

Additional Hearing Session

Action Point 5

July 2023

Warrington Borough Council Response on Action Point 5, Emerging from the Warrington Examination in Public Session of 13th July 2023

Action Required: “WBC to do note on actual floorspace/jobs (job density) at Omega”

Response: In submission ‘AM5.05: Taylor Wimpey’, page 5, Para 2.6 it was suggested that average job densities at the existing Omega site are around one job per 74 sqm, with a range of one job per 61-74 sqm for B8 uses in Warrington Borough. This was based on research on the floorspace per unit at Omega compared to the jobs generated by each business, the latter point identified via historic press articles (‘Appendix 1 – Omega Employment Densities Table’, Page 11 of AM5.05).

BE Group and WBC disagree with the assumptions on density made in this submission and have accordingly completed independent research on jobs density levels at Omega. Table 1 provides a breakdown of the floorspace in each main Omega building, sourced from Valuation Office data. This is then compared to the jobs numbers for each occupier, as identified in AM5.05: Taylor Wimpey’ to give revised jobs densities. The results suggest jobs densities are, in practice, much lower than are suggested in AM5.05. The average jobs density is **one job per 99 sqm** and while the range of densities varies considerably, it is worth noting that four of the main occupiers have jobs densities of one job per 100 sqm or lower.

It is also worth highlighting that the two B2 manufacturing businesses operating from Omega – Dominos and Plastic Omnium – have jobs densities of one job per 100 sqm or less, some of the lowest densities recorded at Omega. This provides local evidence that strategic mixed B2/B8 schemes will not automatically have higher jobs density rates than purely B8 logistics operations.

In a related point it is important to highlight that while the bulk of the floorspace at Omega does comprise B8 warehousing, the scheme does also include 20,247 sqm of offices or an average of 2,250 sqm of offices per property. This emphasises the point made by BE Group and WBC at the 13th July Session that B2/B8 developments in Warrington Borough have historically included sizable office elements and could do so again. Thus, the B2/B8 uses proposed in the Warrington Updated Proposed Submission Version Local Plan (Document SP1) have the potential to absorb a reasonable share of the forecast office jobs growth and office based employment land take up.

Table 1 – Floorspace and Jobs Density, by Occupied Building – Omega

Warrington Omega Uses	Floorspace by Use, Sqm					FTE Jobs on Site	Employment Density (FTE) Resulting, Floorspace per FTE Job
	<i>Warehouses</i>	<i>Offices</i>	<i>Industrial</i>	<i>General (use not defined)</i>	Total (less canopy areas)		
Dominos*	4,600	1,108	5,110	34	10,851	108	100
Hut	97,753	4,201	800	403	103,157	720	143
Travis Perkins	55,761	2,479	4,571	136	62,947	360	175
Hermes	13,746	1,430	585	146	15,908	207	77
Amazon	17,738	2,536	1,629	21	21,924	1,080	20
Asda	42,024	1,559	16	24	43,623	540	81
Plastic Omnium*	20,214	2,135	1,920	0	24,269	135	180
Home Bargains	Not Known	Not Known	Not Known	Not Known	204,385	2,713	75
Brakes	15,666	1,818	805	29	18,317	Not Known	-
Royal Mail	12,836	2,981	2,082	1,781	19,680	540	36
Totals	280,337	20,247	17,518	2,574	525,061	6403	99

Source: Various, 2023

*Dominos and Plastic Omnium operate primarily B2 manufacturing facilities at Omega, thus the B8 space in these properties will be ancillary to their production operations and will not be in large scale logistics use.