are aligned with housing growth.
- 1.9 Sites will be made available across the city, but will focus on the key growth areas of the City Centre and the Lower Don Valley in the east of the city covering an area known as the Advanced Manufacturing Innovation District (AMID). The City Centre will be the focus for office development for the city region.
- 1.10 The Plan must seek to meet future need for land for economic development, but this must be assessed at a time of acute uncertainties over the city's economic future, relating in particular to the economic and social impacts of the 2020 Covid-19 pandemic. The estimated requirements for land detailed within this Note are based on research undertaken prior to the coronavirus lockdown. Further economic assessments will be required as the Plan emerges in order to produce more accurate assessments of future need as the impact of the virus becomes clearer.



2. Summary of evidence

2.1 A variety of studies and policy documents are relevant when analysing economic land need and supply. These are summarised in this Chapter.

National Planning Policy Framework (NPPF) – February 2019

2.2 The 2019 NPPF² in paragraph 8 states that there are three overarching objectives to sustainable development. The economic role that the planning system must perform involves building a strong, responsive and competitive economy. This will be achieved by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity. Plans should apply a presumption in favour of sustainable development (paragraph 11), which means they should positively seek opportunities to meet the development needs of their area and provide for objectively assessed needs for housing and other uses. Planning policies should also promote an effective use of land in meeting the need for housing and other uses (paragraph 117). This Note sets out how the need for land has been assessed and summarises potential supply to meet that need.

2.3 Paragraph 20 requires strategic policies to set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for employment, retail, leisure and other commercial development. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area. The assessment of need and the supply has considered locational requirements and the need for different types of sites to meet varying needs.

2.4 Paragraph 81 requires planning policies to set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth. Also, to set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period. Furthermore, planning policies should recognise and address the specific locational requirements of different sectors, making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations (paragraph 82).

2

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf



- 2.5 Paragraph 104 requires planning policies to support an appropriate mix of uses to minimise the number and length of journeys needed for employment. So new economic development sites should be provided in accessible locations to ensure new residential developments are sustainable and to ensure and sufficient scale and quality of economic land is made available.
- 2.6 Paragraph 120 requires planning policies to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. This has been done for the draft Plan by the production of a Housing and Economic Land Availability Assessment (HELAA) and an Employment Land review (ELR).
- 2.7 Planning proactively to meet the development needs of businesses will be a priority and the Sheffield Plan will:
- Set out a clear economic vision and strategy for the area.
 - Identify sites for development in line with that strategy.
 - Support existing and emerging business sectors and plans for new or emerging sectors.
 - Avoid the long-term protection of sites allocated for employment uses where there is no reasonable prospect of their being used for that purpose.

National Planning Practice Guidance (PPG)

- 2.8 In 2014 the Government launched the Planning Practice Guidance (PPG) web-based resource. This website brings together many areas of English planning guidance to support the implementation of the NPPF.³

Plan-making PPG

- 2.9 Updated Practice Guidance on Plan-making was published in July 2020.⁴ This sets out the requirements for the evidence base for local plans (see Paragraph: 040 Reference ID: 61-040-20190315). It states that policy-making authorities will need a clear understanding of business requirements in their area and the steps in building up this evidence include:
- working together with county and neighbouring authorities, Mayors, Combined Authorities and with Local Enterprise Partnerships to define the most appropriate geography to prepare policies for employment. The assessment of economic need has drawn on the 2020 Sheffield Employment Land Review (ELR), which was produced as part of a wider commission from the Sheffield City Region (the Sheffield City Region Strategic Employment Land Appraisal [SELA]). The SELA was

³ <https://www.gov.uk/government/collections/planning-practice-guidance>

⁴ <https://www.gov.uk/guidance/plan-making#evidence-base>



produced with the input of city region, all SCR local authorities and the LEP. It defined the economic geography and provides a robust evidence base on which to assess need across the city region.

- Preparing and maintaining a robust evidence base to understand both existing business needs and likely changes in the market. This involved engaging with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability. The SELA work involved engagement with local businesses.

2.10 The PPG goes on to say (Paragraph: 041 Reference ID: 61-041-20190315) that authorities can use this evidence to assess:

- The need for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period. The ELR has provided a robust assessment of the need for land and floorspace for business and industrial uses. It did not cover other employment uses such as retail and leisure, as this was the subject a separate, earlier assessment (see the Joint Retail and Leisure Study for Sheffield and Rotherham⁵).
- The existing and future supply of land available for economic development and its suitability to meet the identified needs. The Council will be publishing a Housing and Economic Land Availability Assessment (HELAA) that will be a joint analysis of land supply for housing and other uses.
- The likely availability and achievability of employment-led development, taking into account market signals. The ELR has assessed the market for business and industrial uses and this will inform decisions on economic land need and supply.

Housing and Economic Needs Assessments (HENA) PPG

2.11 The Government published updated Guidance in July 2019 relating to Housing and Economic Needs Assessments (HENA).⁶

2.12 The HENA PPG sets out how authorities should assess economic need and determine what type of employment land is needed. They should ensure that local circumstances are accounted for and determine their functional economic market area (FEMA) (see Paragraph: 025 Reference ID: 2a-025-20190220). The 2020 SELA study looked in detail at what the FEMA relating to Sheffield should be, as did the ELR. More detail is presented later in this Note (see paragraph 2.49).

2.13 The ELR provides a detailed methodology for assessing economic development needs in order to identify the future quantity and quality of

⁵ <https://www.sheffield.gov.uk/home/planning-development/sheffield-plan-background-studies-reports>

⁶ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>



land or floorspace required for economic development uses. A range of market signals should be assessed to give a range of potential estimates of the level of demand. Specifically, a range of data which is current and robust, such as:

- Sectoral and employment forecasts and projections which take account of likely changes in skills needed (labour demand)
- Demographically derived assessments of current and future local labour supply (labour supply techniques)
- Analysis based on the past take-up of employment land and property and/or future property market requirements
- Consultation with relevant organisations, studies of business trends, an understanding of innovative and changing business models, particularly those which make use of online platforms to respond to consumer demand and monitoring of business, economic and employment statistics.

2.14 The results of these methodologies for assessing overall demand have been translated into specific estimates of need using the conversion techniques set out in the PPG. It recommends the use of 4 key relationships which need to be quantified to inform the assessment of land requirements:

- Standard Industrial Classification sectors to use classes
- Standard Industrial Classification sectors to type of property
- Employment to floorspace (employment density)
- Floorspace to site area (plot ratios based on industry proxies)

2.15 These relationships have been used in the ELR process to derive detailed and robust figures for the need for economic development land (Paragraph: 030 Reference ID: 2a-030-20190220).

2.16 Authorities will need to take account of longer term economic cycles in assessing this data, and consider and plan for the implications of alternative economic scenarios (Paragraph: 027 Reference ID: 2a-027-20190220). The ELR has used all of these techniques. Seven scenarios for employment land need have been presented

2.17 The PPG recommends the existing stock of employment land is identified and the recent pattern of supply and loss monitored. Gaps in the current market demand have been identified. Past take-up has been analysed to produce projections based on past trends as well as forecasts (based on future scenarios), as reference earlier. This has helped to identify the need for office, general business and distribution space, and has provided a context for appraising individual sites. This has shown that (while overall supply is constrained) there is generally a good match between sectors of demand and the supply of sites (Paragraph: 029 Reference ID: 2a-02920190220).



- 2.18 There is a specific imperative identified in the PPG to assess need and allocate space for logistics due to its critical role in enabling an efficient, sustainable and effective supply of goods for consumers and businesses, as well as contributing to local employment opportunities (this is likely to have become even more important as the Covid-19 pandemic has increased the demand for online shopping, for example). Logistics has distinct locational requirements that need to be considered in formulating planning policies (separately from those relating to general industrial land). Sheffield has historically not played a large role in the logistics industry due to its constrained topography and shortage of sites. Where a need for such facilities may exist, authorities should collaborate with other authorities and consider the most appropriate locations for meeting these identified needs including 'last mile' facilities serving local markets (Paragraph: 031 Reference ID: 2a-031-20190722).

Housing and Economic Land Availability Assessments (HELAA)

- 2.19 The Government has published Planning Practice Guidance (PPG) for HELAAs which was updated in July 2019. The PPG states that the HELAA should assess sites' "suitability for development and the likelihood of development coming forward (the availability and achievability)" (PPG Paragraph: 001 Reference ID: 3-001-20190722). This has been done and potential sites for economic development have been identified.

Functional Economic Market Area (FEMA)

- 2.20 The ONS defines labour market areas as those areas in which the bulk of the resident population also work within the same area, so defining a FEMA requires an analysis of commuting patterns to identify TTWAs for local economies:

*"The current criterion for defining TTWAs is that generally at least 75% of an area's resident workforce work in the area and at least 75% of the people who work in the area also live in the area... However, for areas with a working population in excess of 25,000, self-containment rates as low as 66.7% are accepted."*⁷

- 2.21 A report published by the Northern Way⁸ on page 13 states that "Sheffield and Rotherham have started to operate as one functional economic area." While these reports may be relatively old, recent developments such as Waverley and the AMP/AMRC will, if anything, have strengthened the linkages and interdependencies of the two LPAs.

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<http://webarchive.nationalarchives.gov.uk/20160106004211/http://www.ons.gov.uk/ons/guide-method/geography/beginner-s-guide/other/travel-to-work-areas/index.html>

⁸ City Relationships: Economic Linkages in Northern city regions - Sheffield City Region, November 2009 - <http://www.centreforcities.org/publication/city-relationships-economic-linkages-in-northern-city-regions/>



Sheffield City Region (SCR) – The Strategic Economic Plan (SEP)

- 2.22 The Sheffield City Region is comprised of the nine local authority areas of Barnsley, Bassetlaw, Bolsover, Chesterfield, Derbyshire Dales, Doncaster, North East Derbyshire, Rotherham and Sheffield. The City Region encompasses more than 1.8 million people and approximately 700,000 jobs.
- 2.23 The SCR Local Enterprise Partnership (LEP) is a partnership between local authorities and businesses set up in 2011 by the Government. The NPPF (paragraph 25) requires local planning authorities to work with LEPs on relevant strategic matters.
- 2.24 The SCR LEP's Strategic Economic Plan (SEP) is a 10 year plan for private sector growth from 2015-2025. One of the key targets set out to deliver this ambition is the creation of 70,000 jobs. This target already appears to be achievable, as the City Region has shown a gain of 37,000 jobs in three years since 2014, when it launched the SEP.⁹ Sheffield's share of this increase is 8,300, which is well above the 2,550 per year target for the city set out in the SEP.
- 2.25 There is a fundamental economic performance gap between the SCR and the national average which the SEP seeks to narrow in terms of the number of employees, highly skilled occupations, businesses and GVA.
- 2.26 The SEP seeks to build upon existing successes of the LEP and scale them up through growing existing businesses, attracting new companies and accelerating business growth and job creation.
- 2.27 It seeks to extend the region's global lead in key sectors including advanced manufacturing (the Advanced Manufacturing Research Centre being a key asset) and engineering machining and prototyping through developing additional facilities for data and digital work in Sheffield;
- 2.28 The SCR has many assets which the plan seeks to capitalise on:
- A diverse economy with no single dominant sector but with specialisms in technology, manufacturing, engineering and materials
 - Strategic location in the heart of the UK enhancing connectivity
 - Two universities with world class research capabilities
 - Home of the Advanced Manufacturing Park
 - Flexible and adaptable base of SME's focussed on business to business supply chain
 - 1.1m potential workforce and 120,000 jobs in the knowledge and data driven economy

⁹ <https://sheffieldcityregion.org.uk/explore/our-strategic-economic-plan/>



- Home to UK's leading enterprise zone for advanced manufacturing
- The delivery of a new HS2 station
- A significant visitor economy
- Significant capacity for additional employment land development
- The SCR is not a traditional mono-centric city region like Greater Manchester, Sheffield is the core driver of growth, but other major towns are key contributors.

2.29 It is noted that a new SEP is in preparation and is planned to cover the period to 2040. It is likely to focus more on the 4 South Yorkshire authorities within the SCR.

Sheffield City Region Strategic Employment Land Appraisal (SELA)

- 2.30 In 2019, the Sheffield City Region (SCR) Mayoral Combined Authority commissioned a high-level city region-wide Strategic Employment Land Appraisal (SELA) that examined the need for and supply of employment land across the SCR. This report meets the requirements in PPG to work with other planning authorities in the functional economic market area, local businesses and the LEP when assessing the need for land (PPG Paragraph: 007 Reference ID: 3-007-20190722). A summary of this SELA report can be found on the SCR website.¹⁰
- 2.31 The purpose of the SELA is to combine evidence from the 9 SCR districts to create a joint economic evidence base on the strategic employment land supply for the SCR. It analyses the strategic employment land offer in the City Region as well as its strategic fit against the existing SEP (SELA Summary Report paragraph 1.7).
- 2.32 The SELA brings together the findings from existing Employment Land Reviews, economic development assessments and similar existing evidence across local planning authorities in the SCR area, identifying sites and summarising this to set out the totality of employment land supply from 2020 to 2040 and its spatial distribution (reflecting the time horizon being set through the SEP review) (paragraph 1.12).
- 2.33 The SELA analysis shows that the SEP jobs growth target of 70,000 jobs remains is broadly on track. However, the SCR had a requirement that 30,000 of these would be higher skilled jobs. This has not necessarily been the case (paragraphs 3.3 and 3.4).
- 2.34 The report confirms the view that Sheffield and Rotherham should be considered as one functional economic market area (paragraph 4.4) – this confirms the analysis earlier in this Note.

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<https://modern.gov.sheffieldcityregion.org.uk/ieListDocuments.aspx?CId=154&MID=266#A12941>



- 2.35 In paragraph 4.7 the report refers to logistics and suggests it is appropriate to test whether some of the strategic B8 logistics requirements could be accommodated in the most accessible parts of the SCR, even if it would outstrip the indigenous needs of any particular district in isolation. It is recommended that the SCR districts work together to ensure B8 requirements are accommodated in the most accessible areas.
- 2.36 7 Growth Areas are identified, 2 of which are within Sheffield; the City Centre and the Advanced Manufacturing Innovation District (AMID). Paragraph 5.10 states that Sheffield City Centre is clearly a key area for growth within the Sheffield City Region. Key sectors identified are:
- Knowledge, Creative and Digital Industries.
 - Leisure.
 - Higher Education.
 - Culture.
 - Financial and Professional Services.
- 2.37 Sheffield is undoubtedly perceived by the market as the prime office location in the SCR and the market is relatively strong in the City Centre. However, a number of stakeholders suggested that Sheffield suffers from a lack of a defined 'office core' or quarter in the City Centre with much of the B1a offer dispersed across the centre. It was also noted that good quality Grade A office space can often be difficult to find.
- 2.38 The AMID, as well as having a strength in the advanced manufacturing sector, was also found to have strengths in retail, sporting facilities and cultural attractions (notably the Olympic Legacy Park). AMID is also unique in the opportunities it presents for collaboration between higher education and industry, with both Sheffield University and Sheffield Hallam led research centres forming hubs of expertise for advanced manufacturing and health and wellbeing (paragraph 5.12).
- 2.39 Chapter 6 notes the overall employment land supply and demand balance within the SCR, and that most of the individual districts have either an over-supply or are in balance. Only two, of which Sheffield is one, have a shortfall in terms of the supply of land identified being less than the demand within the area over the timescale of the local plan.
- 2.40 It concludes (paragraph 7.7) that the largest surplus is located within Bassetlaw (40 ha) and Rotherham (29 ha) and there is therefore scope to consider how these opportunities could be maximised for the city region more widely. There is also available land to the north of Sheffield in Barnsley, which has a 6 ha surplus, and the sites around Junction 36 of the M1 have been found to be suitable for logistics as well as other potential employment uses; these are accessible locations which could benefit the wider SCR area.



- 2.41 Specific recommendations (paragraph 7.15) are:
- For the City Centre – condense the Growth Area boundary to develop an established core rather than have sites dispersed over a larger area.
 - Many of the strategic sites considered in the study have been found to offer good or very good potential for the logistics sector given their size and location relative to the strategic road network and motorways. To protect some sites for higher grade uses such as advanced manufacturing, LPAs may wish to work together to steer footloose economic uses such as logistics to optimum locations through a collaborative strategy. In South Yorkshire, these higher-grade sites are likely to be found particularly in the growth innovation cluster areas as identified in the emerging SEP.

Sheffield Employment Land Review (ELR) 2020

- 2.42 As part of the SELA commission by the city region, an up to date, Sheffield specific Employment Land Review (ELR) was also commissioned from Lichfields. The ELR assesses economic development needs and provides an objective, criteria-based assessment of all those sites put forward by SCC for review.
- 2.43 A key focus for the ELR is the need to ensure that sufficient suitable employment sites are provided to achieve the Council’s ambitions for long term economic growth. The study provides an assessment of the current position and recent trends within the City’s economy, and the potential scale and type of future economic growth and business needs. It was prepared in the context of requirements of the NPPF published in February 2019 and PPG (July 2019) with regards to planning for economic development needs (ELR paragraph 1.2).
- 2.44 The study involved three main stages:
- **Stage 1: Taking Stock of the Existing Situation:** analysis of the economic strengths and weaknesses of the local economy, the functional economic area, and an assessment of the fitness for purpose of a portfolio of designated employment sites.
 - **Stage 2: Assessing B-Class Future Requirements:** testing the implications of different population/household growth scenarios on future employment space requirements for the City, including latest economic forecasts and housing requirements.
 - **Stage 3: Identifying a Site Portfolio:** analysing the condition, status and functionality of exiting employment areas, which sites should be retained to meet future employment needs and which released for alternative uses, and any need for additional sites in the area.
- 2.45 The ELR considers only land and floorspace implications for the B Use Class sectors in operation at the time of completion of the report, namely:

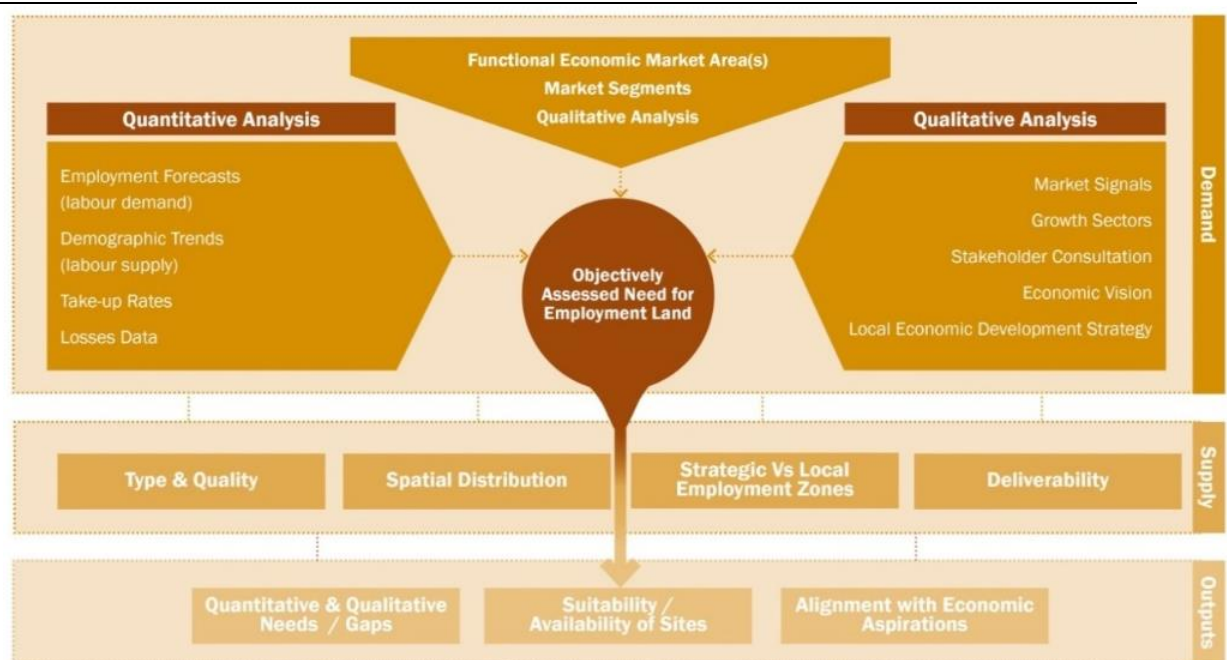


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- B1a/b Business (offices, research & development);
- B1c/B2 Light / General Industrial (factories and workshops);
- B8 Storage or Distribution (warehousing and distribution).

2.46 The methodology in the ELR conforms to the requirements of the NPPF and PPG, and is summarised in Figure 1.1 of the ELR:

Figure 1: Lichfields' Summary of the Employment Land Methodology



Source: Lichfields

2.47 The ELR is extensive and divided into 9 sections:

- 1. Introduction
- 2. Policy context
- 3. Economic context
- 4. Overview of B-Class employment space in Sheffield
- 5. Outlines the commercial property market.
- 6. Reviews the existing portfolio of employment land and premises
- 7. Assesses the future requirement for B-Class Employment Space
- 8. Assesses the balance between current land supply and future needs,
- 9. Key conclusions

Economic Context

2.48 Chapter 3 draws comparisons between Sheffield and the wider Yorkshire and the Humber region and the UK as a whole. It summarises recent economic conditions and trends since the previous ELR was produced in 2015. Key findings are:

- Sheffield is a 'small business' economy.



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Summary of evidence

- The percentage of the working age population who are economically active in Sheffield City is 78.5%, which is slightly above the regional level (77.3%) and roughly aligns with the national rate (78.7%). This suggests that the SEP target of providing more jobs and bringing productivity levels back in line with the national average is well on the way to being met.
- Sheffield's resident workforce is generally higher-skilled across all qualifications when compared to Yorkshire and the Humber and Great Britain as a whole.
- Location quotients¹¹ for Sheffield illustrate the diversity of the Sheffield economy and the extent to which it is not overly reliant on a single sector, certainly when compared to other authority areas within the SCR. The strongest sectoral representation is in the public services sector; manufacturing; finance and insurance; and wholesale & retail.

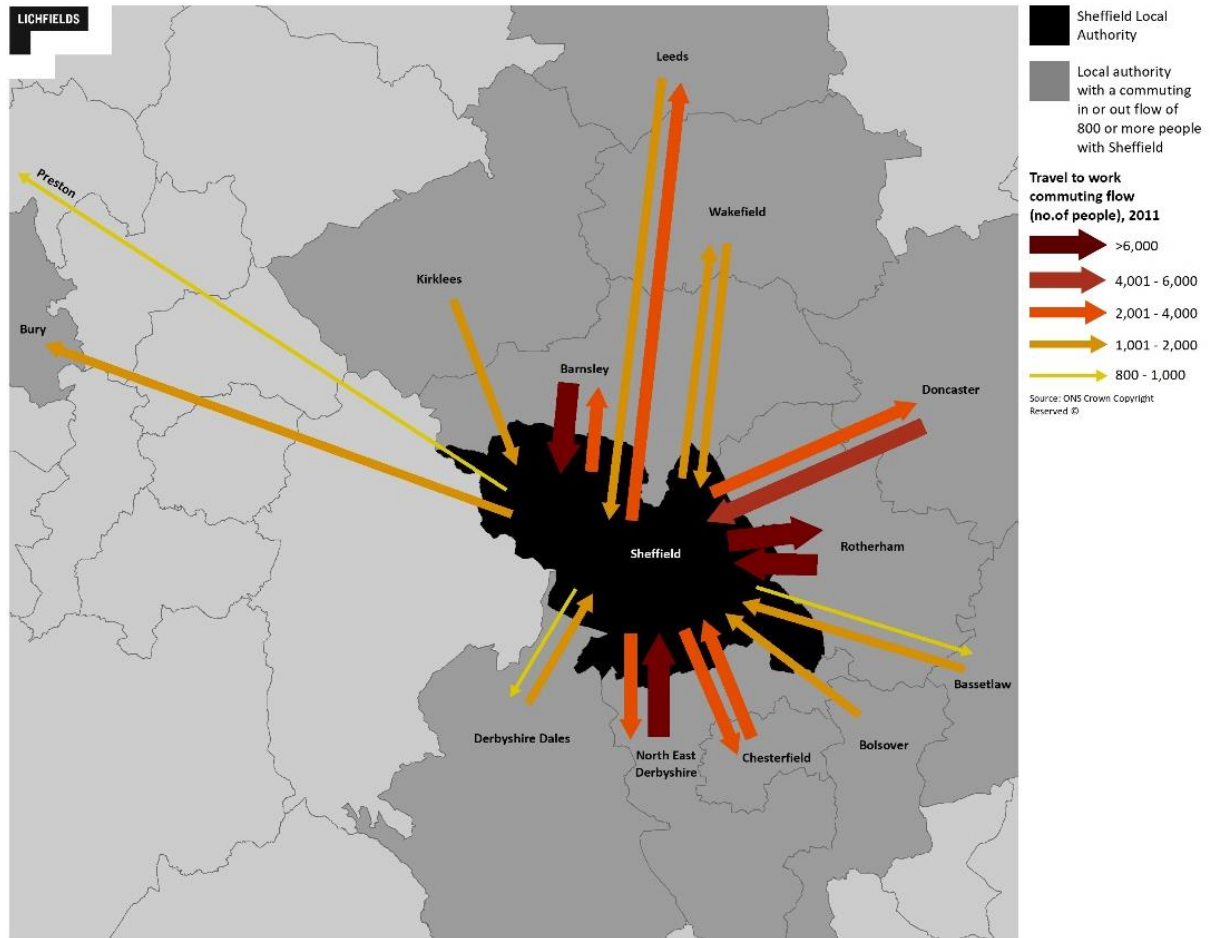
Functional Economic Market Area (FEMA)

- 2.49 This ELR provides a broad overview of Sheffield and its likely position within a wider FEMA. It analyses the extent of the FEMA in accordance with the Plan-making section of the PPG (see earlier). The ONS 2011 TTWA mapping suggests that whilst Sheffield is defined as a TTWA, this incorporates not just the City's administrative area, but also all of Rotherham; the northernmost part of North East Derbyshire (north of Chesterfield) and a small part of both High Peak and Derbyshire Dales.
- 2.50 In total, 81.1% of Sheffield's working residents work in the City. On this basis, Sheffield would pass both of the self-contained FEMA tests. The major in and out commuting destinations highlight Sheffield's strong commuting relationship with the rest of the City Region and Yorkshire.

¹¹ Location Quotients quantify how concentrated a particular industry is in a region as compared to the nation



Figure 2: Travel-to-Work Flows for Sheffield



Source: Lichfields

2.51 Based on the above, it is considered that the Sheffield and Rotherham should be viewed as comprising of a single FEMA. The interrelationship between the two authority areas in terms of economic functionality suggests that close co-operation on employment land supply balance is recommended.

The Advanced Manufacturing Innovation District (AMID)

2.52 Paragraph 3.45 notes that Sheffield has a unique asset in the Advanced Manufacturing Innovation District [AMID], which is one of the most important employment locations in the South Yorkshire region and is expected to be the focus of industrial and research and development growth and has generated both national and international interest. The AMID also has strong links with employment sites within Rotherham. The industrial market is considered to be generally strong across the City.

Office Market

2.53 Paragraph 3.46 noted that, in terms of the office market, Sheffield has suffered from a lack of available Grade A office space. There was a



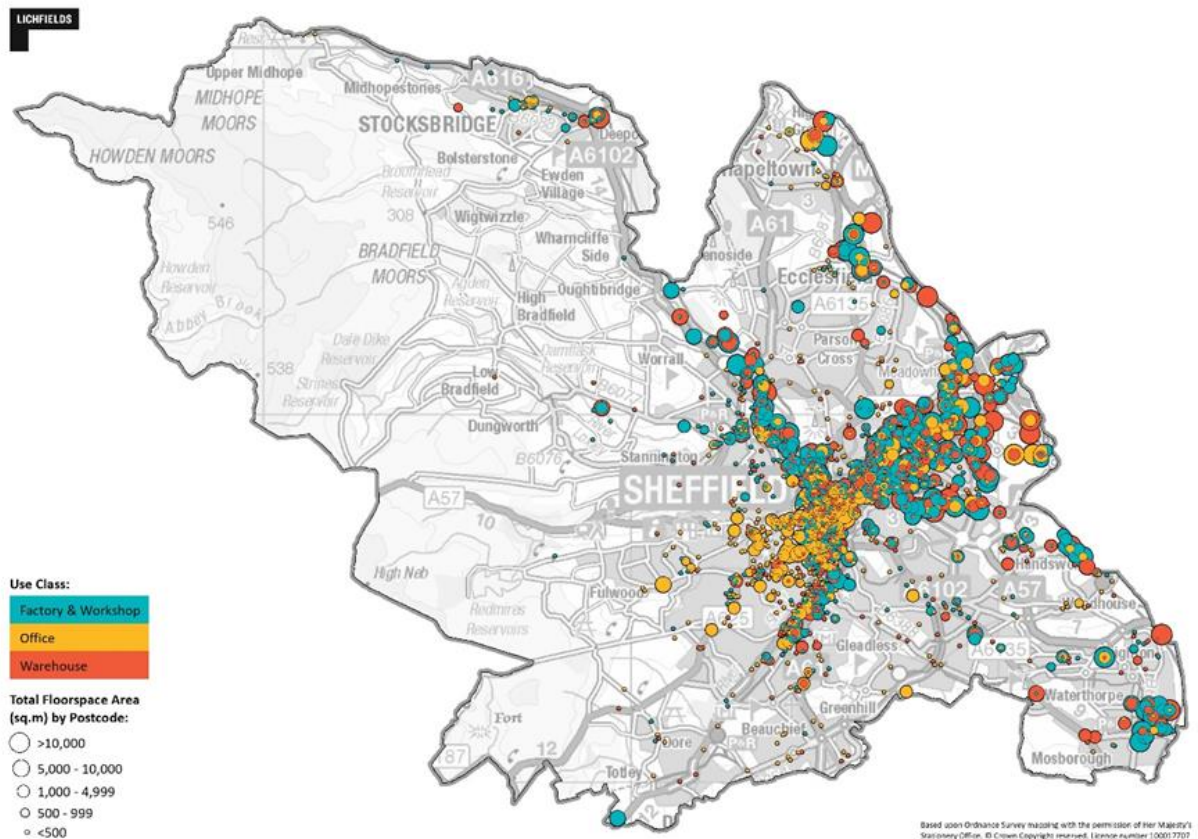
consensus amongst the agents which Lichfields engaged with that the lack of a defined “office core” in the City Centre was hampering the growth of the office market. This in turn could be limiting the amount of speculative office development which is taking place, although competition from higher value residential and purpose-built student accommodation schemes is also a factor in this.

Overview of B-Class Employment Space

- 2.54 The ELR analysed the current stock of B-Class using the following sources:
- Commercial floorspace data from the ONS and various datasets from the Valuation Office Agency [VOA]
 - Monitoring data on commercial space from SCC
 - EGi Property Link database and other commercial property sources.
- 2.55 Over the period 2000/01 to 2015/16, commercial office space in Sheffield increased by 27%, while the total amount of industrial floorspace decreased by 9.3%.
- 2.56 The spatial distribution analysis below shows that the majority of employment sites are located to the east of the City, within the City Centre, and where the AMID is located. The vast majority of office space is located within the City Centre with more dispersed sites on the outskirts of the City Centre, whilst factory, workshop and warehouse space is predominantly located to the north and east of the City, with a smaller cluster of sites to the south east.



Figure 3: Spatial Distribution of Employment Floorspace in Sheffield, 2018



Source: Lichfields

2.57 Drawing together the above analysis, the study area’s economic strengths and weaknesses, together with the potential opportunities and threats which will influence future demand for employment space are summarised in the table below.

Table 1: SWOT Analysis of the Sheffield Economy

Current Strengths	Current Weaknesses
<p>Highly qualified labour force in Sheffield compared to regional and national average</p> <ul style="list-style-type: none"> • Strong connectivity via road, rail and other public transport options • A relatively high level of self-containment (commuting rate) and a net inflow of workers • A high proportion of working age residents qualified to degree level 	<ul style="list-style-type: none"> • Lack of a clearly defined and branded office core within the City Centre • Pockets of severe deprivation to the north and east of the City • Employment in traditional manufacturing jobs is anticipated to continue declining in the future • Tightly drawn Green Belt and National Park boundaries, limiting expansion



<p>or above.</p> <ul style="list-style-type: none"> • Peak District National Park covers the west of the City, contributing to Sheffield’s quality of life offer. 	
Current Opportunities	Current Threats
<ul style="list-style-type: none"> • Strong track record in Knowledge Based Industries and advanced manufacturing, providing opportunities to grow. • Development of HS2 represents an opportunity to further improve the connectivity of the local area. • In a similar vein, Northern Powerhouse Rail provides significant opportunities to improve linkages through new and upgraded lines between Sheffield, Manchester, Doncaster, Hull and beyond • Highly skilled workforce 	<ul style="list-style-type: none"> • Further decline of traditional manufacturing industry/employment and associated contribution to GVA • Changing work patterns including increased home working, advance technologies and self-employment • Continued macro-economic uncertainty regarding Brexit

Source: Lichfields

Commercial Property Market

Advanced Manufacturing Innovation District (AMID)

2.58 The AMID and the relationship between the city’s manufacturing and industrial base and the Universities is a key asset of the Sheffield economy. It is perhaps the most important employment location in the South Yorkshire region. It is expected to be the focus of industrial and research and development growth.

Sheffield City Centre / Office Market

2.59 The city centre is developing strength as a commercial centre, although it still does not operate at the same level as other major commercial centres such as Manchester or Leeds. It remains the main focus for the office market in the Sheffield City Region, and the development of St Paul’s Place as a landmark business location has attracted high profile occupiers to the City Centre. However, agents were still keen to stress that the office sector in the City Centre is fragmented and that Grade A office space can be hard to find. A number of stakeholders stated that Sheffield suffers from a lack of an “office core” or designated commercial quarter in the City Centre.



- 2.60 Knight Frank's 2019 Q2 Office Market Update states that only 85,000 sq ft of Grade A office space in Sheffield City was marketed in Q2 of 2019, 71% below the 10 year quarterly average.¹²

Industrial and Logistics Space

- 2.61 Sheffield is the prime industrial market within the South Yorkshire region and there is considered to be a limited supply of suitable sites along the M1 corridor between junctions 33 – 34. Agents noted a need for additional level sites to the east of Sheffield close to the motorway. The outlying industrial parks such as at Mosborough, Chapeltown and Ecclesfield continue to play an important role for local and small to medium sized industry, where proximity to, and convenience for, the local workforce are of greater importance than access to the strategic road network.
- 2.62 It was noted that many Sheffield companies relocate to other authority areas such as Rotherham, Barnsley or Doncaster in the search for cheaper, lower grade space. It will therefore be important for Sheffield to maintain an appropriate mix of sites in order to attract higher-end occupiers and yet still retain its core indigenous employment base.

Future Growth Potential

- 2.63 There is significant growth potential within the AMID, which benefits from high profile occupiers, excellent connectivity and ready access to labour markets. Agents identified land to the immediate south of Sheffield Business Park Phase 2 (the previous Sheffield Airport site) as being suitable for future expansion. This land is currently designated as part protected Open Space and part Green Belt in the adopted Sheffield Unitary Development Plan [UDP], but it may be argued that it only serves a limited Green Belt function and represents the largest amount of available open land in Sheffield's half of the AMID.
- 2.64 There is an opportunity for the Council to create a defined office quarter in the City Centre within the emerging Local Plan. A consolidation of office uses, perhaps linked to the successful St Paul's Place, could help strengthen the office market in Sheffield, and help stimulate speculative Grade A office development.

State of Sheffield 2018

- 2.65 The latest State of Sheffield report¹³ notes that there has been growth in new sectors, specifically advanced manufacturing and creative and digital industries. It advocates 'inclusive growth' (page 10) that distributes across society the social and economic benefits of greater prosperity. The

¹² <https://content.knightfrank.com/research/1789/documents/en/uk-cities-sheffield-q2-2019-6539.pdf>

¹³ <https://www.sheffieldcitypartnership.org/scp-reports/2018/3/5/state-of-sheffield-2018-report-tyte2>



provision in the local plan of employment land in suitable locations will be crucial in delivering this inclusive growth.

Sheffield Plan Citywide Options for Growth to 2034 - November 2015 (CWO) ¹⁴

- 2.66 The Citywide Options was the first stage in the preparation of the new Sheffield Plan. It was not a draft plan, but was a consultation to allow people to comment on the required scale of growth in the city over a 15-20 year period. It asked questions relating to how much employment land is needed and how the targets should be expressed.
- 2.67 The responses are summarised in the document 'Summary of Responses to the Consultation Questions on the City-wide Options, July 2016'. ¹⁵

¹⁴ <https://www.sheffield.gov.uk/content/sheffield/home/planning-development/emerging-sheffield-plan-draft.html>

¹⁵ <http://www.sheffield.gov.uk/content/dam/sheffield/docs/planning-and-development/sheffield-plan/Summary%20of%20Responses%20to%20the%20Consultation%20Questions%20on%20the%20City-wide%20Options%20.pdf>



3. Our approach

How to Assess 'Need'

- 3.1 There is no definition of 'need' for employment purposes set out in either the NPPF or NPPG. Given this uncertainty, reference to the PAS draft HEDNA Guidance¹⁶ is useful. In paragraph 2.1 it recognises that, before we assess economic development needs, we should be clear what economic development is. There is no definition of economic development in the NPPF.
- 3.2 The PAS draft HEDNA Guidance notes in paragraph 5.1 that 'need' meant 'market demand'. It is the land that would be developed and occupied for employment uses if there was an unconstrained supply.

Future Employment Land Need - Overall Methodology

- 3.3 As referred to earlier, the ELR has followed the approach outlined in the PPG, modelling a range of scenarios using techniques that clearly align with the PPG. To recap, the PPG techniques are:
- 1. Sectoral and employment forecasts and projections which take account of likely changes in skills needed (**labour demand**)
 - 2. Demographically derived assessments of current and future local labour supply (**labour supply** techniques)
 - 3. Analysis based on the **past take-up** of employment land and property and/or future property market requirements.
- 3.4 The ELR modelled 7 scenarios based on these three techniques in the PPG. They are explained below and the figures for employment land need that they generate are set out below in Table 2.

A. Econometric Job Forecasting - PPG Method 1

- 3.5 Forecasts of total workforce employment growth in Sheffield City for the period up to 2036 were obtained from Experian's REM 2019 release. These forecasts – disaggregated by sector – reflect recent trends and economic growth projections at the national and regional level.

Scenario 1) Experian Economic Forecasts (REM 2019) – ELR Pages 55 to 61

- 3.6 According to the REM, growth in non B-Class sectors will still drive the economy (growing by 22,243 by 2036, compared to +4,548 B1a/b office jobs; +1,414 B8 wholesale/distribution jobs, and a loss of 4,984 B1c/B2 industrial jobs over the next 18 years.

Scenario 2) SCR 70,000 Jobs Growth Target: SCR Policy On – ELR Pages 61 to 65

- 3.7 An alternative job-based estimate of future needs has been compiled which was termed the SCR 'Policy-On' scenario. The current version of

¹⁶ PAS Housing and Economic Development Needs Assessment – Technical Advice Note Volume 3: Economic Development. Peter Brett Associates, April 2016.



the SCR Strategic Economic Plan [SEP] (2014) sets out the economic ambitions for the City Region over the period 2015-2025. It seeks to create 70,000 new jobs to narrow the gap with other parts of the country and an additional 6,000 businesses to reduce the enterprise deficit.

Scenario 3) 1% Per Annum Job Growth – ELR Pages 65 to 66

- 3.8 The ELR notes that it is arguable that the targets in the current SCR SEP are out date. Whilst they remain a valid scenario to model given that the 2014 SEP has yet to be updated in full, Lichfields noted that emerging SCR targets have been produced by the consultancy Metro Dynamics and have been provided in the *Target Metrics* report. The proposed headline target for the SCR involves a job growth of 1.0% per annum, based on the historical performance of the SCR, and its broad aim to boost productivity performance both in absolute terms and relative to the UK. It is understood that this is an aspiration rather than a modelled forecast. Nevertheless, it remains a reasonable projection to pursue, with the assumption that Sheffield, being one of the major economic growth drivers of the City Region, would expect at least this level of growth over the period to 2040.

Scenario 4) Past Trends Job Growth – ELR Pages 66 to 67

- 3.9 The PPG requires ELRs to analyse past job growth trends to test whether these are likely to represent a reasonable basis for future plan making. As summarised elsewhere in the ELR, Sheffield has experienced comparatively high levels of job growth in recent years.

B. Labour Supply – PPG Method 2

Scenario 5) – Labour Supply Method (see paragraph 3.3)

- 3.10 It is also important to take into account how many jobs, and hence how much employment space, would be necessary to broadly match the forecast growth of the resident workforce in the City. In contrast to the other approaches, this scenario focuses on the future supply of labour rather than the demand for labour. It indicates the amount of new jobs needed to align with the future working-age population, and how much employment space would be needed to accommodate these jobs.
- 3.11 This scenario has modelled a jobs growth figure of 2,562 per annum that was inputted into the 2015 Edge Analytics modelling as the aspirational jobs growth figure. This figure was derived from the Ekosgen modelling used to inform the current SCR SEP, and relates well to a range of housing figures that would encompass the Local Housing Need figure of 2,124 dwellings per annum available at the time of the analysis.

C. Past Development Rates – PPG Method 3

- 3.12 Because they reflect market demand and actual development patterns on the ground, long term take-up rates can provide a reasonable basis for estimating future land needs. Completions data spanning a period of at



least ten years or more should even out demand fluctuations over a business cycle. Whereas employment forecasts express growth in net terms, analysis of past take-up takes into account the redevelopment of employment sites and the recycling of sites, also known as 'churn'.

Scenarios 6) and 7) Past Developments Rates – ELR Pages 69 to 71

- 3.13 The ELR noted that gross annual completion rates have averaged 11.53 hectares over the long term (1989-2019), but only 5.59 ha over the past decade (2010-2019). The two scenarios use these two different measures of take-up and project these rates forward over the 18-year plan period.

Estimating the Land Requirement – ELR Pages 67 to 69 – Stage 8

- 3.14 For each of the methodologies, the gross floorspace requirements (by use class) need to be translated into land requirements, in order to relate need to a supply of sites at a later stage. The following plot ratio assumptions are used:

- **Industrial/Warehousing:** a plot ratio of 40% was applied, so that a 1 hectare site would be needed to accommodate 4,000 square metres of employment floorspace.
- **Offices:** it is assumed that 65% of new floorspace will be provided in higher density city centre developments with an average plot ratio of 200%, with 35% of space provided on lower density development with a plot ratio of 40% (typically observed on business park developments).

Convert Net to Gross Floorspace Requirements – ELR Pages 71 to 72 – Stage 7

- 3.15 Having arrived at a net requirement figure, the next stage of the need calculation is to convert the net requirement for employment space into a gross requirement, an allowance is typically made for some replacement of losses of existing employment space that may be developed for other, non- B-Class uses in future. This is a widely accepted approach in planning for future employment land needs. A judgement was therefore made on the suitability and degree of the allowance for future losses which it would be appropriate to apply here based on the consultants' understanding of supply side deliverability factors in Sheffield City and current trends in the market.
- 3.16 On balance, it is considered that, given the uncertainties involved, it is prudent to plan for a replacement figure of around two thirds of past rates (6.2 hectares 1989-2019) equates to 4.096 hectares annually (73.73 ha over 18 years).

Add a Safety Margin – ELR Pages 72 to 73

- 3.17 To estimate the overall requirement of employment space that should be planned for in allocating sites, and to allow some flexibility of provision, it is normal to add an allowance as a safety margin for factors such as delays in some sites coming forward for development. This margin is a



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contingency factor, providing a modest additional land buffer so that supply is not too tightly matched to estimated demand, and so that shortages of land do not arise if future demand turns out to be greater than the forecasts. Such flexibility is sensible given the uncertainties in the forecasting process and the scope for delays in developing employment space. Given the scale and complexity of the commercial property market in Sheffield, it is considered appropriate to allow for a safety margin equivalent to five years of net take-up. The figures used are shown in the ELR in Table 7.15.



Table 2: Summary of Employment Land Need Calculations

Use Class	Methodology / Scenario						
	Scenario 1) Experian Economic Forecasts (REM 2019)	Scenario 2) SCR 70,000 Jobs Growth Target: SCR Policy On	Scenario 3) 1% Per Annum Job Growth	Scenario 4) Past Trends Job Growth	Scenario 5) B - Labour Supply	Scenario 6) C - Past Development Rates – long-term	Scenario 7) C - Past Development Rates – short-term
Jobs							
Assess Future Job Increases – ELR Tables 7.2, 7.6, 7.8, 7.10							
B1a/b	4,548	13,975	23,509	5,402	-	n/a	n/a
B1c/B2	-4,984	1,341	147	-4,440	-	n/a	n/a
B8	1,414	1,389	2,275	1,770	-	n/a	n/a
Total	977	16,705	25,931	2,732	-	n/a	n/a
Square Metres							
Convert Jobs to Floorspace Need ELR Tables 7.3, 7.7, 7.9, 7.11, 7.12							
B1a/b	84,591	206,459	338,875	87,399	147,055	n/a	n/a
B1c/B2	-122,110	189,517	129,801	-99,906	-59,014	n/a	n/a
B8	237,113	218,358	291,254	249,735	386,381	n/a	n/a
Total	199,594	614,334	759,929	237,228	474,921	n/a	n/a
Hectares							
Convert Floorspace to Land							
B1a/b	10.15	24.78	40.66	10.49	17.71	-6.95	11.33
B1c/B2	-30.53	47.38	32.45	-24.98	-14.75	74.59	13.99
B8	59.28	54.59	72.81	62.43	96.6	28.13	30.36
Total	38.9	126.74	145.93	47.95	99.55	95.77	55.67



Use Class	Methodology / Scenario						
	Scenario 1) Experian Economic Forecasts (REM 2019)	Scenario 2) SCR 70,000 Jobs Growth Target: SCR Policy On	Scenario 3) 1% Per Annum Job Growth	Scenario 4) Past Trends Job Growth	Scenario 5) B - Labour Supply	Scenario 6) C - Past Development Rates – long-term	Scenario 7) C - Past Development Rates – short-term
Hectares							
Convert Net to Gross / Replacement of Losses – ELR Table 7.16							
B1a/b	31.64	46.27	62.16	31.98	39.2	14.53	32.81
B1c/B2	2.39	80.3	65.37	7.95	18.17	107.51	46.91
B8	78.59	73.9	92.13	81.75	115.91	47.45	49.68
Total	112.63	200.47	219.66	121.67	173.28	169.49	129.4
Hectares							
Add a Safety Margin – ELR Table 7.16							
B1a/b	31.64	46.27	62.16	31.98	39.2	14.53	32.81
B1c/B2	23.11	101.02	86.09	28.67	38.89	128.23	67.63
B8	86.41	81.72	99.94	89.56	123.72	55.26	57.49
Total	141.16	229.01	248.19	150.2	201.81	198.02	157.93



Recommendations

- 3.18 As illustrated by Table 2 on the previous page, the recommended economic land need for Sheffield arising from the ELR is between 141 and 248 hectares, depending on which of the 7 methodologies are favoured. **A figure in the middle of this range would represent 194.5 hectares, or 10.8 hectares per year.** The ELR itself recommends a figure of 200 hectares.

Supply of Sites

- 3.1 The ELR recognised that it is vital that LPAs identify a future supply of land which is suitable, available and deliverable for economic development uses over the plan period. Identifying such a supply will help enable the City to respond to business requirements and meet its objectively assessed economic development needs. It analysed 81 potential sites for their suitability for employment use in line with the Housing and Economic Land Availability Assessment (HELAA) guidance. This analysis was used to inform the assessment of sites in the 2020 HELAA. The findings of the HELAA were then used to produce an estimate of a portfolio of sites that could make up the city's supply.

Demand / Supply Balance

- 3.2 The ELR concluded that the overall need for employment land was 200 hectares and at the time of the survey, 145 hectares were identified, representing a shortfall over the whole plan period of around 55 hectares.
- 3.3 An initial estimate of the amount of land that may be available for economic development that is suggested by the 2020 HELAA is 137.2 hectares, with a further potential 50.4 hectares arising from sites identified subsequent to the ELR through the Call for Sites process (see the HELAA Report that accompanies this Technical Report). Together this amounts to 187.6 hectares, which is close to the ELR requirement figure above. The ELR has also recommended that further land south of the AMID is investigated, which could potentially increase this level of supply further over the Plan period.

Conclusions

- 3.4 Given the above, we consider that the overall methodology for assessing the need for land for economic development, coupled with initial estimates of potential supply of land means that the Sheffield Plan should be able to identify sufficient land to meet the city's economic development needs. This gives a need figure for economic development land of around 11 hectares / year, close to the higher figure proposed in the 2015 Citywide options consultation of 10 hectares/year.

Consultation

- 3.5 The Sheffield City Region Local Enterprise Partnership as a statutory consultee were contacted in July 2020 to take part in the development of



the Sheffield Plan. A copy of the invitation letter is attached to this note at Appendix 1.

Impact of Covid-19

- 3.6 The analysis underpinning the economic development land assessments were undertaken prior to the Covid-19 pandemic, so are based on scenarios that have not taken account of the economic and social impacts of the virus and the resulting recession.
- 3.7 Further work will be required as the Plan is developed, but we can speculate on some potential impacts:

Office floorspace

- 3.8 While there is likely to be a negative economic impact as some companies make cuts and some go out of business, there may be some replacements in sectors that will be in greater demand following the pandemic. These could include digital technology companies, for example, and the city is relatively strong in this sector. This could particularly benefit the city centre and AMID.
- 3.9 Office densities are also likely to reduce in order to take account for new working practices and social distancing measures – this could increase the demand for office floorspace.

Logistics

- 3.10 As more people shop online, the demand to move deliveries will increase, particular in the 'last mile' sector.



4. Discounted options and approaches

- 4.1 The approach used to determine economic land needs and relate these to supply has met the requirements set out in the NPPF and closely follows the Government's Planning Practice Guidance. It is also derived from a comprehensive and detailed assessment of need that has been produced by independent consultants and has used a variety of scenarios to determine a realistic level of need.
- 4.2 Any other options would not meet the requirements of the NPPF to the same degree so have been discounted. These discounted options are:

Core Strategy Approach

- 4.3 The Core Strategy in 2009 set out figures for a 5 year supply of land for offices and industry, as follows:
- 20 hectares for B1a uses (4 hectares / year)
 - 25 hectares for B1b/c uses (5 hectares / year)
 - 100 hectares for B1c/B2/B8 and other sui generis general industrial uses (20 hectares / year)
- 4.4 This represents a total of 29 hectares / year, which is much higher than the current draft Plan proposal of 10 hectares / year. Table 5.5 in the ELR on page 67 shows that actual take-up was much lower than the estimated need, but this period coincided with a severe recession that impacted on demand and levels of development.
- 4.5 Setting a similar level of need as in the Core Strategy would result in allocated employment land not being taken up and would reduce the potential for it to be developed for alternative uses.
- 4.6 We are proposing to continue the Core Strategy general approach but with revised requirement figures to reflect up-to-date evidence.

Past Take-up Only Approach

- 4.7 Previous approaches have been to base need solely on past take-up rates, which represents the highest of the four forecasts. However, it would not be realistic as it would fail to factor in the changing needs of businesses and restructuring of the economy.

Other Citywide Option – 8 Hectares

- 4.8 The CWO consultation in 2015 presented a lower figure, but this level of allocation could stifle potential development, as it represents a need figure at the lower end of the range of forecasts.

Green Belt Allocations

- 4.9 As with housing land, there could be potential for Green Belt land to be allocated for employment. However, most of the Green Belt land that has



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been identified as potentially suitable for development is not located in areas suitable for employment, other than close to the SBP/AMP, which is already in the process of being developed for employment uses.



5. Conclusions – preferred approaches

- 5.1 The preferred approach used to determine economic land needs is as set out in Chapter 3 of this Note and explained further in chapter 4. It is the approach that fully meets the requirements set out in the NPPF and closely follows the Government’s Planning Practice Guidance.
- 5.2 The recommended economic land need for Sheffield arising from the ELR is between 141 and 248 hectares, depending on which of the 7 methodologies are favoured. **A figure in the middle of this range would represent 194.5 hectares, or 10.8 hectares per year.** The ELR itself recommends a figure of 200 hectares and, at the time of the survey, identified 145 hectares of supply, representing a shortfall over the whole plan period of around 55 hectares.
- 5.3 An initial estimate by SCC of the amount of land that may be available for economic development that is suggested by the 2020 HELAA is 137.2 hectares, with a further potential 50.4 hectares arising from sites identified subsequent to the ELR through the Call for Sites process (see the HELAA Report that accompanies this Technical Report). Together this amounts to 187.6 hectares, which is close to the ELR requirement figure above. The ELR has also recommended that further land south of the AMID is investigated, which could potentially increase this level of supply further over the Plan period.
- 5.4 Given the above, we consider that the overall methodology for assessing the need for land for economic development, coupled with initial estimates of potential supply of land means that the Sheffield Plan should be able to identify sufficient land to meet the city’s economic development needs. This gives a need figure for economic development land of around 11 hectares / year, close to the higher figure proposed in the 2015 Citywide options consultation of 10 hectares/year.



Appendix 1 – Letter to Prescribed Body:

The following letter was emailed to the Sheffield City Region Local Enterprise Partnership on 1st July, 2020:

Dear Sheffield City Region Local Enterprise Partnership,

As part of the duty to cooperate, we are contacting you with a view to arranging a meeting to discuss the matters that the new Sheffield Local Plan should address. This is in advance of our forthcoming public consultation on '**Issues and Options**' – due to run from July-October 2020 (subject to Council offices and libraries reopening in time for the start of the consultation, following the Covid-19 lockdown). The issues and Options document is being produced to comply with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Issues and Options document will highlight the main challenges and opportunities for Sheffield over the next 15-20 years. It will also set out the main spatial options for accommodating future growth, especially in relation to housing. We published a similar document in November 2015, the 'Citywide Options for Growth to 2034' (also under Regulation 18) and were working towards publishing a full Draft Local Plan with site allocation options (again, under Regulation 18) in 2018. However, in summer 2018, Members raised concerns about the amount of Green Belt land that might need to be released and asked officers to look again at other options. We have now largely completed that work, hence the need to consult again on the spatial options.

In order to provide some further background and context for our meeting, I have attached:

- **a list of plans and strategies** that we have used to help us identify the challenges and opportunities in the Issues and Options document and to inform the Sustainability Appraisal Baseline and Scoping Report
- **a provisional list of the Local Plan policies** – this also outlines the scope of each policy and indicates how they relate to the NPPF
- **2 guidance notes** covering the scale of future growth and spatial options

We are also able to share **drafts of a number of the development management policies** that could be included in the Publication Draft Local Plan. Although the Publication Draft Plan is not due to be published until summer 2021, we thought it would be useful to have early dialogue with yourselves so we have plenty of time to agree the wording.

Suggested Meeting Agenda

We suggest the agenda for our meeting would therefore be:

1. Matters the Plan should address
 - (a) Thematic key issues that are likely to be current international, national, regional priorities for your organisation
 - (b) Specific spatial issues for different areas of Sheffield where those exist
2. Plans and strategies that the Local Plan should take into account – have we missed any?



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3. Discussion on the scope and content of the policies - to ensure that the new Local Plan deals effectively with the issues with which you are most concerned
4. Draft development management policies - agree timescales for more detailed discussions on their wording

Given the current constraints on travel and meetings we envisage that any meeting with yourselves will, of course, be by phone or over video call. We will get in touch with you in the next 1-2 weeks to make arrangements for that call.

