

## **Warrington Local Plan**

### **Examination Hearings**

#### **Additional session concerning the employment land requirement**

**Thursday 13 July 2023 – 09:30**

**Halliwel Jones Stadium**

### **AGENDA**

#### **1. Introduction and background to session**

#### **2. Warrington in the region/sub-region**

- The market/demand for strategic employment land and floorspace in the region/sub-region, particularly for B8 uses
- Locational factors for strategic employment land/floorspace particularly for B8 uses
- The extent to which the market/demand for B8 land/floorspace is contained within Warrington and opportunities to meet it from sites in other authorities
- The supply of sites across the region/sub-region, including allocations in Local Plans. Overall supply compared with needs established in Local Plans.
- The particular situation in St Helens relating to Omega West and Parkside

#### **3. Past trends in Warrington**

- Past trends in employment land take up by sector
- An appropriate time period to consider past trends and the implications of different time periods
- Past trends in jobs growth by sector
- How these past trends should be used to assess future needs for employment land (past trends overall and specifically in B8 uses and office based uses)
- How should other factors be taken into account e.g. vacancy rates, rental values, net absorption, age of existing stock and redevelopment of sites and what implications would these have
- The influence of Omega on past trends and the strategic nature of development at Omega
- The need for such strategic development in future to be met within Warrington itself, opportunities to provide such development in neighbouring areas

#### **4. Future projections**

- Projected employment growth in Warrington (Oxford and Cambridge forecasts) by sector
- Percentage of staff occupying “employment floorspace” (B2, B8 and E(g)) in each sector
- Job densities in each sector including different assumptions on B8 uses. Actual job densities at Omega

- Projected jobs in each sector and in total requiring “employment floorspace” and not requiring “employment floorspace”
- Requirement for B2 and B8 floorspace/land arising from this
- Requirement for E(g) floorspace arising from this, in particular for office based sectors. Reality of this being required and impact of shift to home working

#### **5. Relationship between employment land provision in Local Plan, jobs growth and labour supply**

- Assumptions on floorspace per ha, mix of uses, job density and total jobs generated for:
  - a) Existing supply (38.87ha)
  - b) St Helens Omega extension (31.80ha)
  - c) Fiddlers Ferry allocation (101.00ha)
  - d) SEWEA (136.92ha)
- Total jobs from the above sources including and excluding SEWEA
- Additional jobs forecast not requiring “employment floorspace”
- Additional jobs forecast in office based sectors not accounted for in the above calculations
- Estimated total jobs growth from Local Plan land provision and other sources
- Comparison with projected labour supply

#### **6. Any other points of relevance**