

## Matter Arising 7

1. During the discussion relating to questions 9 and 10 of Topic 5 (Economic Development Strategy), Commissioner McDonagh asked whether the Council had translated the anticipated floorspace demand contained in Technical Supplement 5 – Appendix D (UUEPC Employment Space Demand Report (November 2018)) ([DPS 124](#)) in Table 5 (Anticipated Land Demand for Employment Space by Sensitivity Analysis, Mid & East Antrim, 2017-2030) (Page 12) into an economic land requirement figure.
2. Mr Irwin confirmed that the Council had carried out this translation and provided some of the figures during the session. Commissioner McDonagh asked for these to be provided in writing.
3. The outcome of these calculations, along with the necessary technical explanation, is provided below.
4. These calculations demonstrate that the proposed allocation in SGS 6 is well in excess of the projected requirements, in accordance with the regional policy requirement to ensure that a generous supply of land is available with a choice and range in terms of quality (SPPS (Paragraphs 6.82 (bullet two) and 6.92)).

### Translating employment floorspace demand into an economic land requirement figure

5. Table 5 ([DPS 124](#) (Page 12)) sets out a need of 68,898 sqm for Part B uses (economic development uses) under the Upper Scenario.

**Table 1: Part B use classes extracted from Table 5 on Page 12 of UUEPC Report**

GB Use Class used in Table 5	NI Use Class equivalent	Sector	2017-2030 Upper (sq m)
B1(A)	B1(A and B)	B1 business offices and call centres	46,282
B1(B)	B1(C)	Research and development	-8,000
B1(C)	B2	Light Industrial	-9,532
B2	B3	General Industrial	-7,579
B8	B4	Storage or Distribution	31,411
B Mixed Use	B Mixed Use	Small business workspace (Mix of B1 and B2 generally)	16,316
<b>Total for all Part B uses</b>			<b>68,898</b>

6. Using the trends in the most up to date Industrial and Economic Land Monitor (2022) (Matter Arising 6), it is possible to calculate the average amount of employment land needed for every 1 sqm of floorspace and then to use this figure to work out

the amount of employment land required in order to accommodate the need for employment floorspace set out in Table 1 (based on the UUEPC report).

**Table 2: Estimate of economic land needed to meet requirements based on the average amount of land required for every 1 sqm of Part B floorspace in Ballymena**

	Description	Figure	Source
(A)	Total floorspace of buildings in Ballymena	442,410 sqm	Industrial and Economic Land Monitor 2022
(B)	Total area of all developed sites in Ballymena	1,506,750 sqm	Industrial and Economic Land Monitor 2022
(C)	Average amount of land required for each 1 sqm of floorspace	3.41 sqm	(B) / (A)
(D)	Amount of floorspace required in the borough	68,898 sqm	UUEPC Report (Table 5 (Part B uses))
(E)	Amount of land required to facilitate the floorspace required (sqm)	234,942 sqm	(C) x (D)
(F)	Amount of land required to facilitate the floorspace required (ha)	23.49 ha	(E) / 10,000

7. Therefore, using the average amount of land required for each 1 sqm of floorspace in Ballymena (3.41 sqm), a total of **23.49 ha** of employment land would be needed across the borough to meet the floorspace requirements for Part B uses in the upper scenario predicted by UUEPC ([DPS 124](#) (Page 12)).

**Table 3: Estimate of economic land needed to meet requirements based on the average amount of land required for every 1 sqm of Part B floorspace in Larne**

	Description	Figure	Source
(A)	Total floorspace of buildings in Larne	199,159 sqm	Industrial and Economic Land Monitor 2022
(B)	Total area of all developed sites in Larne	783,300 sqm	Industrial and Economic Land Monitor 2022
(C)	Average amount of land required for each 1 sqm of floorspace	3.93 sqm	(B) / (A)

(D)	Amount of floorspace required in the borough	68,898 sqm	UUEPC Report (Table 5 (Part B uses))
(E)	Amount of land required to facilitate the floorspace required (sqm)	270,769 sqm	(C) x (D)
(F)	Amount of land required to facilitate the floorspace required (ha)	27.08 ha	(E) / 10,000

8. Therefore, using the average amount of land required for each 1 sqm of floorspace in Larne (3.93 sqm), a total of **27.08 ha** of employment land would be needed across the borough to meet the floorspace requirements for Part B uses in the upper scenario predicted by UUEPC ([DPS 124](#) (Page 12)).

**Table 4: Estimate of economic land needed to meet requirements based on the average amount of land required for every 1 sqm of Part B floorspace in Carrickfergus**

	Description	Figure	Source
(A)	Total floorspace of buildings in Carrickfergus	237,881 sqm	Industrial and Economic Land Monitor 2022
(B)	Total area of all developed sites in Carrickfergus	696,200 sqm	Industrial and Economic Land Monitor 2022
(C)	Average amount of land required for each 1 sqm of floorspace	2.93 sqm	(B) / (A)
(D)	Amount of floorspace required in the borough	68,898 sqm	UUEPC Report (Table 5 (Part B uses))
(E)	Amount of land required to facilitate the floorspace required (sqm)	201,871 sqm	(C) x (D)
(F)	Amount of land required to facilitate the floorspace required (ha)	20.19 ha	(E) / 10,000

9. Therefore, using the average amount of land required for each 1 sqm of floorspace in Carrickfergus (2.93 sqm), a total of **20.19 ha** of employment land would be needed across the borough to meet the floorspace requirements for Part B uses in the upper scenario predicted by UUEPC ([DPS 124](#) (Page 12)).

**Table 5: Estimate of economic land needed to meet requirements based on the average amount of land required for every 1 sqm of Part B floorspace in Other Settlements**

	Description	Figure	Source
(A)	Total floorspace of buildings in Other Settlements	20,651 sqm	Industrial and Economic Land Monitor 2022
(B)	Total area of all developed sites in Other Settlements	65,727 sqm	Industrial and Economic Land Monitor 2022
(C)	Average amount of land required for each 1 sqm of floorspace	3.18 sqm	(B) / (A)
(D)	Amount of floorspace required in the borough	68,898 sqm	UUEPC Report (Table 5 (Part B uses))
(E)	Amount of land required to facilitate the floorspace required (sqm)	219,096 sqm	(C) x (D)
(F)	Amount of land required to facilitate the floorspace required (ha)	21.91 ha	(E) / 10,000

10. Therefore, using the average amount of land required for each 1 sqm of floorspace in Other Settlements (3.18 sqm), a total of **21.91 ha** of employment land would be needed across the borough to meet the floorspace requirements for Part B uses in the upper scenario predicted by UUEPC ([DPS 124](#) (Page 12)).

**Table 6: Estimate of economic land needed to meet requirements based on the average amount of land required for every 1 sqm of Part B floorspace in the Borough as a whole**

	Description	Figure	Source
(A)	Total floorspace of buildings in the Borough as a whole	900,101 sqm	Industrial and Economic Land Monitor 2022
(B)	Total area of all developed sites in the Borough as a whole	3,051,977 sqm	Industrial and Economic Land Monitor 2022
(C)	Average amount of land required for each 1 sqm of floorspace	3.39 sqm	(B) / (A)
(D)	Amount of floorspace required in the Borough	68,898 sqm	UUEPC Report (Table 5 (Part B uses))

(E)	Amount of land required to facilitate the floorspace required (sqm)	233,564 sqm	(C) x (D)
(F)	Amount of land required to facilitate the floorspace required (ha)	23.36 ha	(E) / 10,000

11. Therefore, using the average amount of land required for each 1 sqm of floorspace in the Borough as a whole (3.39 sqm), a total of **23.36 ha** of employment land would be needed across the borough to meet the floorspace requirements for Part B uses in the upper scenario predicted by UUEPC ([DPS 124](#) (Page 12)).