

**Warrington Borough Council Response to Question Asked by the Inspector at W/C  
26<sup>th</sup> June 2023 relating to Warrington Borough Council Additional Hearing Statement:  
Employment Land Requirement (Document AM5.01)**

**Question asked:** “*Para 2.17 [of Doc AM5.01, pages 8-9] provides some figures for jobs requiring employment premises/land premises and references the EDNA (EC2). Can the Council confirm where specifically these calculations are set out in the EDNA and if not how they have arrived at them. I would like a breakdown of the 8,717 and 3,783 split for Oxford and the 8,164 and 9,136 split for Cambridge.*”

**Response:** The data to respond to this question is provided in the 2021 EDNA (Document EC2) however it is contained in two separate tables in Section 7.0 of the document – Table 27 and Table 29. This data is then used in the modelling undertaken in the EDNA to confirm the land requirements under Model 2A – Employment Based Forecast: Baseline Forecast. It should be noted that not all of the intermediate calculations of the modelling are shown in the EDNA. For clarity, Tables 1 and 2 below combine the data sources and show the intermediate calculation step of the modelling process to show the number of jobs relevant and not relevant to E(g)/B2/B8 Class property, split by industry sector, for the Oxford and Cambridge forecasts respectively. By column the data in Tables 1-2 shows:

- Column 1 – The industry sectors.
- Column 2 – The total net jobs change for 2021-2038, forecast for each model, split by sector. This data was shown in Table 27, Page 150 of the 2021 EDNA (Document EC2). Please note however that in Table 27 figures were rounded for easier analysis.
- Column 3 – Shows the percentage of the jobs, in each sector, expected to occupy E(g)/B2/B8 Class property. It reflects the Model Assumptions used in the 2021 EDNA (Document EC2) for jobs forecasting (see Table 29, Pages 153-154 of the 2021 EDNA (Document EC2)).
- Column 4 – Shows the number of jobs expected to occupy E(g)/B2/B8 Class property, in each sector, reflecting the percentages given in Column 2. This is an intermediate step in the modelling process but was not separately documented in the EDNA.
- Column 5 – Shows the number of jobs not occupying E(g)/B2/B8 Class property. Again reflecting the percentages of Column 2. As with column 4, this is an intermediate step in the modelling process but was not separately documented in the EDNA.

Totals given at the bottom of the two tables reflect the rounding of total jobs figures in the 2021 EDNA (Document EC2).

**Table 1 – Forecast jobs growth, by jobs relevant and not relevant to E(g)/B2/B8 Class property – Oxford Economics Output**

<b>Sector</b>	<b>Total Jobs Change 2021-2038</b>	<b>Percentage of Staff Occupying E(g), B2, B8 Floorspace (percent)</b>	<b>Net Jobs Occupying E(g), B2, B8 Space</b>	<b>Net Jobs Occupying Other Classes of Space</b>
Agriculture, etc.	-22	5	-1	-21
Mining and quarrying	-20	0	0	-20
Manufacturing	-2,086	100	-2,086	0

<b>Sector</b>	<b>Total Jobs Change 2021-2038</b>	<b>Percentage of Staff Occupying E(g), B2, B8 Floorspace (percent)</b>	<b>Net Jobs Occupying E(g), B2, B8 Space</b>	<b>Net Jobs Occupying Other Classes of Space</b>
Electricity, gas and water	-284	26	-74	-210
Construction	1,361	26	354	1,007
Distribution	481	48	231	250
Transport and storage	187	48	90	97
Accommodation and food service	479	0	0	479
Information and communications	270	100	270	0
Financial and business services	9,365	100	9,365	0
Government services	1,730	22	381	1,349
Other services	858	22	189	669
<b>Total</b>	<b>12,500*</b>	<b>-</b>	<b>8,717</b>	<b>3,783</b>

Source: Oxford Economics, 2021

\*Figure rounded for consistency with the 2021 EDNA (Document EC2) outputs. Other totals adjusted accordingly.

**Table 2 – Forecast jobs growth, by jobs relevant and not relevant to E(g)/B2/B8 Class property – Cambridge Econometrics Output**

<b>Sector</b>	<b>Total Jobs Change 2021-2038</b>	<b>Percentage of Staff Occupying E(g), B2, B8 Floorspace (percent)</b>	<b>Net Jobs Occupying E(g), B2, B8 Space</b>	<b>Net Jobs Occupying Other Classes of Space</b>
Agriculture, etc.	26	5	1	25
Mining and quarrying	-19	0	0	-19
Manufacturing	-1,070	100	-1,070	0
Electricity, gas and water	11	26	3	8
Construction	371	26	96	275
Distribution	521	48	250	271
Transport and storage	611	48	293	318
Accommodation and food service	4,131	0	0	4,131
Information and communications	713	100	713	0
Financial and business services	6,688	100	6,688	0
Government services	5,312	22	1,169	4,143
Other services	94	22	21	73
<b>Total</b>	<b>17,300*</b>	<b>-</b>	<b>8,164</b>	<b>9,136</b>

Source: Oxford Economics, 2021

\*Figure rounded for consistency with the 2021 EDNA (Document EC2) outputs. Other totals adjusted accordingly.