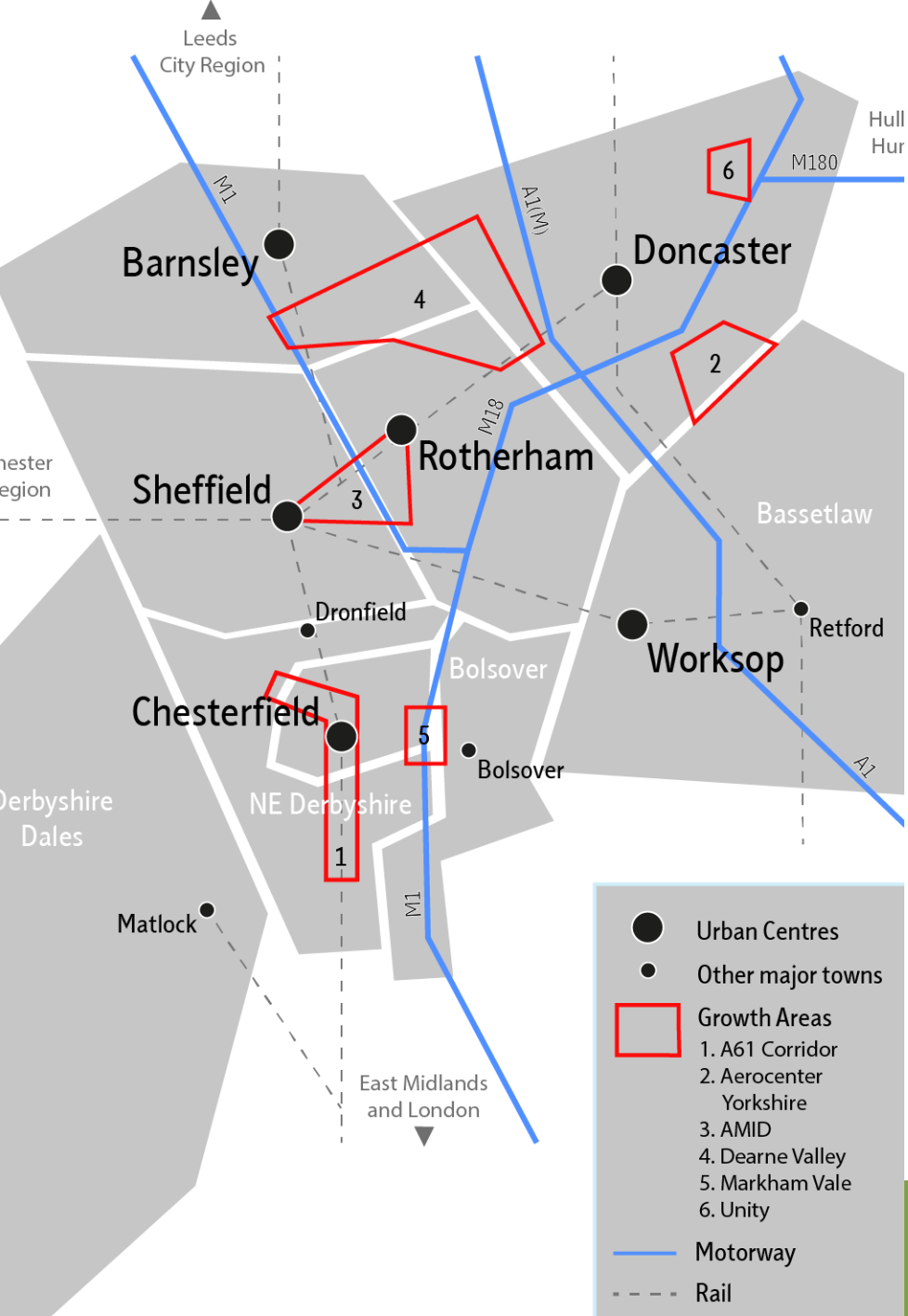


STRATEGIC EMPLOYMENT LAND APPRAISAL

SCR Infrastructure Board
02 July 2020

Sheffield
City Region

CURRENT PLANNING WORK



Duty to Cooperate

- Heads of Planning Group
- Commenting on Local Plans / Inquiries

Shared Evidence Bases

- Statement of Common Ground
- Joint commissions eg. Strategic Employment Land Appraisal

Planning Performance in local teams

- Consistent SCR planning offer
- Service reviews and development projects

LA Staff Recruitment and Retention

- New graduates into planning
- Shared resources

STRATEGIC EMPLOYMENT LAND APPRAISAL

Aim

Create a joint evidence base on employment land supply, with a better understanding of the differing qualities of the offer as well as its strategic fit against the SEP

Objectives

- Bring together **existing evidence**, identify sites and summarise totality of employment land supply
- High level appraisal of supply alongside SEP priorities (B Class sites of 5ha or more)
- Identify sites or areas with greatest potential for higher value jobs
- Identify surplus or deficiency across the wider supply

COMMISSIONED EARLY 2019 SO.....BASED ON TARGETS IN EXISTING SEP (2015-25)

More jobs

AHEAD



70,000 jobs to narrow the gap with other parts of the country

More highly skilled occupations



COMPLEX

Approximately 30,000 highly skilled occupations to create a more prosperous economy

Deliver 70,000 new dwellings



COMPLEX

More businesses

AHEAD



An additional 6,000 businesses are required to reduce the enterprise deficit

Higher productivity

AHEAD



An increase in GVA in excess of £3billion to narrow the productivity gap

Increase start-up rate by 600 additional start-ups per year



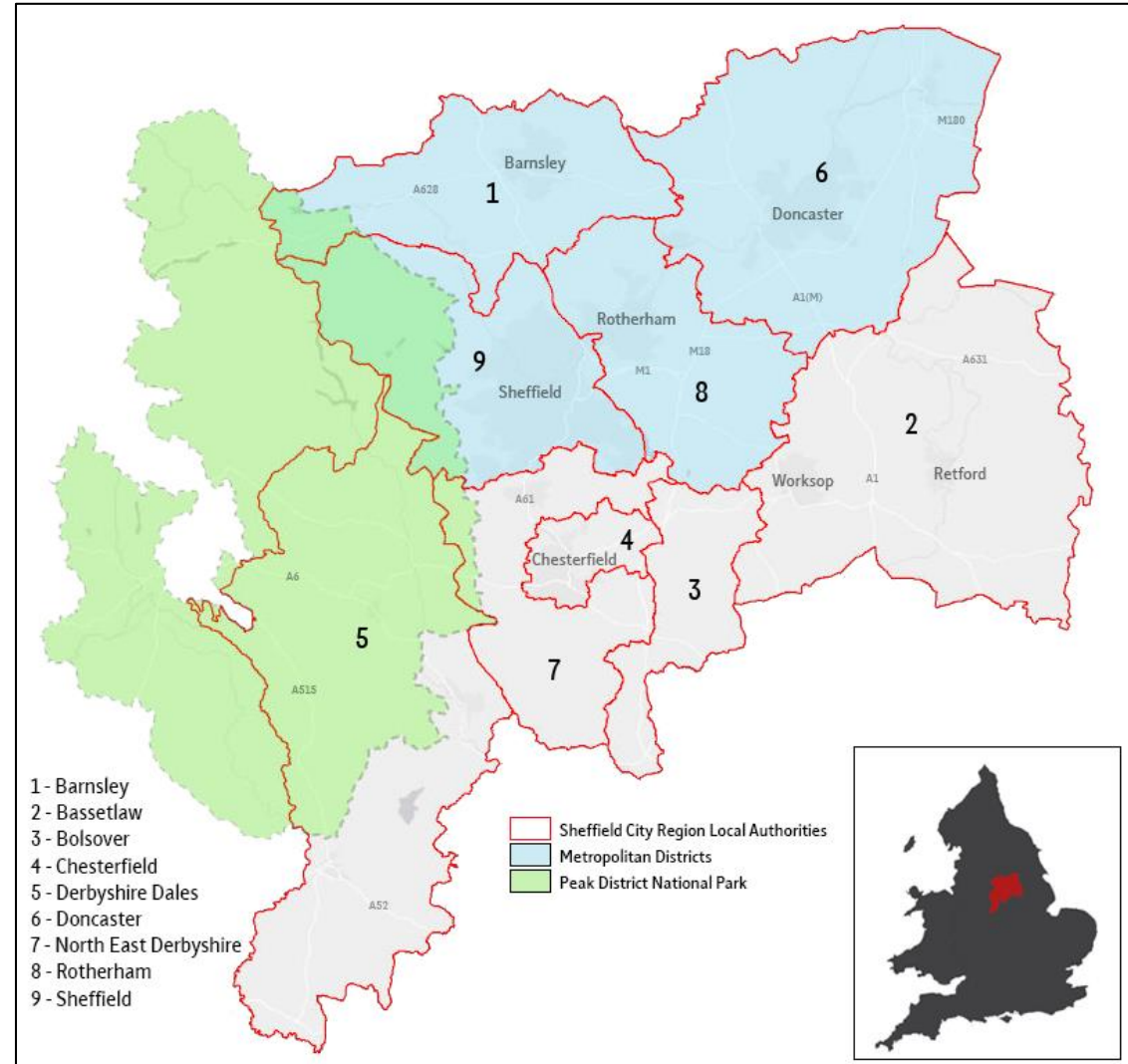
AHEAD

A target to get 2,150 more firms exporting by 2023

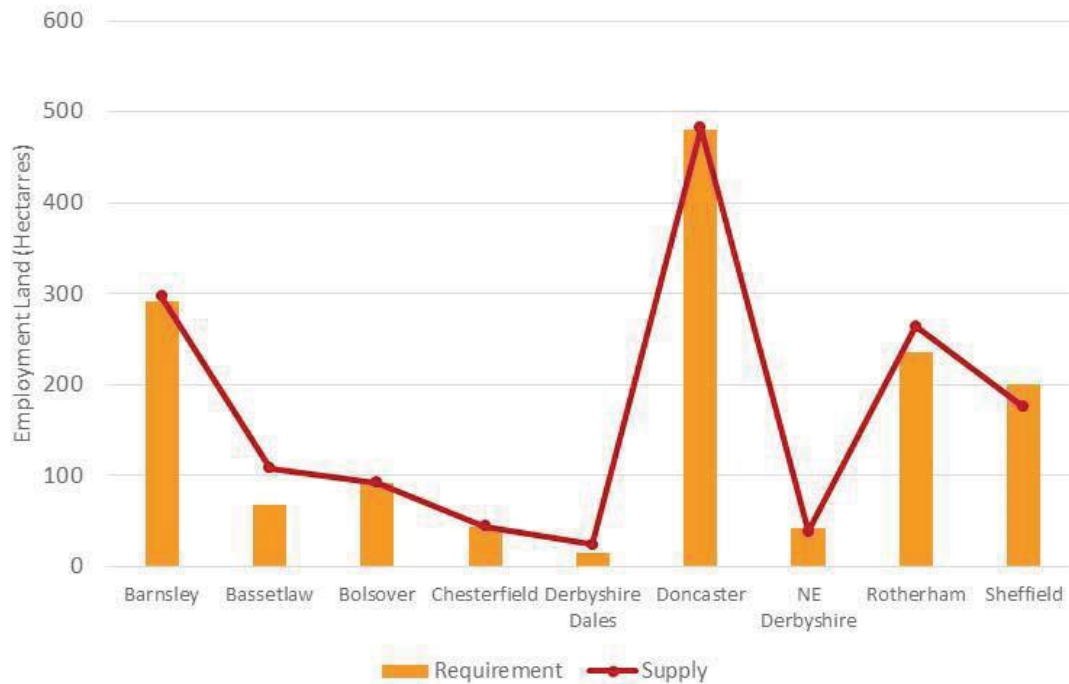


COMPLEX

LOOKING ACROSS WIDER SCR AREA



REVIEW OF THE EVIDENCE



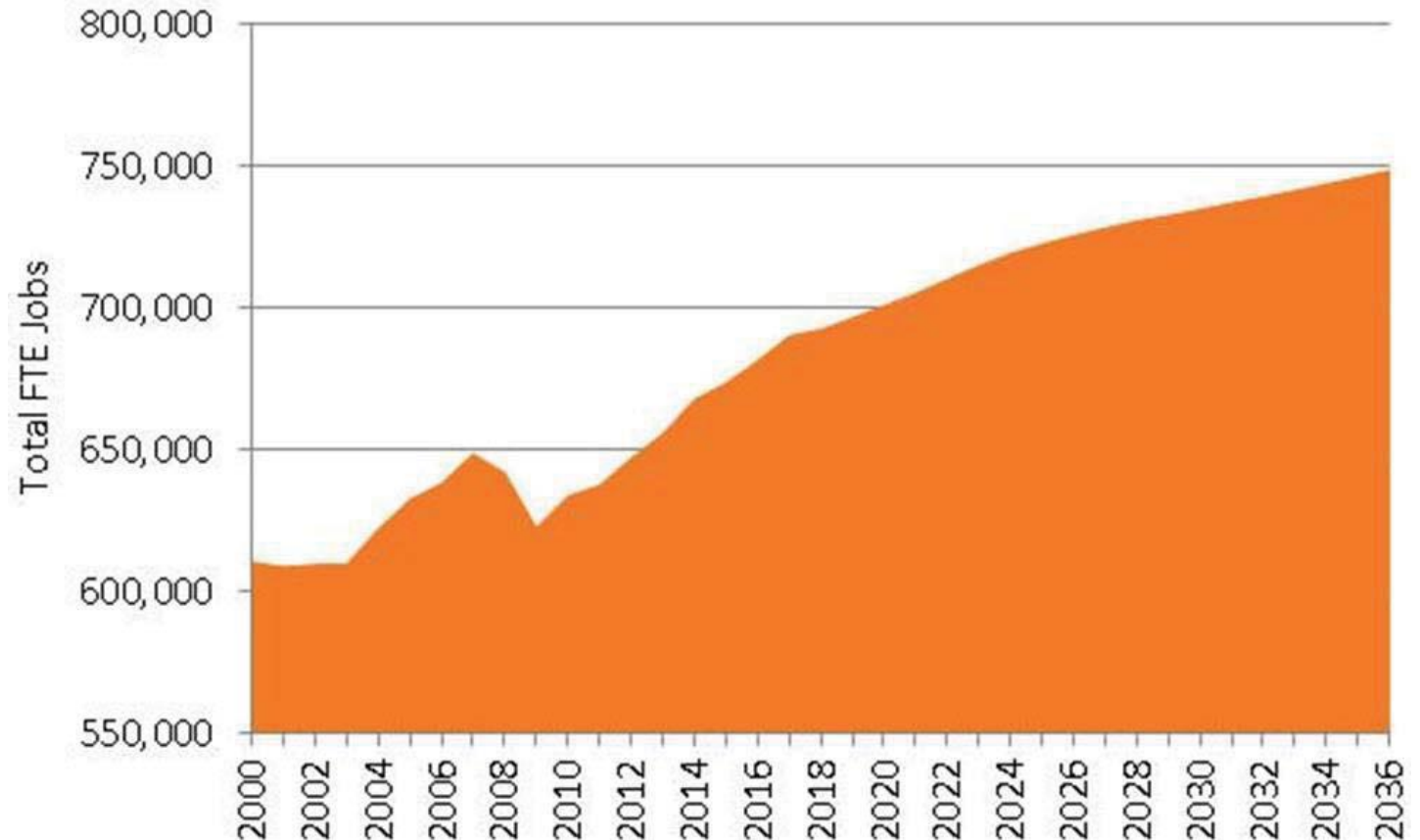
Employment land supply meets our ambitions for growth

- over 150 “strategic sites”
- slight surplus, evident in the northern part of SCR and Bassetlaw
 - current need is 1,469 ha
 - land supply 1,524 ha
- all are important to growth targets

ECONOMIC GROWTH

- Jobs growth is on track across SCR
- Evenly distributed
 - at least 5% NEDDC
 - Up to 10% in Sheffield
- Now need to factor in impacts of CV-19

FTE Job Growth 1998-2036



FUTURE GROWTH

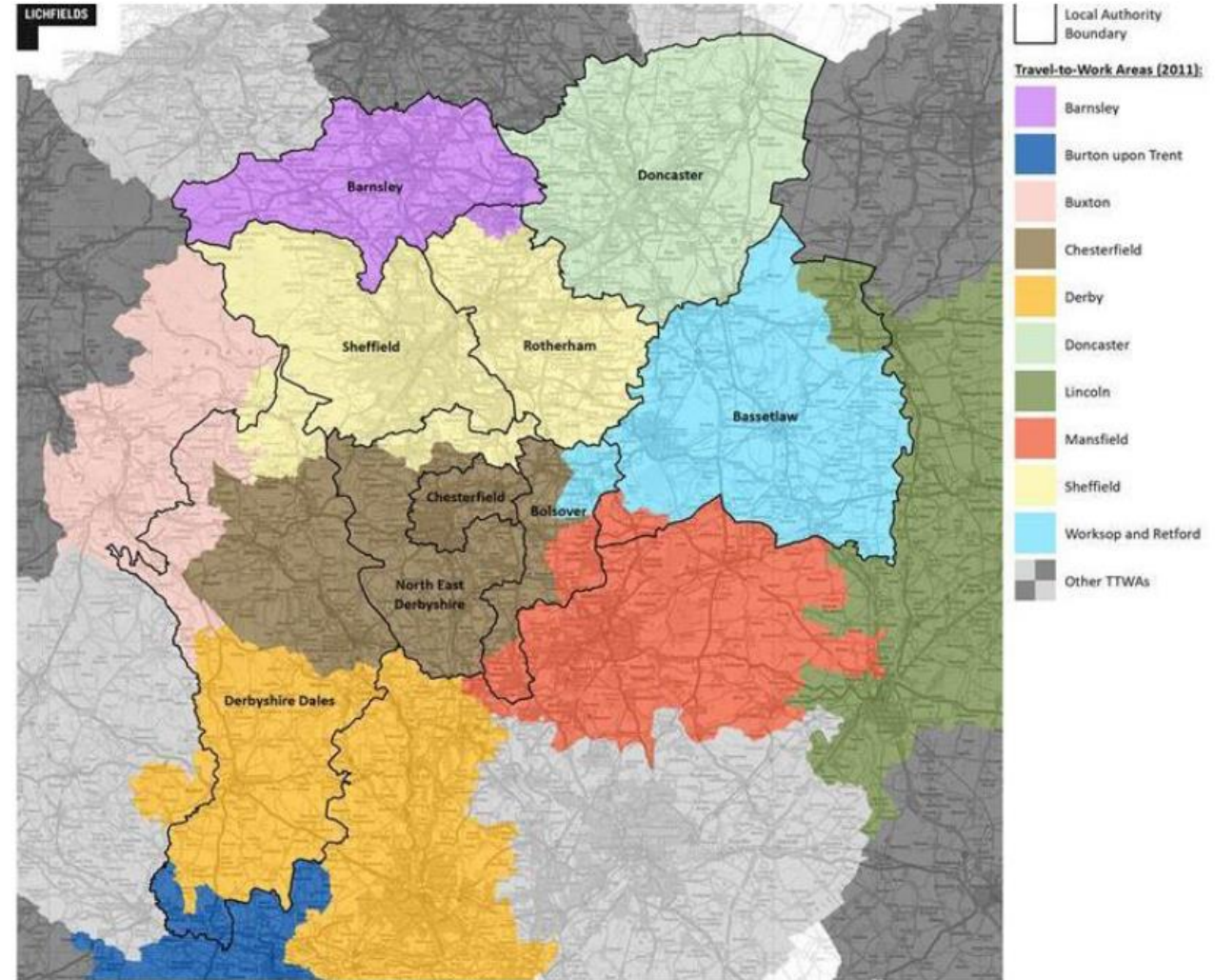
- looking “policy off” then quality is an issue
- spatial implications and issues for specific sites

	Barnsley	Bassetlaw	Bolsover	Chesterfield	Derbyshire Dales	Doncaster	NE Derbyshire	Rotherham	Sheffield
Financial / Professional Services	M	L	L	L/M	L	L/M	L	L/M	S
Wholesale, Transport and Logistics	M	S	S	L/M	L	S	L/M	M	S
General Manufacturing	L	L	L	L	L	L	L	L	L
Advanced Manufacturing	L/M	L/M	L/M	L/M	L/M	M	L/M	S	M/S
CDI	L	L	M	M	L	L	M	L/M	M/S
Utilities / Environmental Technologies	L	M	L	L	L	L	L	L	M
Healthcare / Biotechnology	M	M/S	L	M/S	L	S	L	M/S	S
Construction	L	M	M	L/M	L/M	S	L	M/S	S
Education	M	L/M	L	L	L	L/M	L	S	S
Leisure	S	L	L	M	M/S	S	L	S	S

Source: Lichfields Analysis / Experian REM

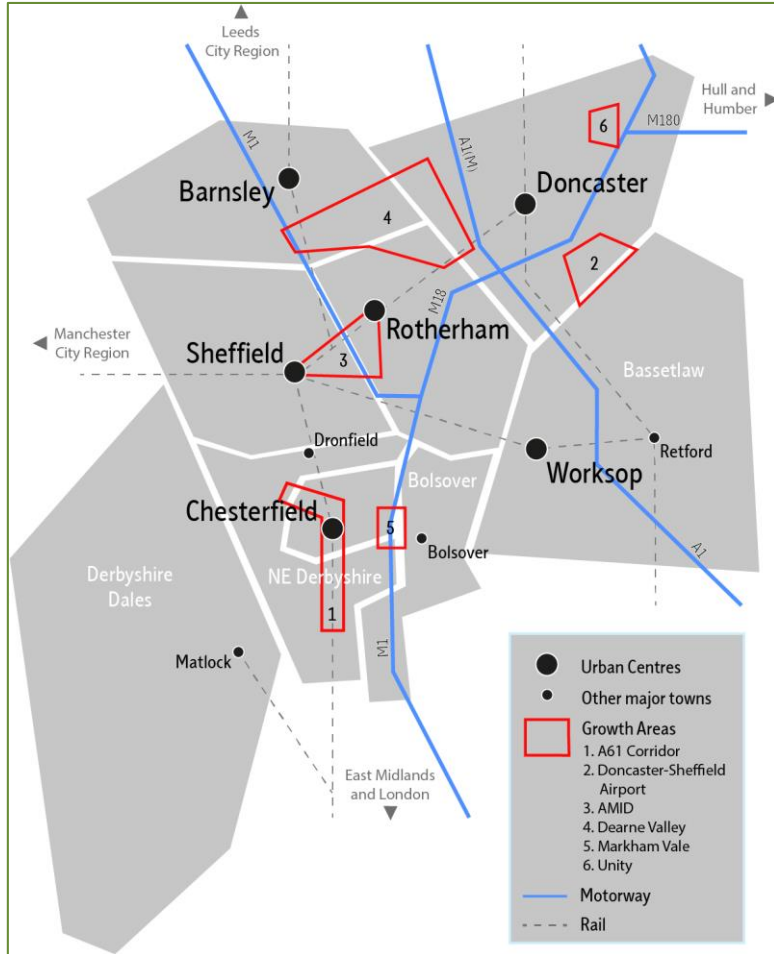
FUNCTIONAL ECONOMIC MARKET AREAS

- Each Local Plan defines its FEMA based on TTWA, LEP, HMA and other evidence
- Benefits in understanding a wider “strategic FEMA” across SCR
 - Large scale logistics
 - Strategic facilities
 - Core office market



Source: ONS TTWAs 2011

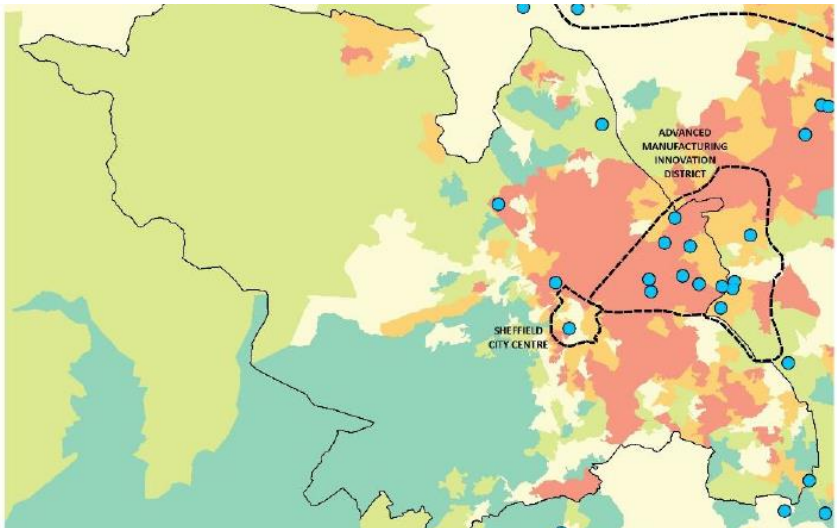
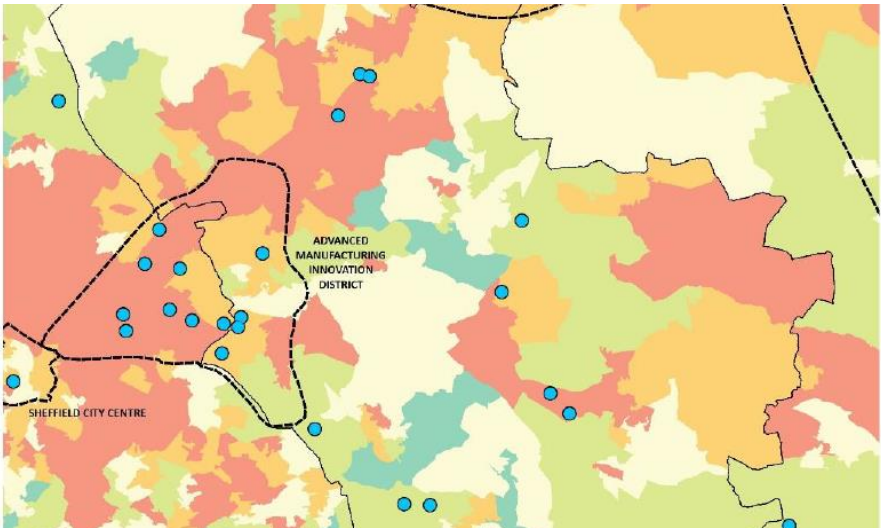
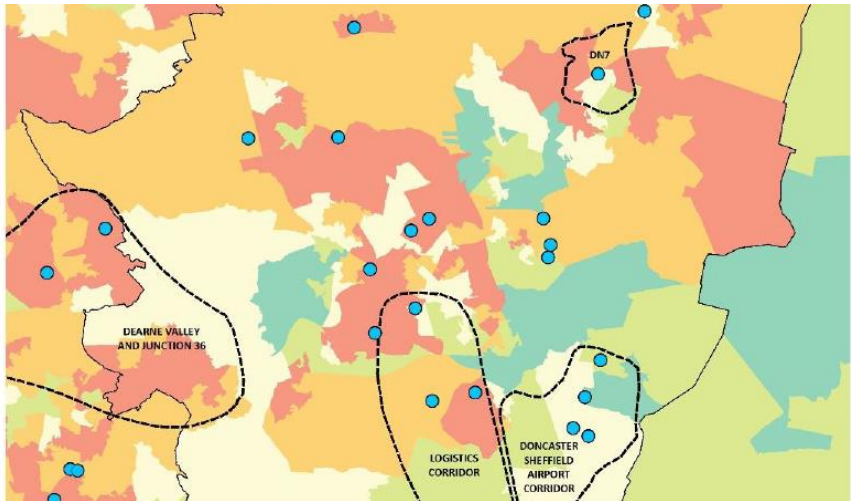
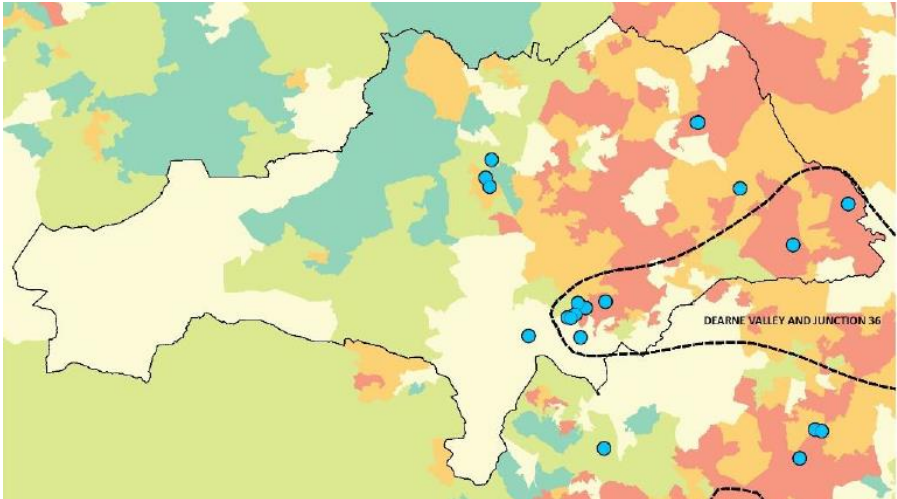
ROLE OF MAJOR GROWTH AREAS



Growth Area	Number of Sites	Total Area (Gross)	Developable Area (Net)	Land to Meet Growth Area Aspirations
Dearne Valley and J36	7	182.37	132.53	77.89
Doncaster Sheffield Airport	5	168.58	140.48	107.08
Markham Vale	9	128.77	69.24	69.24
A61 Corridor	6	322.05	70.77	70.77
Sheffield City Centre	1	6.87	2.35	2.35
AMID	12	186.09	89.15	64.03
DN7/Unity	1	428.37	56	56

- All remain essential and all have attractive sites
- Potential for some areas to expand or strengthen links to nearby sites
- Need to do more to update vision and bring forward higher level jobs in some areas
 - AMID, city centre, Dearne Valley, DSA

POTENTIAL FOR MORE INCLUSIVE GROWTH



RECOMMENDATIONS FOR FURTHER WORK

- **Review and develop opportunities across Major Growth Areas**
 - visions & masterplans attract higher quality uses (eg Dearne Valley)
 - take advantage of neighbouring sites
 - enhance core office market in city centre
- **Steer logistics to optimum locations**
 - footloose and mobile, creates pressure across SCR
 - protect some valuable sites for higher value uses
- **Education & training programmes to address deprivation thro growth areas**



LAND IMPLICATIONS OF A POST CV-19 ECONOMY?

- Employment land supply is dynamic and will already have changed
 - new planning applications and some sites developed
 - new Employment Land Reviews and Local Plans being reviewed
- **Commission to understand impacts of CV-19 on land and assets**
 - will a recession reduce demand for employment land / type of land overall?
 - will demand in some sectors increase?
 - will site requirements change?
 - what does CV-19 mean for publicly owned land and assets?

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