

EIP NOTE EMPLOYMENT CAPACITY OF DEVELOPMENT LAND ANSWER TO QUERIES

Introduction

- 1.1 The Warrington Local Plan Examination in Public (EiP) Inspectors raised queries in respect of the Note previously submitted which examined the employment capacity of development land. These are answered below in turn.

Question 1

We note that paragraph 1.9 of CD10 explains that the removal of the three year buffer to reduce the land figure is because this allows for losses in supply rather than extra economic growth. However, we also note paragraphs 7.12 of the EDNA which states that the buffer is required to reflect a choice of sites and a continuum of supply beyond 2038 in addition to an allowance for further losses of employment land to other uses. Paragraph 7.13 goes on to explain the need for a buffer to account for losses is limited given the particular circumstances of Warrington and the fact that an allowance for losses is factored in separately. In any case, the 42.66ha (3 year buffer) is planned for and it is proposed to have sufficient land supply available at the outset. There would be no policy mechanism to prevent that land coming forward for development and creating additional jobs. On that basis we consider that the calculations in Tables 1 and 2 of CD10 should be reworked using the starting point of 298.62ha (255.96 plus 42.66)

Answer

- 1.2 The employment land need table is reproduced below. The additional buffer land has no longer been netted off the overall predicted land requirement of 316.26ha and as a result the starting point is 298.62ha.
- 1.3 All of the other calculations have remained the same.
- 1.4 The notional employment capacity of the employment land after this revision is calculated at 31,068. This figure is however heavily caveated for the reasons set out in the original Note concerning the reliability of this figure, which should be treated as no more than notional.

Table 1 – Employment Land Need to 2038, Split by Use Class and Less Relevant Deductions

Factor, Employment Land (ha)	Use Class (Site Area Attributed to Use Class, hectares)						Totals (ha)
	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Mixed	
	Offices	R&D	Light Industrial	Manufacturing	Warehousing	-	
Strategic/Local Take Up Trend*	74.00	-	15.5	27.83	179.64	19.29	316.26
Less: displacement**	17.65	-	-	-	-	-	17.65
Net Land Requirement Ha	56.36		15.50	27.83	179.64	19.29	298.62

Source: WBC, BE Group and Mickledore

*Proportionate division of development land, by Use Class, reflects

**An allowance of 17.65 ha for displacement of employment uses from Warrington Town Centre as a result of regeneration programmes. Town centre displacement assumed to be mainly E(g)(i) uses, in practice it will include some industrial and warehouse based businesses

Table 2 – Conversion of the Above Employment Land Need to Jobs

Factor, Employment Capacity (Number of Jobs)	Use Class (Floorspace and Jobs by Use Class)						Totals
	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Mixed	
	Offices	R&D	Light Industrial	Manufacturing	Warehousing	-	
Conversion of Land to sqm*	219,804	0	60,450	108,537	700,596	75,231	1,164,618
Standard Densities (sqm per job)**	12	50	47	36	95	70	-
Resultant Employment Capacity	18,317	0	1,286	3,015	7,375	1,075	31,068

Source: WBC, BE Group and Mickledore

*Assumes 3,900 sqm per hectare

**Based on Jobs Densities set out in the Homes England Employment Densities Guide (2015)

Question 2

We understand that the jobs growth forecast from the LHNA (14,855 mid-point) and the number of jobs that would be supported by 816 dwellings per year (18,328) are

figures for the total number of jobs in all sectors and not just those requiring land provision. We also understand that the figure of 26,104 in Table 2 of CD10 is the employment capacity of the net land figure of 255.96ha and not an estimate of total jobs in all sectors. We would like to be able to compare like for like figures i.e. total jobs in all sectors, factoring in the provision of 316ha (298.62ha net). Presumably this can be estimated using the reworked figure of the employment capacity of 298.62ha and adding in jobs growth forecasts for other sectors from Oxford/Cambridge.

Answer

- 1.5 The Warrington EDNA Refresh 2021 set out an approach to the calculation of the (then) B1, B2, B8 uptake in respect of employment forecasts by sector. This table (Table 29 on page 153) shows the following.

Reproduction of Relevant Aspects of Table 29

Industry sector	Percentage of Staff Occupying B1, B2, B8 Floorspace (percent)
Agriculture	5
Manufacturing	100
Utilities	26
Construction	26
Distribution	48
Transport	48
Financial & Business	100
Government & Other Services	22

Source: SERPLAN

- 1.6 It is noted that both the sectors of mining and quarrying and accommodation and food service area are modelled to include no additional B1, B2, B8 space.
- 1.7 In modelling the likely land requirements of the different sectors, the EDNA Refresh reduced the total numbers of employees within premises in line with these percentages – for example only 48% of people who are employed within distribution and transport are estimated to actually work within the facilities. In terms of government services in total (including health and education) only 22% of staff are estimated to work in B1, B2 and B8 facilities. In terms of distribution, only 48% of staff are estimated to work in B1, B2 and B8 as this sector includes retail activity.
- 1.8 In working back the total employment likely to be supported by the 298.62ha we did not adjust for these factors. The original query during the examination in public related to housing need and the view was taken that it would have been inappropriate to discount those staff not actually working within facilities within the employment

land – their employment was judged to be linked to it and the employees involved would be likely to live within the travel to work area of the facility.

- 1.9 As a result, the only additional employment to add to the employment of 31,068 would be those workers involved in accommodation and food service since this sector involves no employment land requirement¹. The Oxford Economics and Cambridge Econometrics mid-point forecast of additional employment in this sector by 2038 is 2,300 jobs. As a result, the total additional employment anticipated by 2038 using this method would be 33,368 jobs.
- 1.10 These additional jobs are the total uplift associated with the additional land, but take no account of any losses elsewhere in the Borough through productivity or automation improvements in, for example, manufacturing or logistics facilities. The Oxford Economics and Cambridge Econometrics forecasts both predict further job losses over the plan period in manufacturing.
- 1.11 It is perhaps illustrated, through the number of average ratios that need to be applied to arrive at the total, that the margin of error associated with the estimate is likely to be extremely high.

Question 3

Can the Council also confirm that the figure of 48,350 jobs from Table 43 of the EDNA is the total actual jobs growth in all sectors for 1996-2020 and if so can a figure be derived for jobs growth over that period just in sectors requiring land provision.

Answer

- 1.12 The figure of 48,350 jobs in Table 43 of the EDNA is the actual job growth across all sectors². If employment in accommodation and food service is stripped out, the total employment growth was 46,160. If the employment likely to be based within the employment land is calculated using the percentages by sector shown in Table 29 of the EDNA (on page 153) the total employment is calculated at 30,418.

¹ Mining and quarrying also require no employment land requirement but are not forecast to generate any additional employment.

² To be clear, this actual job growth in total is net of the reduction of jobs in those sectors which declined in the period. Warrington reported job losses of 6,565 in manufacturing in the period