The Employment Land Availability Report 2019

Summary Report

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The Employment Land Availability Report 2019 – Summary Report

The annual Employment Land Availability (ELA) report monitors the availability and distribution of employment land. It details land take up over the past year (April 2018 – March 2019) and the amount of land still available for development. It includes employment land sites allocated in the adopted Unitary Development Plan (UDP) and other significant sites that come forward either as a result of planning applications for redevelopment of existing sites or other new opportunities.

Land take up 2018 – 2019

The 2019 survey shows that 25.28 hectares of land has been developed over 12 sites. This is just short of the average take up rate (27.20 Ha/pa) since 2005. Major schemes include further units completed at the Rossington iPort, Nimbus Park phase 2 at Thorne and Unit ‘A’ at West Moor Park Extension Armthorpe.

Historic take up – the development rate by use 2005-2019 (hectares)

The above graph illustrates the development rate by use for the period 2005 to 2019. In total 408 hectares of land has been developed since 2005 with an average of 27 ha per year. Development peaked in 2007 (84 hectares) as a result of the completion of several large warehouse developments. As the graph demonstrates, 2006 and 2007 were ‘spikes’ at the peak of the build, boom period. The economic downturn in the following years saw land take up fall to its lowest ever rates with virtually no development in 2010 and 2011. 2010 is the lowest total on record with only 1 hectare of land developed.

The 2012 to 2015 period shows some improvement, however, the majority of the development was for uses other than employment. 2015-2016 saw the highest development rate since the economic downturn and 2016-2017 shows the second highest rate in the study period and the highest in the last 10 years. Overall between 2005 and 2019 57% of all land take up has been for large ‘Big Shed’ warehouses and distribution centres with 69% of all development being on green field sites. The ‘net build ratio’ (net build area to gross build area) averages out at 50% over the study period.
**Build type 2005 – 2019**

Gross land take-up by use

The above table illustrates the amount of employment land developed by area over the period 2005 to 2019. It also details how much of that development was for uses other than employment uses.

35% of all development has been at Balby Carr (17.34%) and Rossington (17.49%) combined although over half of the development at Balby Carr was for non-employment uses. Redhouse follows at 14% in terms of the most land developed. For purely employment type use, Rossington has shown most development (because of iPort). Lakeside has had 7.5% of all development but nearly all has been for non-employment type uses. Mexborough has had 5% of all development but all of that has been for residential use.
Remaining Supply

The Remaining Supply figure comprises of undeveloped sites plus sites with Full permission but not started and sites with Outline permission. Currently there are 69 sites with a total gross site area of 439 hectares recorded in this category.

The Doncaster Local Plan

In due course the remaining supply will be updated to reflect the land allocations in the Local Plan.

Links:

The progress of the Local Plan can be monitored at:
http://www.doncaster.gov.uk/services/planning/local-plan

The full ELA report 2018 can be found at:
http://www.doncaster.gov.uk/services/planning/employment-land-availability