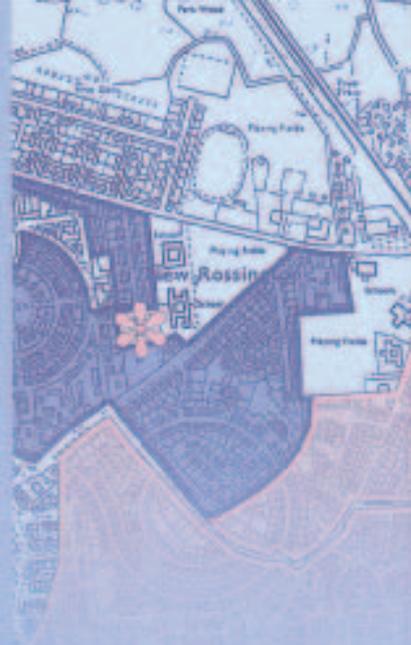


Appendices





Appendix 4 Economy and Employment

APPENDIX 4.1

EMPLOYMENT LAND REQUIREMENTS IN DONCASTER 1986-2001

INTRODUCTION

(1) This appendix details likely employment land requirements in Doncaster Borough from 1986 to 2001. The calculations updates the forecast presented to the Councils Planning Committee on the 5th April 1991 which was incorporated into the Public Consultation Draft version of the UDP.

(2) The calculations are based on the higher and lower population projections described in Appendix 6.1, together with two scenarios for a reduction in unemployment. The workforce projection has been calculated by applying projected national activity rates to the boroughs higher and lower projected

populations. It is considered that by 2001 Doncaster's male and female activity rates will be similar to the national figure. This method gives a projected range of future additional job needs from 16,900 to 24,100 (rounded to the nearest hundred).

ASSUMPTIONS

(3) The land requirements outlined in this report are based upon assumptions for the percentage of new jobs likely to be located on employment land and the likely worker densities on such land.

occur on existing sites through future job losses. In addition the amount of employment created by town centre commercial development is more a reflection of floorspace built rather than land taken up. It is proposed, therefore, to assume that the take-up of new employment land will be responsible for 75% of additional jobs created.

adopted in the approved South Yorkshire Structure Plan. There is some evidence that densities on development sites proposed for business/warehouse parks will be lower due to larger amounts of area devoted to landscaping. It is proposed, therefore, to make a density assumption of 37 workers per hectare (15 per acre). This figure is supported by an employment survey of firms on the Kirk Sandall Industrial Estate used as evidence at the Public Local Inquiry into the appeal by Leigh Environmental Limited.

(4) The employment sites identified in the Unitary Development Plan will not provide for all new jobs created by the year 2001. Some jobs will be provided without development necessarily taking place; ie by on-site expansion of existing firms. At the same time, lower job densities may

(5) A density assumption of 62 workers per hectare (25 per acre) was

TABLE 1: Calculation of Land Requirements

	HIGHER PROJECTION	LOWER PROJECTION
A. Projected job need	24,100	16,900
B. Assume 75% of jobs resulting from new developments on employment land	18,100	12,700
C. Assuming density of 37 workers per hectare gives land requirement of	490 hectares	340 hectares



(6) Based on the assumptions outlined above, there is a land requirement of between 340 and 490 hectares (845 to 1210 acres) to take account of future job needs by the year 2001.

Comparison with Recent Take-Up and Enquiries for Land.

(7) Records maintained by the

Borough Council's Economic Development Unit point to the take-up of 130 hectares of employment land over the six year period from 1987/88 to 1993/4. This is equivalent to an annual rate of 21.7 hectares. The limited supply of immediately available industrial land may have constrained development during this time period. If this rate were to be maintained over the 15 years from

1986 to 2001, a land requirement of 325 hectares (803 acres) would be necessary.

(8) Specified enquiries for land received by the Economic Development Unit are set out in the table below for the six years 1988-93; these exclude more generalised enquiries for land and requests for premises.

TABLE 2: Employment Land Enquiries Received 1988 - 93

	ASSUMED AVERAGE REQUIREMENT	No. OF REQUESTS OVER 6 YEARS	ANNUAL RATE
A. Under 1 acre	1/2 acre	212	18 acres
B. 1 - 5 acres	2 acres	222	74 acres
C. 5 - 10 acres	7 acres	79	92 acres
D. 10 - 20 acres	15 acres	33	83 acres
E. 20+ acres	20 acres	62	207 acres
TOTAL			474 acres

(9) Specified land enquiries, therefore, represent a demand of some 192 hectares (474 acres) per annum.

Assuming that such enquiries continue at a constant rate and that only 15% of these actually come to fruition in

Doncaster, over 15 years this would be equivalent to a land requirement of 430 hectares (1060 acres).

CONCLUSIONS

(10) There is no right answer in the projection of future requirements for employment land. The approach adopted here is to make reasonable assumptions as to what might be expected to happen in the future. Theoretical calculations of land requirements are, however, supported by recent empirical evidence relating to existing job densities and the take-up of and enquiries for employment land.

(11) The Unitary Development Plan needs to allocate a range of employment sites to ensure sufficient

choice. For this reason, it is proposed that a minimum employment land requirement of 490 hectares (based on the higher growth projection) is provided by the UDP over the period from 1986 to 2001. Some 130 hectares of employment land had been developed by 1994, leaving a residual requirement of at least 360 hectares (890 acres) for the remaining period of the UDP.

(12) This calculations of land requirements forms the basis for the allocation of employment sites in the

Unitary Development Plan.

During the course of the Unitary Development Plan period there will be a need to monitor the take-up and supply of employment land and, if necessary, review the land requirement, particularly if major employment changes occur.

