

Workspace Strategy Evidence Update: Employment Projections

January 2020

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1. Employment Land Demand Projections

- 1.1.1. The projections contained within this report have been produced to inform the Local Plan 'Options' for Dorset Council and Bournemouth, Christchurch and Poole Council. A further set of projections will also be established later in 2021 using the latest growth forecast data available taking into account the post Brexit and pandemic situation. These further revised projections to be produced later this year will inform the 'Pre Submission' stages of the Dorset Council and Bournemouth, Christchurch and Poole Council Local Plans. In this report, two employment land scenarios are considered:
- Trend scenario: based on historic growth trends in employment;
 - Strategy scenario: based on expectations of the impact on the economy of implementing strategies and planned interventions in local plans.
- 1.1.2. The projections derived from each of these scenarios use different assumptions and they result in a range of projected employment land requirements (from 151.4 ha to 212.0 ha at zero flexibility or, with 20% flexibility, from 169.2 ha to 241.9ha for the Dorset LEP area).
- 1.1.3. The methodology is explained in the following chapter.

1.2. Time Horizon

- 1.2.1. This study looks at the projected requirement for employment land over the revised time scale of 2018-2038.

1.3. Geographies

- 1.3.1. The study area comprises the two unitary authorities of Bournemouth, Christchurch, Poole (BCP) and Dorset Council (DC). The areas covered by these two authorities make up the Dorset LEP area (DLEP). Complete figures for both unitary authorities are provided in Appendix C.
- 1.3.2. In order to facilitate comparison with previous Dorset Workspace Strategies, Appendix D also provides figures for the former housing market areas of Eastern Dorset (covering the former districts / boroughs of Bournemouth, Christchurch, Poole, East Dorset and North Dorset) and Western Dorset (covering the former districts/boroughs of West Dorset and Weymouth and Portland).

1.4. Employment land and land use classes

- 1.4.1. The focus of the workspace study is employment land defined as¹:
- Office (B1a),
 - Research and Development (B1b),
 - Light Industry (B1c),
 - General Industry (B2) and
 - Warehouses (B8).
- 1.4.2. These are grouped in three land use classes (LUC) for consistency in the calculations:
- Office (B1a, B1b),
 - Other business space (B1c, B2),
 - Warehousing (B8).
- 1.4.3. Other business and Warehousing are then grouped together as 'Industrial'.
- 1.4.4. There is also a significant amount of employment in sectors which do not take up B-use class workspace, for example the retail sector, education, health & social work. These sectors are referred to collectively as 'non B-use'.
- 1.4.5. The demand for employment land for non B-use employment growth will have a spatial implication but this is not included in this study. The reasons this study has not included non-B uses are two-fold.
- First, there is as yet no established methodology for determining the land requirements for non-B uses.
 - Second, most B-uses have quite specific land requirements and often developments have issues relating to amenity, impact and access which can be achieved and managed through business park locations. There are also more constraints for B-uses regarding where they can locate as they are not always welcome or appropriate neighbours to other uses. An industrial estate location is therefore often needed meaning that B uses can be less flexible. Whilst some non-B uses may also be subject to restrictions or policy restraints, mostly there are no such issues and they can be located in a number of different locations subject to the usual planning considerations.

¹ This report was produced prior to the changes to the use class order and the implementation of Class E in September 2020. Projections within this report that relate to B1a, B1b and B1c are now considered within use Class E(g) i, ii and iii.

2. Methodology for Estimating Employment Land Demand

- 2.1.1. The employment land demand is based on three main elements:
- Economic growth scenarios: how will changes in the volume and pattern of employment affect the demand for employment land?
 - Allowance for windfall losses: based on historic trends, how much employment land might be lost to 'non B' class uses?
 - Allowance for churn: how much employment land might be needed to facilitate redevelopment and relocation?
- 2.1.2. Further to these, an allowance for flexibility is made at zero, 10% and 20%.

2.2. Projections for employment growth 2018-2038 give employment demand

- 2.2.1. At national and regional level, forecasts of future growth are used together with historic trend data to generate projections by industrial sector and sub-regional economy. Economic and employment projections at sub-regional level are a more mechanical process than the higher level forecasts.
- 2.2.2. These projections are based on scenarios built by the former Dorset County Council in consultation with officers in the former Bournemouth and Poole unitary authorities and the former district/borough authorities. The projections used the Local Economy Forecast Model (LEFM) for Dorset 2016/17², which was produced by Cambridge Econometrics and includes projections for the former Dorset district and boroughs as well as Bournemouth and Poole. The projections are a best estimate of what the future might bring based on conditions at the time of formulating them.

² The 2016/17 Dorset LEFM model was produced by Cambridge Econometrics in December 2016 (following their November 2016 UK Regional Forecast) and developed by Dorset County Council, in 2017. In 2019, when a refresh of evidence for the workspace and employment land review was being considered, it was agreed that Dorset Council would explore developing an interim set of projections based on the 2016/17 set but incorporating new GVA data for 2016-2018 released by the Office for National Statistics. This was viewed as a better option than purchasing a new LEFM at that time due to uncertainties surrounding Brexit and its potential impact on the local and wider economies. This interim work was pursued, and the differences between the interim results and the original 2016/17 model were not substantial. The revised projections also reflected the erratic pattern evident in the GVA data giving concerns about the reliability of extrapolating these further. It was therefore agreed to use the 2016/17 projections in this study, but to a revised time horizon of 2018-2038. The purchase and development of a revised set of LEFM projections for the BCP and Dorset Council areas will be reviewed during 2021. The timing of the purchase of the data set will be influenced by the Local Plan timetables and taking into account Brexit and the pandemic impact on the economic outlook for the plan areas.

There is always uncertainty about future conditions – particularly with major events such as Brexit – but the aim is to give an indication of the amount of employment land that will be required. Two scenarios have been developed to test potential land requirements.

2.2.3. Reporting is for:

- Expansion demand (i.e. new jobs created) – underlying this, replacement demand will continue to generate job opportunities through the need to replace those workers who leave the workforce for retirement, ill health etc. With our ageing workforce population, this is a potential challenge to businesses in terms of succession planning.
- Full time equivalent (FTE) employment rather than total employment.
- Gross value added (GVA) in 2012 values i.e. excluding effects of inflation.

The Trend Scenario

2.2.4. This scenario rebased the default LEFM figures to the 2011 workplace based population by industry as a starting point. Growth rates from the LEFM model were then applied (without adjustment so remaining in line with projected trends by sector). However, further adjustments for known local developments and change were made up to 2013 in consultation with Dorset local authorities.

2.2.5. Over 2018-2038 in the Dorset LEP area (which comprises the new authority areas of Bournemouth, Christchurch, Poole (BCP) and Dorset Council (DC), the Trend scenario indicates:

- Growth in the number of FTEs of 30,900 (all industries – up from 333,100 to 364,000 over 20 years);
- This is 0.4% per annum growth in FTE employment;
- GVA growth of 2.3% per annum – compared with about 2.1% pa nationally.

The Strategy Scenario

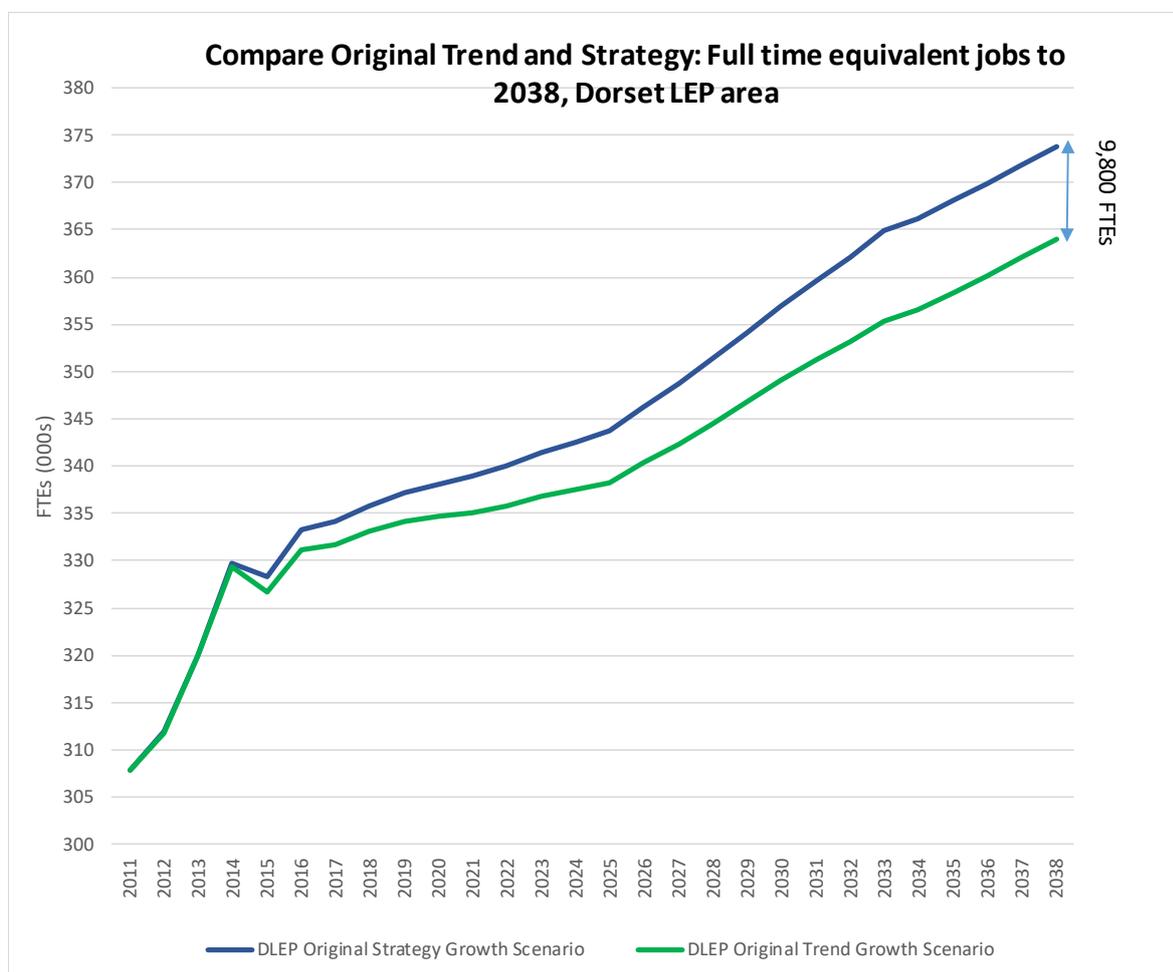
2.2.6. The baseline is again 2011 Census of Population workplace based employment data by industrial sector. Historic growth is then developed with growth based on expectations of the impact on the economy of implementing strategies and planned interventions in local plans.

2.2.7. Over 2018-2038 in the Dorset LEP area, the Strategy scenario indicates:

- Growth in the number of FTEs of 37,900 (all industries – up from 335,800 to 373,800 over 20 years);
- This is 0.5% per annum growth in FTE employment;

- GVA growth of 2.5% per annum.

Figure 1 Comparison: Original Trend and Strategy



2.3. Employment demand is allocated to Land Use Class (Office, Other business, Warehousing)

- 2.3.1. The employment projections provide a level of full time equivalent employment in 25 industrial sectors projected over the twenty year period, 2018-38.
- 2.3.2. Converting the employment changes in each economic sector (by standard industrial classification – SIC) into land use classes (LUC) is the first step for the employment land demand forecast. This gives the change in labour demand on B use land.
- 2.3.3. In the 2016 evidence update, a matrix was consulted on and agreed by local authority officers in the Dorset LEP area, see below. The same matrix has been agreed for use with the 2020 update.

Workspace Strategy Evidence Update

Figure 2 Matrix converting economic sector to land use class

LEFM sector	non B	Office	Other business (industry)	Warehouse	Total B1-B8 emp
Agriculture / forestry / fishing	100%				0%
Extraction	100%				0%
Manufacturing			100%		100%
Utilities	100%				0%
Construction	44%		56%		56%
Distribution	81%	1%	0%	18%	19%
Hotels & catering	100%				0%
Transport & comms	66%			34%	34%
Financial services		100%			100%
Business services	4%	84%	12%		96%
Public ad & def	10%	70%	10%	10%	90%
Education	100%				0%
Health & social	90%	10%			10%
Other services	86%	14%			14%

2.4. Employment demand is converted to floorspace requirement using worker densities by LUC (FTE per sq m)

- 2.4.1. Having allocated employment change in each of the 25 sectors to a 'typical' employment land use class (office, other business use and warehousing), the 'Employment Density Guide' 2015³ giving worker density (square metres per full-time equivalent (FTE) workers) was used to translate the additional number of employees to a floorspace requirement. The guide provides up to date densities for all use classes within A (Retail), B (industrial, office, warehouses and distribution), C (hotels) and D (visitor attractions).
- 2.4.2. For Office use, an average of 11 m²/FTE has been used: this averages the six types of office use specified, ranging from 8 m²/FTE in call centres to 13 m²/FTE for corporate offices. This is slightly lower than the estimate used previously (12 m²/FTE) and means less space is required per FTE, reflecting changing trends to make office space more intensively used.
- 2.4.3. Employment densities for B2 Industrial & Manufacturing (36 m²/FTE) and B8 Storage & Distribution – 'final mile' distribution centre – (70 m²/FTE) have been used as the average for other/industrial and warehousing across Dorset. These are consistent with the densities used in the last study.

Figure 3 Comparison of worker densities

Land use	Employment Density Guide 2015	Employment Densities Guide 2010	Employment Densities Guide 2001
	m ² per FTE	m ² per FTE	m ² per FTE
Office	11	12	19
Other business space	36	36	34
Warehousing	70	70	50

Sources: HCA and Drivers Jonas Deloitte

³ Employment Density Guide' 3rd edition 2015, Homes and Communities Agency (HCA), November 2015 – this was still the latest edition in January 2020

2.5. Floorspace requirement is converted to a baseline land requirement (ha) using plot ratios by LUC

- 2.5.1. The floorspace required is translated to hectares using plot ratios⁴ for each B use. Plot ratio information has been calculated for office, industry, warehouse, mixed, total (all uses) and industry and warehousing for each former local authority area using employment land completions between 2009/10 and 2018/19 together with outstanding commitments (under construction, unimplemented applications and outstanding land allocations) as at 1 April 2019. Appendix A shows plot ratios for each district.
- 2.5.2. From this, a baseline land requirement, in hectares, for the period 2018-2038 is provided. In addition, the total figure has been split into the three B land use classes: office, other business space and warehouses.
- 2.5.3. To the baseline requirement, two allowances are then applied: the allowance for windfall losses and the allowance for churn. The final figures for employment land take account of these allowances.

2.6. An allowance for windfall losses is applied

- 2.6.1. The allowance for windfall losses takes into account the expectation that a proportion of designated employment land may not be used entirely for B use class employment and this creates a replacement demand. Land uses such as recycling, waste management, combined heat and power plants and bus depots can, under certain circumstances and where appropriate, be developed on employment land. Employment land can also be lost to residential use.
- 2.6.2. A significant part of the projected employment growth arises from sectors which have traditionally not been located on employment land such as health care, education, hotels and leisure. Recent planning experience has shown that under specific circumstances, and where appropriate, such uses might locate on employment land. However, this has to be monitored carefully to ensure there remains sufficient available land for B use employment on employment land. In some circumstances the development of non-B uses might be a catalyst for employment development to come forward.

⁴ Plot ratios 2009/10 to 2018/19, Dorset authorities, January 2020

- 2.6.3. The allowance for windfall losses has been calculated using historic employment land loss data over the last eleven years and median loss is used. The median figure is used as this is more likely to eliminate extremes which may skew the mean and should therefore give a more moderate and even result.
- 2.6.4. It should be noted that the windfall allowance is based solely on historic employment land losses⁵ and there is no margin included to cover any future change of policy regarding employment land use.
- 2.6.5. From 2013/14, Dorset local authorities include both change to residential use and change to non-B use in their historic employment land loss data. Before this, the West Dorset and Weymouth & Portland local authorities included only residential use losses. Losses are not limited to allocated and established employment sites but include loss of any premises that previously had a B class use.
- 2.6.6. Over 2018-38, a windfall allowance totalling 38ha has been calculated for the Dorset LEP area. This compares with
- 2016 update: 35ha over 2013-33
 - 2012 evidence update: 50ha over 2011-31
 - 2008 update: 79ha over 2006-26

2.7. An allowance for churn is applied

- 2.7.1. The location and premises needs of businesses change over time and sometimes this will result in the business moving away. In other circumstances, an existing business might cease its operations and a new business could take over a site for redevelopment. For this to happen smoothly, there is a need for a certain level of vacant land. This type of demand has been called 'churn' demand or 'frictional vacancy'.
- 2.7.2. Typically, it is estimated to take around two years to achieve a planning consent, undertake the site preparation and construct the development after a site has changed hands. Therefore, to estimate the churn demand for each area the annual average net take-up of employment land for the period 2009/10 to 2018/19 has been multiplied by two.
- 2.7.3. Over 2018-38, a churn allowance totalling 27ha has been calculated for the Dorset LEP area. This compares with

⁵ Note: There are historic differences in the way employment land losses were monitored by local authority. Where policy requires, losses from non-allocated sites are included as these would need to be replaced and therefore need to be accounted for in windfall losses.

- 2016 update: 35ha over 2013-33
- 2012 evidence update: 29ha over 2011-31
- 2008 update: 35ha over 2006-26

2.8. Adding these allowances to the base projection gives the final requirement

- 2.8.1. The final requirement comprises the baseline projection plus the adjustment for allowances.

3. Findings

3.1. Trend Scenario

- 3.1.1. The table below shows the base projection for each area for the Trend scenario before making any allowance for windfall, churn or flexibility. The figures are disaggregated by two land use classes. Note: the base projection remains constant when flexibility is added.

Figure 4 Trend Scenario: Base projection by area, 2018-38, hectares

2018-38	DC area	BCP area	Dorset LEP area
Office baseline	7.47	13.37	20.8
Industrial baseline (other + warehousing)	44.87	20.87	65.7
Baseline B use land requirement (ha)	52.3	34.2	86.6

Source: Dorset Council

- 3.1.2. The increase in employment demand results in demand for 87 hectares of employment land in the Dorset LEP area.
- 3.1.3. 60% of the projected increase in baseline demand for employment land is expected to take place in the DC area.
- 3.1.4. In terms of land use class, there is substantial growth over 2018-2038 in the industrial land requirement of 66ha – this is driven by employment growth in construction and business services. Growth in office land requirements is lower at 21ha.

3.2. Strategy Scenario

- 3.2.1. The base projection employment land requirement in the Strategy scenario is higher, as shown in the table below.

Figure 5 Strategy Scenario: Base projection by area, 2018-38, hectares

2018-38	DC area	BCP area	Dorset LEP area
Office baseline	17.78	18.17	35.9

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Industrial baseline (other + warehousing)	77.81	33.41	111.2
Baseline B use land requirement (ha)	95.6	51.6	147.2

Source: Dorset Council

- 3.2.2. The increase in employment demand results in an additional demand for 147 hectares of employment land in the Dorset LEP area.
- 3.2.3. 65% of the projected increase in baseline demand for employment land is expected to take place in the DC area.
- 3.2.4. In terms of land use class, there is substantial growth over 2018-2038 in the industrial land requirement of 111ha. Growth in office land requirements is lower at 36ha.

3.3. Summary

Figure 6 Summary of scenarios: base projection by area, 2018-38, hectares

2018-38: scenarios	DC area	BCP area	Dorset LEP area
Trend	52.3	34.2	86.6
Strategy	95.6	51.6	147.2

4. Allowances

- 4.1.1. To these baseline figures, two adjustments (windfall and churn) have been made. Because of the complexity of attempting to estimate the allowances for each of the land use classes, only a single figure for each adjustment has been calculated.

4.2. Allowance for windfall losses

- 4.2.1. This is the allowance for the likelihood of a proportion of designated employment land being used for other than B use class employment, eg for recycling, waste management, combined heat and power plants, bus depots, health care, education, leisure use etc, or for residential use.
- 4.2.2. This alternative use of employment land needs careful monitoring to ensure there is enough available land for B use employment on employment land based on historic data. No allowance is included to cover any future change of policy regarding employment land use.
- 4.2.3. To estimate the amount of land needed to replace losses through windfall development, the level of historic loss for each area for the period 2009/10 to 2018/19 has been used as a guideline.
- 4.2.4. Table at Figure 7 following shows the historic losses of employment land to other uses by district over the last ten years.
- 4.2.5. It should be noted that whilst most local authorities include both change to residential use and change to non-B use in their historic employment land loss data, this was not the case for West Dorset or Weymouth & Portland before 2012/13 where losses only to residential use are included. These losses are not limited to allocated and established employment estates but include losses of all premises that previously had a B class use.

Figure 7 Historic employment land losses (hectares)

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total losses over 10 years	Projected loss: 20 year period
DC Dorset	0.79	1.36	0.99	0.38	2.82	1.29	0.88	3.29	4.12	4.25	20.17	17.66
BCP	0.75	1.18	1.28	1.22	3.45	2.76	3.24	2.87	2.18	4.14	23.06	20.19
Dorset LEP area	1.54	2.54	2.27	1.60	6.26	4.05	4.12	6.16	6.30	8.39	43.24	37.86

Source: Dorset Local Authorities Monitoring Reports^{6,7}

⁶ Note: No data available for former North Dorset for 2015/16, therefore the average for the previous four years has been used (as in the Bournemouth, Dorset and Poole Workspace Strategy 2016)

⁷ Note: For West Dorset and Weymouth & Portland before 2012/13, losses only to residential use are included as other data are not available.

- 4.2.6. The median of the employment land losses across the eight districts/boroughs over the eleven historic years is 0.24ha.
- 4.2.7. This 0.24ha median loss has then been multiplied by eight (for the number of former districts and boroughs) and then by twenty to give the expected total loss for the twenty years 2018 to 2038 (37.9ha across the Dorset LEP area) and then apportioned to each area based on their proportion of historic losses. The figure in the final column of Table x shows the projected loss for each area. This indicates 20ha in the BCP area, and 18ha in the DC area.

4.3. Allowance for churn

- 4.3.1. For the property market to operate smoothly, a certain level of vacant land is required⁸. This demand for vacant land has been called demand for churn or frictional vacancy. To estimate the level of demand for churn we have referred to historic take-up rates.
- 4.3.2. To estimate the churn demand for each area, the annual average net take-up of employment land for the period 2009/10 to 2018/19 has been multiplied by two. This assumes that it takes about two years to achieve planning consent, prepare the site and construct the development.
- 4.3.3. The final column in Figure 8 shows the amount of churn which has been calculated for each local authority based on the two year average over ten years resulting in a requirement for an additional 27ha across the Dorset LEP area as a whole. This gives 18ha in the DC area and 9ha in the BCP area.

⁸ Bournemouth Dorset Poole Workspace Strategy and Delivery Plan', October 2008, GVA Grimley Ltd, reference 07A800547

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Figure 8 Allowance for churn demand: employment land completions (hectares)

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total (10 yrs)	Two year average
DC	3.74	6.39	7.53	8.95	7.09	6.94	9.00	10.77	10.70	18.15	89.27	17.85
BCP	4.83	1.94	10.32	2.96	3.61	3.42	2.87	10.11	2.35	3.09	45.50	9.10
Dorset LEP area	8.57	8.33	17.85	11.91	10.70	10.36	11.87	20.89	13.05	21.24	134.76	26.95

Source: Dorset Local Authorities Monitoring Reports

4.4. Summary of scenarios adjusted for windfall and churn

Figure 9 Summary of scenarios: projection by area after allowances, 2018-38, hectares

2018-38: scenarios	DC area	BCP area	Dorset LEP area
Trend	87.9	63.5	151.4
Strategy	131.1	80.9	212.0

4.5. Allowance for flexibility

- 4.5.1. A flexibility allowance has also been calculated for addition to the baseline employment land allocations for each area.
- 4.5.2. Two flexibility scenarios have been provided: one at 10% and one at 20% of the base figure. The 10% set is provided since often in the past this has been the figure used to provide flexibility in employment land policies in structure and local plans. The 20% set has been prepared to show the projected land requirements should local authorities opt for additional flexibility.
- 4.5.3. To allow flexibility in line with changing demand over time, the allowance is calculated on two phased ten year periods which are then summed to give the total over 2018-38 rather than using a percentage of the expected requirement over 2018-38 as a whole. This means that adequate flexibility is given across the period when it is needed.
- 4.5.4. This results in two additional sets of final figures, shown below. The zero flexibility scenario is given first for reference.

Figure 10 Summary of scenarios: projection by area after allowances, zero flexibility, 2018-38, hectares

2018-38: scenarios	DC area	BCP area	Dorset LEP area
Trend	87.9	63.5	151.4
Strategy	131.1	80.9	212.0

Figure 11 Summary of scenarios: projection by area after allowances and with 10% flexibility, 2018-38, hectares

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2018-38: scenarios	DC area	BCP area	Dorset LEP area
Trend	93.3	67.0	160.3
Strategy	140.9	86.0	226.9

Figure 12 Summary of scenarios: projection by area after allowances and with 20% flexibility, 2018-38, hectares

2018-38: scenarios	DC area	BCP area	Dorset LEP area
Trend	98.8	70.4	169.2
Strategy	150.7	91.2	241.9

5. [Appendix A: Plot ratios by local authority](#)

Based on data for former districts and boroughs in Bournemouth, Poole and Dorset: completed B1 to B8 developments 2009/10 to 2018/19 plus under construction and outstanding as at 1 April 2019

Office	B1 Office and office
Industry	B1 Industry and industry
Warehouse	Warehouse
Mixed	B1 unspecified and mixed

2009/10 to 2018/19	Plot ratios		
Christchurch	2055	0.21	Office
Christchurch	3611	0.36	Industry
Christchurch	2811	0.28	Warehouse
Christchurch	3350	0.34	Mixed
Christchurch	3246	0.32	Total
East Dorset	2326	0.23	Office
East Dorset	2148	0.21	Industry
East Dorset	2749	0.27	Warehouse
East Dorset	8013	0.80	Mixed
East Dorset	5200	0.52	Total
North Dorset	1807	0.18	Office
North Dorset	2451	0.25	Industry
North Dorset	2916	0.29	Warehouse
North Dorset	2278	0.23	Mixed

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North Dorset	2394	0.24	Total
Purbeck	8255	0.49	Office
Purbeck	5490	0.37	Industry
Purbeck	4960	0.15	Warehouse
Purbeck	2758	0.28	Mixed
Purbeck	3843	0.34	Total
West Dorset	2238	0.22	Office
West Dorset	2002	0.20	Industry
West Dorset	1130	0.11	Warehouse
West Dorset	1638	0.16	Mixed
West Dorset	1714	0.17	Total
Weymouth & Portland	2243	0.22	Office
Weymouth & Portland	3667	0.37	Industry
Weymouth & Portland	2226	0.22	Warehouse
Weymouth & Portland	1268	0.13	Mixed
Weymouth & Portland	1949	0.19	Total
Bournemouth	1865	0.19	Office
Bournemouth	3364	0.34	Industry
Bournemouth	2459	0.25	Warehouse
Bournemouth	3736	0.37	Mixed
Bournemouth	2136	0.21	Total
Poole	8321	0.83	Office
Poole	6196	0.62	Industry

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Poole	4666	0.47	Warehouse
Poole	2651	0.27	Mixed
Poole	3188	0.32	Total

6. [Appendix B: Assigning sectors to land use types](#)

Narrow sector	Broad sector	% Non B	% Office	% Other business use (industry)	% Warehouse	B1-B8 emp in total
Agriculture, forestry & fishing	Agriculture etc.	100.0%	0.0%	0.0%	0.0%	0.0%
Mining & quarrying	Extraction	100.0%	0.0%	0.0%	0.0%	0.0%
Food, drink & tobacco	Manufacturing	0.0%	0.0%	100.0%	0.0%	100.0 %
Textiles etc	Manufacturing	0.0%	0.0%	100.0%	0.0%	100.0 %
Wood & paper	Manufacturing	0.0%	0.0%	100.0%	0.0%	100.0 %
Printing & recording	Manufacturing	0.0%	0.0%	100.0%	0.0%	100.0 %
Coke & petroleum	Manufacturing	0.0%	0.0%	100.0%	0.0%	100.0 %
Chemicals	Manufacturing	0.0%	0.0%	100.0%	0.0%	100.0 %
Pharmaceuticals	Manufacturing	0.0%	0.0%	100.0%	0.0%	100.0 %
Non-metallic mineral products	Manufacturing	0.0%	0.0%	100.0%	0.0%	100.0 %
Metals & metal products	Manufacturing	0.0%	0.0%	100.0%	0.0%	100.0 %
Electronics	Manufacturing	0.0%	0.0%	100.0%	0.0%	100.0 %
Electrical	Manufacturing	0.0%	0.0%	100.0%	0.0%	100.0

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equipment						%
Machinery	Manufacturing	0.0%	0.0%	100.0%	0.0%	100.0 %
Motor vehicles	Manufacturing	0.0%	0.0%	100.0%	0.0%	100.0 %
Other transport equipment	Manufacturing	0.0%	0.0%	100.0%	0.0%	100.0 %
Other manufacturing & repair	Manufacturing	0.0%	0.0%	100.0%	0.0%	100.0 %
Electricity & gas	Utilities	100.0%	0.0%	0.0%	0.0%	0.0%
Water sewerage & waste	Utilities	100.0%	0.0%	0.0%	0.0%	0.0%
Construction	Construction	44.0%	0.0%	56.0%	0.0%	56.0%
Motor vehicles trade	Distribution	81.0%	1.0%	0.0%	18.0%	19.0%
Wholesale trade	Distribution	81.0%	1.0%	0.0%	18.0%	19.0%
Retail trade	Distribution	81.0%	1.0%	0.0%	18.0%	19.0%
Land transport	Transport & Communication	66.0%	0.0%	0.0%	34.0%	34.0%
Water transport	Transport & Communication	66.0%	0.0%	0.0%	34.0%	34.0%
Air transport	Transport & Communication	66.0%	0.0%	0.0%	34.0%	34.0%
Warehousing & postal	Transport & Communication	66.0%	0.0%	0.0%	34.0%	34.0%
Accommodation	Hotels & Catering	100.0%	0.0%	0.0%	0.0%	0.0%
Food & beverage services	Hotels & Catering	100.0%	0.0%	0.0%	0.0%	0.0%

Workspace Strategy Evidence Update

Media	Business Services	4.0%	84.0%	12.0%	0.0%	96.0%
IT services	Business Services	4.0%	84.0%	12.0%	0.0%	96.0%
Financial & insurance	Financial Services	15.0%	85.0%	0.0%	0.0%	85.0%
Real estate	Business Services	4.0%	84.0%	12.0%	0.0%	96.0%
Legal & accounting	Business Services	4.0%	84.0%	12.0%	0.0%	96.0%
Head offices & management consultancies	Business Services	4.0%	84.0%	12.0%	0.0%	96.0%
Architectural & engineering services	Business Services	4.0%	84.0%	12.0%	0.0%	96.0%
Other professional services	Business Services	4.0%	84.0%	12.0%	0.0%	96.0%
Business support services	Business Services	4.0%	84.0%	12.0%	0.0%	96.0%
Public Administration & Defence	Public Admin & Defence	10.0%	70.0%	10.0%	10.0%	90.0%
Education	Education	100.0%	0.0%	0.0%	0.0%	0.0%
Health	Health & Social	90.0%	10.0%	0.0%	0.0%	10.0%
Residential & social	Health & Social	90.0%	10.0%	0.0%	0.0%	10.0%
Arts	Other Services	86.0%	14.0%	0.0%	0.0%	14.0%
Recreational services	Other Services	86.0%	14.0%	0.0%	0.0%	14.0%

7. [Appendix C: Employment land demand summary tables in five, ten and twenty year periods](#)

7.1. Trend Scenario

Flexibility: zero

Five Year

2018-23	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	-2.6	1.1	-1.5	ha
Industrial baseline (other + warehousing)	-5.0	-0.5	-5.4	ha
Baseline B use land requirement (ha)	-7.6	0.6	-7.0	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	4.4	5.0	9.5	ha
Allowance for churn	4.5	2.3	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	1.3	7.9	9.2	ha

Workspace Strategy Evidence Update

2023-28	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	2.76	5.01	7.8	ha
Industrial baseline (other + warehousing)	12.99	6.13	19.1	ha
<i>Baseline B use land requirement (ha)</i>	15.7	11.1	26.9	ha
Allowance for flexibility	0.00	0.00	0.0	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	24.6	18.5	43.1	ha

2028-33	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	3.76	4.31	8.1	ha
Industrial baseline (other + warehousing)	19.79	11.11	30.9	ha
<i>Baseline B use land requirement (ha)</i>	23.5	15.4	39.0	ha
Allowance for flexibility	0.00	0.00	0.0	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	32.4	22.7	55.2	ha

Workspace Strategy Evidence Update

2033-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	3.55	2.97	6.5	ha
Industrial baseline (other + warehousing)	17.07	4.10	21.2	ha
<i>Baseline B use land requirement (ha)</i>	20.6	7.1	27.7	ha
Allowance for flexibility	0.00	0.00	0.0	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	29.5	14.4	43.9	ha

Workspace Strategy Evidence Update

Ten Year

2018-28	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	0.16	6.09	6.3	ha
Industrial baseline (other + warehousing)	8.01	5.66	13.7	ha
<i>Baseline B use land requirement (ha)</i>	8.2	11.7	19.9	ha
Allowance for flexibility	0.00	0.00	0.0	
Allowance for windfall losses	8.83	10.10	18.9	ha
Allowance for churn	8.93	4.55	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	25.9	26.4	52.3	ha

2028-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	7.31	7.28	14.6	ha
Industrial baseline (other + warehousing)	36.86	15.21	52.1	ha
<i>Baseline B use land requirement (ha)</i>	44.2	22.5	66.7	ha
Allowance for flexibility	0.00	0.00	0.0	
Allowance for windfall losses	8.83	10.10	18.9	ha
Allowance for churn	8.93	4.55	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	61.9	37.1	99.1	ha

Twenty Year

2018-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	7.47	13.37	20.8	ha
Industrial baseline (other + warehousing)	44.87	20.87	65.7	ha
<i>Baseline B use land requirement (ha)</i>	<i>52.3</i>	<i>34.2</i>	<i>86.6</i>	<i>ha</i>
Allowance for flexibility	0.00	0.00	0.0	
Allowance for windfall losses	17.66	20.19	37.9	ha
Allowance for churn	17.85	9.10	27.0	ha
Total B use land requirement (ha) with flexibility and allowances	87.9	63.5	151.4	ha

7.2. Trend Scenario

Flexibility: 10%

Five Year

2018-23	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	-2.6	1.1	-1.5	ha
Industrial baseline (other + warehousing)	-5.0	-0.5	-5.4	ha
Baseline B use land requirement (ha)	-7.6	0.6	-7.0	ha
Allowance for flexibility	-0.5	0.1	-0.4	
Allowance for windfall losses	4.4	5.0	9.5	ha
Allowance for churn	4.5	2.3	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	0.8	8.0	8.8	ha

Workspace Strategy Evidence Update

2023-28	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	2.76	5.01	7.8	ha
Industrial baseline (other + warehousing)	12.99	6.13	19.1	ha
<i>Baseline B use land requirement (ha)</i>	15.7	11.1	26.9	ha
Allowance for flexibility	1.60	1.11	2.7	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	26.2	19.6	45.8	ha

2028-33	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	3.76	4.31	8.1	ha
Industrial baseline (other + warehousing)	19.79	11.11	30.9	ha
<i>Baseline B use land requirement (ha)</i>	23.5	15.4	39.0	ha
Allowance for flexibility	2.33	1.54	3.9	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	34.8	24.3	59.0	ha

Workspace Strategy Evidence Update

2033-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	3.55	2.97	6.5	ha
Industrial baseline (other + warehousing)	17.07	4.10	21.2	ha
<i>Baseline B use land requirement (ha)</i>	20.6	7.1	27.7	ha
Allowance for flexibility	2.06	0.71	2.8	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	31.6	15.1	46.7	ha

Workspace Strategy Evidence Update

Ten Year

2018-28	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	0.16	6.09	6.3	ha
Industrial baseline (other + warehousing)	8.01	5.66	13.7	ha
<i>Baseline B use land requirement (ha)</i>	8.2	11.7	19.9	ha
Allowance for flexibility	1.09	1.17	2.3	
Allowance for windfall losses	8.83	10.10	18.9	ha
Allowance for churn	8.93	4.55	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	27.0	27.6	54.6	ha

2028-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	7.31	7.28	14.6	ha
Industrial baseline (other + warehousing)	36.86	15.21	52.1	ha
<i>Baseline B use land requirement (ha)</i>	44.2	22.5	66.7	ha
Allowance for flexibility	4.39	2.25	6.6	
Allowance for windfall losses	8.83	10.10	18.9	ha
Allowance for churn	8.93	4.55	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	66.3	39.4	105.7	ha

Twenty Year

2018-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	7.47	13.37	20.8	ha
Industrial baseline (other + warehousing)	44.87	20.87	65.7	ha
<i>Baseline B use land requirement (ha)</i>	<i>52.3</i>	<i>34.2</i>	<i>86.6</i>	<i>ha</i>
Allowance for flexibility	5.48	3.42	8.9	
Allowance for windfall losses	17.66	20.19	37.9	ha
Allowance for churn	17.85	9.10	27.0	ha
Total B use land requirement (ha) with flexibility and allowances	93.3	67.0	160.3	ha

7.3. Trend Scenario

Flexibility: 20%

Five Year

2018-23	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	-2.6	1.1	-1.5	ha
Industrial baseline (other + warehousing)	-5.0	-0.5	-5.4	ha
Baseline B use land requirement (ha)	-7.6	0.6	-7.0	ha
Allowance for flexibility	-1.0	0.1	-0.9	
Allowance for windfall losses	4.4	5.0	9.5	ha
Allowance for churn	4.5	2.3	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	0.3	8.1	8.3	ha

Workspace Strategy Evidence Update

2023-28	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	2.76	5.01	7.8	ha
Industrial baseline (other + warehousing)	12.99	6.13	19.1	ha
<i>Baseline B use land requirement (ha)</i>	15.7	11.1	26.9	ha
Allowance for flexibility	3.20	2.23	5.4	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	27.8	20.7	48.5	ha

2028-33	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	3.76	4.31	8.1	ha
Industrial baseline (other + warehousing)	19.79	11.11	30.9	ha
<i>Baseline B use land requirement (ha)</i>	23.5	15.4	39.0	ha
Allowance for flexibility	4.66	3.08	7.7	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	37.1	25.8	62.9	ha

Workspace Strategy Evidence Update

2033-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	3.55	2.97	6.5	ha
Industrial baseline (other + warehousing)	17.07	4.10	21.2	ha
<i>Baseline B use land requirement (ha)</i>	20.6	7.1	27.7	ha
Allowance for flexibility	4.12	1.41	5.5	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	33.6	15.8	49.4	ha

Workspace Strategy Evidence Update

Ten Year

2018-28	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	0.16	6.09	6.3	ha
Industrial baseline (other + warehousing)	8.01	5.66	13.7	ha
<i>Baseline B use land requirement (ha)</i>	8.2	11.7	19.9	ha
Allowance for flexibility	2.19	2.35	4.5	
Allowance for windfall losses	8.83	10.10	18.9	ha
Allowance for churn	8.93	4.55	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	28.1	28.7	56.9	ha

2028-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	7.31	7.28	14.6	ha
Industrial baseline (other + warehousing)	36.86	15.21	52.1	ha
<i>Baseline B use land requirement (ha)</i>	44.2	22.5	66.7	ha
Allowance for flexibility	8.78	4.50	13.3	
Allowance for windfall losses	8.83	10.10	18.9	ha
Allowance for churn	8.93	4.55	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	70.7	41.6	112.3	ha

Twenty Year

2018-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	7.47	13.37	20.8	ha
Industrial baseline (other + warehousing)	44.87	20.87	65.7	ha
<i>Baseline B use land requirement (ha)</i>	<i>52.3</i>	<i>34.2</i>	<i>86.6</i>	<i>ha</i>
Allowance for flexibility	10.97	6.85	17.8	
Allowance for windfall losses	17.66	20.19	37.9	ha
Allowance for churn	17.85	9.10	27.0	ha
Total B use land requirement (ha) with flexibility and allowances	98.8	70.4	169.2	ha

7.4. Strategy Scenario

Flexibility: zero

Five Year

2018-23	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	-0.4	2.4	2.0	ha
Industrial baseline (other + warehousing)	4.2	3.8	8.1	ha
Baseline B use land requirement (ha)	3.8	6.3	10.1	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	4.4	5.0	9.5	ha
Allowance for churn	4.5	2.3	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	12.7	13.6	26.3	ha

Workspace Strategy Evidence Update

2023-28	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	5.89	6.48	12.4	ha
Industrial baseline (other + warehousing)	23.33	10.80	34.1	ha
<i>Baseline B use land requirement (ha)</i>	29.2	17.3	46.5	ha
Allowance for flexibility	0.00	0.00	0.0	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	38.1	24.6	62.7	ha

2028-33	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	8.26	6.03	14.3	ha
Industrial baseline (other + warehousing)	33.45	16.15	49.6	ha
<i>Baseline B use land requirement (ha)</i>	41.7	22.2	63.9	ha
Allowance for flexibility	0.00	0.00	0.0	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	50.6	29.5	80.1	ha

Workspace Strategy Evidence Update

2033-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	4.05	3.23	7.3	ha
Industrial baseline (other + warehousing)	16.81	2.62	19.4	ha
<i>Baseline B use land requirement (ha)</i>	20.9	5.9	26.7	ha
Allowance for flexibility	0.00	0.00	0.0	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	29.7	13.2	42.9	ha

Workspace Strategy Evidence Update

Ten Year

2018-28	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	5.47	8.90	14.4	ha
Industrial baseline (other + warehousing)	27.55	14.64	42.2	ha
<i>Baseline B use land requirement (ha)</i>	33.0	23.5	56.6	ha
Allowance for flexibility	0.00	0.00	0.0	
Allowance for windfall losses	8.83	10.10	18.9	ha
Allowance for churn	8.93	4.55	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	50.8	38.2	89.0	ha

2028-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	12.31	9.27	21.6	ha
Industrial baseline (other + warehousing)	50.26	18.77	69.0	ha
<i>Baseline B use land requirement (ha)</i>	62.6	28.0	90.6	ha
Allowance for flexibility	0.00	0.00	0.0	
Allowance for windfall losses	8.83	10.10	18.9	ha
Allowance for churn	8.93	4.55	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	80.3	42.7	123.0	ha

Twenty Year

2018-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	17.78	18.17	35.9	ha
Industrial baseline (other + warehousing)	77.81	33.41	111.2	ha
<i>Baseline B use land requirement (ha)</i>	<i>95.6</i>	<i>51.6</i>	<i>147.2</i>	<i>ha</i>
Allowance for flexibility	0.00	0.00	0.0	
Allowance for windfall losses	17.66	20.19	37.9	ha
Allowance for churn	17.85	9.10	27.0	ha
Total B use land requirement (ha) with flexibility and allowances	131.1	80.9	212.0	ha

7.5. Strategy Scenario

Flexibility: 10%

Five Year

2018-23	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	-0.4	2.4	2.0	ha
Industrial baseline (other + warehousing)	4.2	3.8	8.1	ha
Baseline B use land requirement (ha)	3.8	6.3	10.1	ha
Allowance for flexibility	0.6	0.6	1.3	
Allowance for windfall losses	4.4	5.0	9.5	ha
Allowance for churn	4.5	2.3	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	13.3	14.2	27.5	ha

Workspace Strategy Evidence Update

2023-28	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	5.89	6.48	12.4	ha
Industrial baseline (other + warehousing)	23.33	10.80	34.1	ha
<i>Baseline B use land requirement (ha)</i>	29.2	17.3	46.5	ha
Allowance for flexibility	2.95	1.73	4.7	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	41.1	26.3	67.4	ha

2028-33	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	8.26	6.03	14.3	ha
Industrial baseline (other + warehousing)	33.45	16.15	49.6	ha
<i>Baseline B use land requirement (ha)</i>	41.7	22.2	63.9	ha
Allowance for flexibility	4.15	2.22	6.4	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	54.7	31.7	86.5	ha

Workspace Strategy Evidence Update

2033-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	4.05	3.23	7.3	ha
Industrial baseline (other + warehousing)	16.81	2.62	19.4	ha
<i>Baseline B use land requirement (ha)</i>	20.9	5.9	26.7	ha
Allowance for flexibility	2.09	0.59	2.7	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	31.8	13.8	45.6	ha

Workspace Strategy Evidence Update

Ten Year

2018-28	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	5.47	8.90	14.4	ha
Industrial baseline (other + warehousing)	27.55	14.64	42.2	ha
<i>Baseline B use land requirement (ha)</i>	33.0	23.5	56.6	ha
Allowance for flexibility	3.58	2.35	5.9	
Allowance for windfall losses	8.83	10.10	18.9	ha
Allowance for churn	8.93	4.55	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	54.4	40.5	94.9	ha

2028-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	12.31	9.27	21.6	ha
Industrial baseline (other + warehousing)	50.26	18.77	69.0	ha
<i>Baseline B use land requirement (ha)</i>	62.6	28.0	90.6	ha
Allowance for flexibility	6.23	2.80	9.0	
Allowance for windfall losses	8.83	10.10	18.9	ha
Allowance for churn	8.93	4.55	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	86.6	45.5	132.0	ha

Twenty Year

2018-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	17.78	18.17	35.9	ha
Industrial baseline (other + warehousing)	77.81	33.41	111.2	ha
<i>Baseline B use land requirement (ha)</i>	95.6	51.6	147.2	ha
Allowance for flexibility	9.81	5.16	15.0	
Allowance for windfall losses	17.66	20.19	37.9	ha
Allowance for churn	17.85	9.10	27.0	ha
Total B use land requirement (ha) with flexibility and allowances	140.9	86.0	226.9	ha

7.6. Strategy Scenario

Flexibility: 20%

Five Year

2018-23	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	-0.4	2.4	2.0	ha
Industrial baseline (other + warehousing)	4.2	3.8	8.1	ha
Baseline B use land requirement (ha)	3.8	6.3	10.1	ha
Allowance for flexibility	1.3	1.3	2.5	
Allowance for windfall losses	4.4	5.0	9.5	ha
Allowance for churn	4.5	2.3	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	13.9	14.8	28.8	ha

Workspace Strategy Evidence Update

2023-28	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	5.89	6.48	12.4	ha
Industrial baseline (other + warehousing)	23.33	10.80	34.1	ha
<i>Baseline B use land requirement (ha)</i>	29.2	17.3	46.5	ha
Allowance for flexibility	5.90	3.46	9.4	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	44.0	28.1	72.1	ha

2028-33	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	8.26	6.03	14.3	ha
Industrial baseline (other + warehousing)	33.45	16.15	49.6	ha
<i>Baseline B use land requirement (ha)</i>	41.7	22.2	63.9	ha
Allowance for flexibility	8.29	4.44	12.7	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	58.9	33.9	92.8	ha

Workspace Strategy Evidence Update

2033-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	4.05	3.23	7.3	ha
Industrial baseline (other + warehousing)	16.81	2.62	19.4	ha
<i>Baseline B use land requirement (ha)</i>	20.9	5.9	26.7	ha
Allowance for flexibility	4.17	1.17	5.3	
Allowance for windfall losses	4.42	5.05	9.5	ha
Allowance for churn	4.46	2.27	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	33.9	14.3	48.3	ha

Workspace Strategy Evidence Update

Ten Year

2018-28	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	5.47	8.90	14.4	ha
Industrial baseline (other + warehousing)	27.55	14.64	42.2	ha
<i>Baseline B use land requirement (ha)</i>	33.0	23.5	56.6	ha
Allowance for flexibility	7.15	4.71	11.9	
Allowance for windfall losses	8.83	10.10	18.9	ha
Allowance for churn	8.93	4.55	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	57.9	42.9	100.8	ha

2028-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	12.31	9.27	21.6	ha
Industrial baseline (other + warehousing)	50.26	18.77	69.0	ha
<i>Baseline B use land requirement (ha)</i>	62.6	28.0	90.6	ha
Allowance for flexibility	12.46	5.61	18.1	
Allowance for windfall losses	8.83	10.10	18.9	ha
Allowance for churn	8.93	4.55	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	92.8	48.3	141.1	ha

Twenty Year

2018-38	DC Dorset	BCP	Dorset LEP area	ha
Office baseline	17.78	18.17	35.9	ha
Industrial baseline (other + warehousing)	77.81	33.41	111.2	ha
<i>Baseline B use land requirement (ha)</i>	<i>95.6</i>	<i>51.6</i>	<i>147.2</i>	<i>ha</i>
Allowance for flexibility	19.62	10.32	29.9	
Allowance for windfall losses	17.66	20.19	37.9	ha
Allowance for churn	17.85	9.10	27.0	ha
Total B use land requirement (ha) with flexibility and allowances	150.7	91.2	241.9	ha

8. Appendix D: Employment land demand summary tables in five, ten and twenty year periods for former housing market areas (HMAs) of Eastern Dorset (Bournemouth, Poole, Christchurch, East Dorset, North Dorset and Purbeck) and Western Dorset (West Dorset and Weymouth & Portland)

8.1. Trend Scenario

Flexibility: zero

Five Year

2018-23	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	1.9	-3.4	-1.5	ha
Industrial baseline (other + warehousing)	3.1	-8.5	-5.4	ha
Baseline B use land requirement (ha)	5.0	-11.9	-7.0	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	16.4	-7.1	9.2	ha

Workspace Strategy Evidence Update

2023-28	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	6.7	1.1	7.8	ha
Industrial baseline (other + warehousing)	14.5	4.6	19.1	ha
<i>Baseline B use land requirement (ha)</i>	21.2	5.7	26.9	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	32.6	10.5	43.1	ha

2028-33	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	6.6	1.5	8.1	ha
Industrial baseline (other + warehousing)	23.0	7.9	30.9	ha
<i>Baseline B use land requirement (ha)</i>	29.6	9.3	39.0	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	41.0	14.1	55.2	ha

2033-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	5.2	1.3	6.5	ha
Industrial baseline (other + warehousing)	14.6	6.5	21.2	ha
<i>Baseline B use land requirement (ha)</i>	19.8	7.9	27.7	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	31.2	12.7	43.9	ha

Ten Year

2018-28	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	8.6	-2.3	6.3	ha
Industrial baseline (other + warehousing)	17.6	-3.9	13.7	ha
Baseline B use land requirement (ha)	26.2	-6.3	19.9	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	14.5	4.4	18.9	ha
Allowance for churn	8.3	5.2	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	49.0	3.3	52.3	ha

2028-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	11.8	2.8	14.6	ha
Industrial baseline (other + warehousing)	37.7	14.4	52.1	ha
Baseline B use land requirement (ha)	49.5	17.2	66.7	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	14.5	4.4	18.9	ha
Allowance for churn	8.3	5.2	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	72.3	26.8	99.1	ha

Twenty Year

2018-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	20.4	0.4	20.8	ha
Industrial baseline (other + warehousing)	55.2	10.5	65.7	ha
<i>Baseline B use land requirement (ha)</i>	75.6	10.9	86.6	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	29.0	8.8	37.9	ha
Allowance for churn	16.6	10.3	27.0	ha
Total B use land requirement (ha) with flexibility and allowances	121.3	30.1	151.4	ha

8.2. Trend Scenario

Flexibility: 10%

Five Year

2018-23	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	1.9	-3.4	-1.5	ha
Industrial baseline (other + warehousing)	3.1	-8.5	-5.4	ha
Baseline B use land requirement (ha)	5.0	-11.9	-7.0	ha
Allowance for flexibility	0.7	-1.2	-0.4	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	17.1	-8.3	8.8	ha

Workspace Strategy Evidence Update

2023-28	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	6.7	1.1	7.8	ha
Industrial baseline (other + warehousing)	14.5	4.6	19.1	ha
<i>Baseline B use land requirement (ha)</i>	21.2	5.7	26.9	ha
Allowance for flexibility	2.1	0.6	2.7	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	34.8	11.0	45.8	ha

2028-33	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	6.6	1.5	8.1	ha
Industrial baseline (other + warehousing)	23.0	7.9	30.9	ha
<i>Baseline B use land requirement (ha)</i>	29.6	9.3	39.0	ha
Allowance for flexibility	2.9	0.9	3.9	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	44.0	15.1	59.0	ha

Workspace Strategy Evidence Update

2033-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	5.2	1.3	6.5	ha
Industrial baseline (other + warehousing)	14.6	6.5	21.2	ha
<i>Baseline B use land requirement (ha)</i>	19.8	7.9	27.7	ha
Allowance for flexibility	2.0	0.8	2.8	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	33.2	13.4	46.7	ha

Ten Year

2018-28	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	8.6	-2.3	6.3	ha
Industrial baseline (other + warehousing)	17.6	-3.9	13.7	ha
<i>Baseline B use land requirement (ha)</i>	26.2	-6.3	19.9	ha
Allowance for flexibility	2.9	-0.6	2.3	
Allowance for windfall losses	14.5	4.4	18.9	ha
Allowance for churn	8.3	5.2	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	51.9	2.7	54.6	ha

2028-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	11.8	2.8	14.6	ha
Industrial baseline (other + warehousing)	37.7	14.4	52.1	ha
<i>Baseline B use land requirement (ha)</i>	49.5	17.2	66.7	ha
Allowance for flexibility	4.9	1.7	6.6	
Allowance for windfall losses	14.5	4.4	18.9	ha
Allowance for churn	8.3	5.2	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	77.2	28.5	105.7	ha

Twenty Year

2018-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	20.4	0.4	20.8	ha
Industrial baseline (other + warehousing)	55.2	10.5	65.7	ha
<i>Baseline B use land requirement (ha)</i>	75.6	10.9	86.6	ha
Allowance for flexibility	7.8	1.1	8.9	
Allowance for windfall losses	29.0	8.8	37.9	ha
Allowance for churn	16.6	10.3	27.0	ha
Total B use land requirement (ha) with flexibility and allowances	129.1	31.2	160.3	ha

8.3. Trend Scenario

Flexibility: 20%

Five Year

2018-23	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	1.9	-3.4	-1.5	ha
Industrial baseline (other + warehousing)	3.1	-8.5	-5.4	ha
Baseline B use land requirement (ha)	5.0	-11.9	-7.0	ha
Allowance for flexibility	1.5	-2.4	-0.9	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	17.9	-9.5	8.3	ha

Workspace Strategy Evidence Update

2023-28	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	6.7	1.1	7.8	ha
Industrial baseline (other + warehousing)	14.5	4.6	19.1	ha
<i>Baseline B use land requirement (ha)</i>	21.2	5.7	26.9	ha
Allowance for flexibility	4.3	1.1	5.4	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	36.9	11.6	48.5	ha

2028-33	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	6.6	1.5	8.1	ha
Industrial baseline (other + warehousing)	23.0	7.9	30.9	ha
<i>Baseline B use land requirement (ha)</i>	29.6	9.3	39.0	ha
Allowance for flexibility	5.9	1.9	7.7	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	46.9	16.0	62.9	ha

Workspace Strategy Evidence Update

2033-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	5.2	1.3	6.5	ha
Industrial baseline (other + warehousing)	14.6	6.5	21.2	ha
<i>Baseline B use land requirement (ha)</i>	19.8	7.9	27.7	ha
Allowance for flexibility	4.0	1.6	5.5	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	35.2	14.2	49.4	ha

Ten Year

2018-28	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	8.6	-2.3	6.3	ha
Industrial baseline (other + warehousing)	17.6	-3.9	13.7	ha
<i>Baseline B use land requirement (ha)</i>	26.2	-6.3	19.9	ha
Allowance for flexibility	5.8	-1.3	4.5	
Allowance for windfall losses	14.5	4.4	18.9	ha
Allowance for churn	8.3	5.2	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	54.8	2.1	56.9	ha

2028-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	11.8	2.8	14.6	ha
Industrial baseline (other + warehousing)	37.7	14.4	52.1	ha
<i>Baseline B use land requirement (ha)</i>	49.5	17.2	66.7	ha
Allowance for flexibility	9.8	3.4	13.3	
Allowance for windfall losses	14.5	4.4	18.9	ha
Allowance for churn	8.3	5.2	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	82.1	30.2	112.3	ha

Twenty Year

2018-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	20.4	0.4	20.8	ha
Industrial baseline (other + warehousing)	55.2	10.5	65.7	ha
<i>Baseline B use land requirement (ha)</i>	75.6	10.9	86.6	ha
Allowance for flexibility	15.6	2.2	17.8	
Allowance for windfall losses	29.0	8.8	37.9	ha
Allowance for churn	16.6	10.3	27.0	ha
Total B use land requirement (ha) with flexibility and allowances	136.9	32.3	169.2	ha

8.4. Strategy Scenario

Flexibility: zero

Five Year

2018-23	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	3.8	-1.8	2.0	ha
Industrial baseline (other + warehousing)	14.8	-6.7	8.1	ha
Baseline B use land requirement (ha)	18.5	-8.5	10.1	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	30.0	-3.7	26.3	ha

Workspace Strategy Evidence Update

2023-28	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	8.8	3.6	12.4	ha
Industrial baseline (other + warehousing)	27.7	6.4	34.1	ha
<i>Baseline B use land requirement (ha)</i>	36.5	10.0	46.5	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	47.9	14.8	62.7	ha

2028-33	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	9.2	5.1	14.3	ha
Industrial baseline (other + warehousing)	39.6	10.0	49.6	ha
<i>Baseline B use land requirement (ha)</i>	48.8	15.1	63.9	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	60.2	19.9	80.1	ha

Workspace Strategy Evidence Update

2033-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	5.7	1.6	7.3	ha
Industrial baseline (other + warehousing)	13.4	6.0	19.4	ha
<i>Baseline B use land requirement (ha)</i>	19.1	7.6	26.7	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	30.5	12.4	42.9	ha

Ten Year

2018-28	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	12.5	1.8	14.4	ha
Industrial baseline (other + warehousing)	42.5	-0.3	42.2	ha
<i>Baseline B use land requirement (ha)</i>	55.0	1.5	56.6	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	14.5	4.4	18.9	ha
Allowance for churn	8.3	5.2	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	77.9	11.1	89.0	ha

2028-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	14.9	6.7	21.6	ha
Industrial baseline (other + warehousing)	53.1	16.0	69.0	ha
<i>Baseline B use land requirement (ha)</i>	67.9	22.7	90.6	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	14.5	4.4	18.9	ha
Allowance for churn	8.3	5.2	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	90.7	32.3	123.0	ha

Twenty Year

2018-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	27.4	8.5	35.9	ha
Industrial baseline (other + warehousing)	95.6	15.7	111.2	ha
<i>Baseline B use land requirement (ha)</i>	123.0	24.2	147.2	ha
Allowance for flexibility	0.0	0.0	0.0	
Allowance for windfall losses	29.0	8.8	37.9	ha
Allowance for churn	16.6	10.3	27.0	ha
Total B use land requirement (ha) with flexibility and allowances	168.6	43.4	212.0	ha

8.5. Strategy Scenario

Flexibility: 10%

Five Year

2018-23	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	3.8	-1.8	2.0	ha
Industrial baseline (other + warehousing)	14.8	-6.7	8.1	ha
Baseline B use land requirement (ha)	18.5	-8.5	10.1	ha
Allowance for flexibility	2.1	-0.8	1.3	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	32.1	-4.6	27.5	ha

Workspace Strategy Evidence Update

2023-28	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	8.8	3.6	12.4	ha
Industrial baseline (other + warehousing)	27.7	6.4	34.1	ha
<i>Baseline B use land requirement (ha)</i>	36.5	10.0	46.5	ha
Allowance for flexibility	3.7	1.0	4.7	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	51.6	15.8	67.4	ha

2028-33	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	9.2	5.1	14.3	ha
Industrial baseline (other + warehousing)	39.6	10.0	49.6	ha
<i>Baseline B use land requirement (ha)</i>	48.8	15.1	63.9	ha
Allowance for flexibility	4.9	1.5	6.4	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	65.1	21.4	86.5	ha

Workspace Strategy Evidence Update

2033-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	5.7	1.6	7.3	ha
Industrial baseline (other + warehousing)	13.4	6.0	19.4	ha
<i>Baseline B use land requirement (ha)</i>	19.1	7.6	26.7	ha
Allowance for flexibility	1.9	0.8	2.7	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	32.4	13.2	45.6	ha

Ten Year

2018-28	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	12.5	1.8	14.4	ha
Industrial baseline (other + warehousing)	42.5	-0.3	42.2	ha
<i>Baseline B use land requirement (ha)</i>	55.0	1.5	56.6	ha
Allowance for flexibility	5.8	0.2	5.9	
Allowance for windfall losses	14.5	4.4	18.9	ha
Allowance for churn	8.3	5.2	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	83.6	11.2	94.9	ha

2028-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	14.9	6.7	21.6	ha
Industrial baseline (other + warehousing)	53.1	16.0	69.0	ha
<i>Baseline B use land requirement (ha)</i>	67.9	22.7	90.6	ha
Allowance for flexibility	6.8	2.3	9.0	
Allowance for windfall losses	14.5	4.4	18.9	ha
Allowance for churn	8.3	5.2	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	97.5	34.5	132.0	ha

Twenty Year

2018-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	27.4	8.5	35.9	ha
Industrial baseline (other + warehousing)	95.6	15.7	111.2	ha
<i>Baseline B use land requirement (ha)</i>	123.0	24.2	147.2	ha
Allowance for flexibility	12.5	2.4	15.0	
Allowance for windfall losses	29.0	8.8	37.9	ha
Allowance for churn	16.6	10.3	27.0	ha
Total B use land requirement (ha) with flexibility and allowances	181.2	45.8	226.9	ha

8.6. Strategy Scenario

Flexibility: 20%

Five Year

2018-23	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	3.8	-1.8	2.0	ha
Industrial baseline (other + warehousing)	14.8	-6.7	8.1	ha
Baseline B use land requirement (ha)	18.5	-8.5	10.1	ha
Allowance for flexibility	4.2	-1.7	2.5	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	34.2	-5.4	28.8	ha

Workspace Strategy Evidence Update

2023-28	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	8.8	3.6	12.4	ha
Industrial baseline (other + warehousing)	27.7	6.4	34.1	ha
<i>Baseline B use land requirement (ha)</i>	36.5	10.0	46.5	ha
Allowance for flexibility	7.4	2.0	9.4	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	55.3	16.8	72.1	ha

2028-33	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	9.2	5.1	14.3	ha
Industrial baseline (other + warehousing)	39.6	10.0	49.6	ha
<i>Baseline B use land requirement (ha)</i>	48.8	15.1	63.9	ha
Allowance for flexibility	9.7	3.0	12.7	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	70.0	22.9	92.8	ha

Workspace Strategy Evidence Update

2033-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	5.7	1.6	7.3	ha
Industrial baseline (other + warehousing)	13.4	6.0	19.4	ha
<i>Baseline B use land requirement (ha)</i>	19.1	7.6	26.7	ha
Allowance for flexibility	3.8	1.5	5.3	
Allowance for windfall losses	7.3	2.2	9.5	ha
Allowance for churn	4.2	2.6	6.7	ha
Total B use land requirement (ha) with flexibility and allowances	34.3	13.9	48.3	ha

Ten Year

2018-28	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	12.5	1.8	14.4	ha
Industrial baseline (other + warehousing)	42.5	-0.3	42.2	ha
<i>Baseline B use land requirement (ha)</i>	55.0	1.5	56.6	ha
Allowance for flexibility	11.6	0.3	11.9	
Allowance for windfall losses	14.5	4.4	18.9	ha
Allowance for churn	8.3	5.2	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	89.4	11.4	100.8	ha
2028-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	14.9	6.7	21.6	ha
Industrial baseline (other + warehousing)	53.1	16.0	69.0	ha
<i>Baseline B use land requirement (ha)</i>	67.9	22.7	90.6	ha
Allowance for flexibility	13.5	4.5	18.1	
Allowance for windfall losses	14.5	4.4	18.9	ha
Allowance for churn	8.3	5.2	13.5	ha
Total B use land requirement (ha) with flexibility and allowances	104.3	36.8	141.1	ha

Twenty Year

2018-38	Eastern Dorset	Western Dorset	Dorset LEP area	ha
Office baseline	27.4	8.5	35.9	ha
Industrial baseline (other + warehousing)	95.6	15.7	111.2	ha
<i>Baseline B use land requirement (ha)</i>	123.0	24.2	147.2	ha
Allowance for flexibility	25.1	4.8	29.9	
Allowance for windfall losses	29.0	8.8	37.9	ha
Allowance for churn	16.6	10.3	27.0	ha
Total B use land requirement (ha) with flexibility and allowances	193.7	48.2	241.9	ha

Workspace Strategy Evidence Update

Business Intelligence & Performance

Dorset Council

30th January 2020