

Additional Hearing Session

Action Point 8

July 2023

Warrington Borough Council Response on further Action Point 8 Emerging from the Warrington Examination in Public Session of 13th July 2023

Action Required: A note from the Council confirming actual employment land take up by use class for 2020/21 and 2021/22 to supplement Table 21 of the EDNA and a comment on the graph in Fig 2 of the hearing statement obo Langtree AM5.04.

Monitoring Data

2020/2021 AMR: Given the impacts of COVID 19 and the associated restrictions in place during the monitoring period 2020-2021, it was not possible to complete all the employment land monitoring figures as reported in previous Annual Monitoring Reports (AMR) in this period. No information was reported for completions in this period, with the completion figures rolled over into the 2021/2022 AMR monitoring data.

2021/2022 AMR: As stated above the 2021/2022 AMR reported on two years of completions. Over this two-year period 20.8ha of employment land was completed across 6 sites split between:

- B8 - 7.04ha
- Mixed Use B2 and or B8 - 12.7ha
- Mixed Use B1/B2/B8 – 0.14ha
- Mixed Use B1/B8 – 0.2ha

Response to Figure 2

Figure 2 of the hearing statement obo Langtree AM5.04 (Page 8) is reproduced below. The Figure is a graphical representation of the data shown in Table 21, page 143 of the 2021 EDNA Refresh (Document EC2) – Employment Land Take-Up 1996-2020, by Use Class in hectares. To this, the authors of AM5.04 have added take up, by use class, for the monitoring years 2021 and 2022.

Paragraph 3.7 of AM5.04, which describes Figure 2, indicates that Monitoring data from 2018/19 onwards has been added from available Annual Monitoring Reports. It is not clear if this statement is accurate as data for 2018-2020 was available in Table 21, page 143 of the 2021 EDNA Refresh (Document EC2).

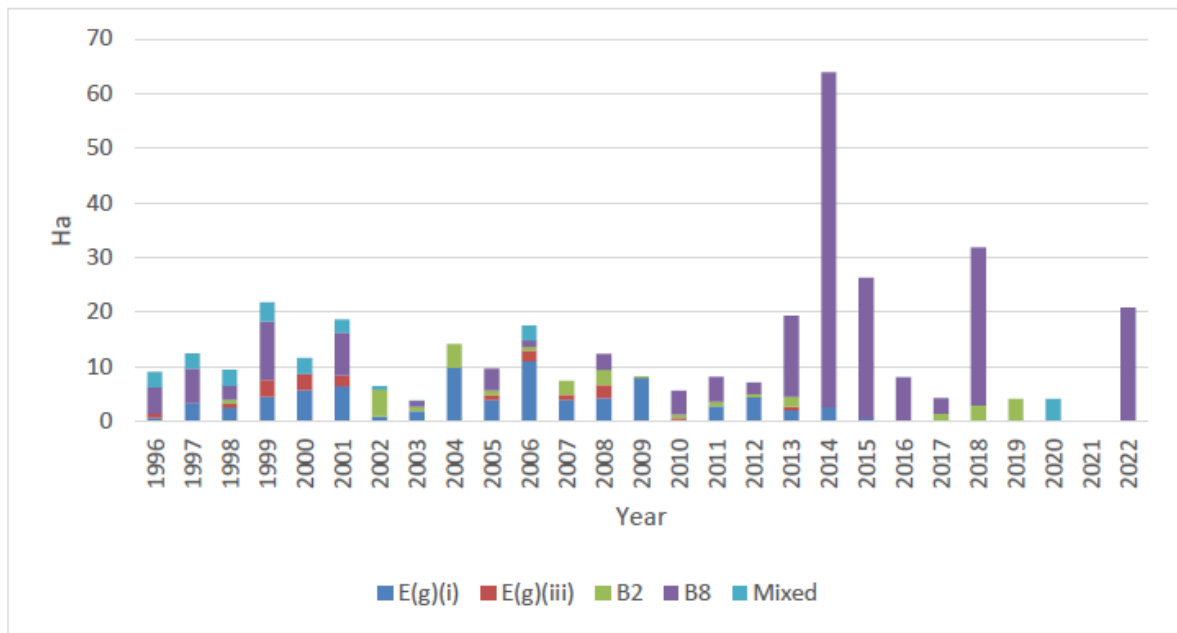


Fig 2: Historic take up by land use.

Source: 2021 EDNA table 21

The data provided for 2021-2022 appears to reflect recorded take up in the 2021-2022 AMR, which comprised 92,601 sqm of new B8 employment floorspace across six sites totalling 20.08 ha of land (see page 21 of the Annual Monitoring Report 2022). As stated above, the 2021-2022 AMR recorded completions over a 2 year period.

The data in Figure 2 accurately illustrates take up in Warrington Borough since 1996, by use class. It particularly highlights a key trend which was noted by BE Group in the BE Group Response Letter 13, 01,23 (Document CD67, Page 3), namely that before 2013-2014 most development was for office development, and since 2013- 2014 most development has been generated by B8 storage and distribution completions. It illustrates the strength of the B8 sector in the contemporary economy of Warrington.