

Spawforths

Parkside Phase I

Socio-economic Supporting Document

November 2020



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1 Introduction

This report sets out the results of analyses of the potential socio-economic effects of the proposed Parkside Phase 1 development scheme. It draws upon the assessment previously reported within the Environmental Statement (ES) submitted in support of the planning application for the proposals.

St Helen's Council resolved to grant planning permission in respect of the application. However, the Secretary of State has subsequently decided to call it in for determination and the application will therefore be the subject of an inquiry.

The case for the proposals will be made at the inquiry, supported by Proofs of Evidence. This report provides an overview of the expected socio-economic effects to inform the Planning Proof of Evidence by Spawforths.

The report summarises and updates the case presented within the ES report. It continues in five sections as follows:

- Section 2 sets out the economic context based on an updated review of alignment with the strategic policy framework, socio-economic conditions within the impact area and wards, a review of socio-economic implications of former colliery sites, and a brief review of the market and demand for logistics accommodation;
- Section 3 provides an overview of the methodology and summarises the results of the impact assessment;
- Section 4 outlines labour market conditions and expected requirements, having regard to local employment arrangements;
- Section 5 provides an overview of other wider socio-economic benefits; and
- Section 6 concludes the report.

2 Economic context

2.1 Policy context

The 2017 ES set out a comprehensive review of relevant socio-economic policy at the national, regional and local levels. The proposed scheme was shown to align strongly with key socio-economic objectives. This is summarised and updated (where appropriate) in respect of the identified policy documents as follows:

- **National Planning Policy Framework** – The National Planning Policy Framework (NPPF), set out by the Government and refreshed in 2019, describes the planning policies for England with the primary purpose of contributing to sustainable development. Within the framework of sustainable development, the proposed Parkside scheme is consistent with the Government’s commitment to economic growth, job creation and prosperity;
- **Northern Powerhouse Strategy** – published in 2016, the Northern Powerhouse strategy explains how the Government will work with local stakeholders to address key barriers to productivity in the region. The Proposed Development will make an important contribution by bringing about the economic revitalisation of the former Parkside Colliery site, with logistics activity a key enabler for wider development within the region.
- **Liverpool City Region Growth Strategy** – The 2016 Liverpool City Region (LCR) Growth Strategy set out the ambitions for growth within the City Region over a 25-year period. Logistics has been established as a key growth sector linked to the development of the Superport concept. The Superport Market Analysis report emphasised the importance of establishing a pipeline of strategic sites as logistics clusters. Parkside represents a strategic opportunity at the subregional level, thanks to its strategic location and scale of opportunity. Development is viewed as a key part of the overall commitments to employment growth required to close the gap in output with the UK average.
- **St Helens Development Plan** – based on the Unitary Development Plan (1998) and the adopted St Helens Core Strategy (2012), strategic aims within the Development Plan for St Helens promote the regeneration of St Helens (SA1) and ensuring a strong and sustainable economy (SA5). Under these key principles, specific policies promote the regeneration of Parkside including the Overall Spatial Strategy (CCS1) and policy SE1 relating to economic development.
- **St Helens Employment Land Needs Study** – the study indicated that opportunities for large scale logistics businesses in 2015 were very limited, with opportunities for St Helens to take advantage of interest dependent on new build stock. Parkside is identified in the study as one of the only sub-regional/regionally strategic sites in the Borough, with the potential to play an important role in filling the gap in strategic land supply. The 2017 addendum report noted that substantial land requirements remained across the LCR within the large-scale warehousing market, equating to some 512 hectares by 2043.

Subsequent to the submission of the ES report, key updates in policy and guidance include:

- **UK Industrial Strategy** – released in 2017, this strategy sets out the Government’s ambition to create an economy which boosts productivity and earning power throughout the UK. This vision is centred on 5 foundations of productivity: ideas, people, infrastructure, business environment and places. The Parkside development will contribute to the ‘people’ foundation of productivity by creating jobs and greater earning power for local residents in St Helens, Warrington and Wigan. Additionally, the logistics operations which will be facilitated by the Parkside development will help the government achieve its commitment to becoming a world leader in shaping the future of mobility, as part of the ‘Future of Mobility’ Grand Challenge.
- **LCR Local Industrial Strategy (LIS) (Draft)** – the LCR LIS is currently being finalised and focuses on delivering a clean, competitive and inclusive economy within the City Region. By 2040, it is hoped that LCR will have secured increased productivity across its business base, where fair, quality and skilled employment opportunities are available. The Parkside development will help the LCR Combined Authority to achieve its commitment to delivering strategic infrastructure which will connect all communities to opportunities. Furthermore, the Parkside regeneration will help the Combined Authority to create sustainable employment opportunities within the local economy.
- **St Helens Local Plan (Submission Draft)** – Parkside is identified as a development priority by the St Helens Council in policies LPA02 (Spatial Strategy), LPA03 (Development Principles) and LPA04 (A Strong and Sustainable Economy), and this is reflected in the proposed land allocations.

2.2 Socio-economic baseline

2.2.1 Scope

This section of the report provides an update of the socio-economic baseline contained within the ES. The baseline analysis focuses on geographical areas relevant to the site, including the Borough of St Helens, as well as the neighbouring Boroughs of Wigan and Warrington, reflecting the location of the site close to the boundaries of the three Boroughs. Trends of key socio-economic indicators have been analysed compared to those for the LCR area, the North West and nationally.

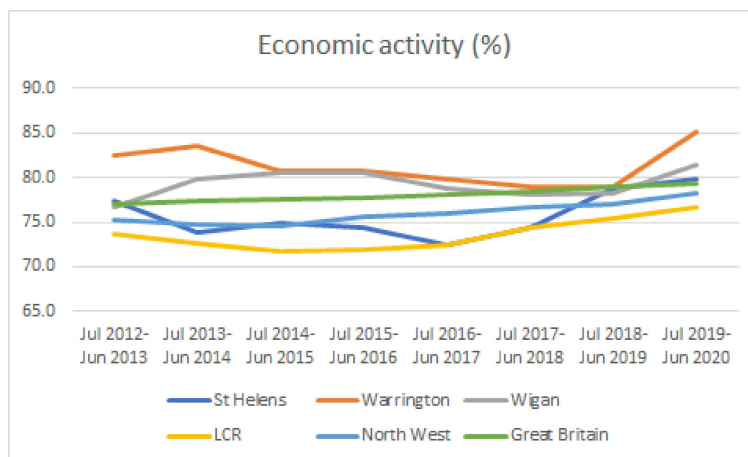
The following indicator groups have been updated:

- Employment (economic activity rate and sectoral employment analysis);
- Local labour market (resident employment by occupation, resident earnings and qualifications);
- Unemployment and worklessness;
- Capacity of social infrastructure (local education and health facilities); and
- Deprivation.

2.2.2 Economic activity and employment

In the year leading up to June 2020, economic activity rates were higher in Warrington (85.1%), Wigan (81.4%) and St Helens (79.9%) than the national average (79.4%), whilst figures for LCR and the North West were lower at 76.6% and 78.3% respectively. Over the course of the year, economic activity rates increased across all three local authorities as well as LCR, the North West and Great Britain. Figure 2.1 shows that economic activity rates have generally remained highest in Warrington since the previous baseline data was collected, whilst LCR has recorded the lowest economic activity levels over the same period.

Figure 2.1: Economic activity



Source: Annual Population Survey (2020)

The economic activity rates for St Helens and comparator areas are shown in Table 2.1.

| Table 2.1: Economic Activity | | | | |
|--|----------------------------|----------------------------|----------------------------|----------------------------|
| Economic Activity (% of resident population aged 16-64) | Jul 2016 – Jun 2017 | Jul 2017 – Jun 2018 | Jul 2018 – Jun 2019 | Jul 2019 – Jun 2020 |
| St Helens | 72.4% | 74.4% | 78.7% | 79.9% |
| Wigan | 78.8% | 78.0% | 78.2% | 81.4% |
| Warrington | 79.8% | 79.0% | 78.9% | 85.1% |
| Liverpool City Region | 72.4% | 74.3% | 75.5% | 76.6% |
| North West | 76.0% | 76.7% | 77.1% | 78.3% |
| Great Britain | 78.0% | 78.4% | 78.9% | 79.4% |

Source: ONS annual population survey

In 2018, total employment in St Helens stood at 62,500, representing an increase of approximately 1,200 jobs since 2015. This 1.96% change in total employment from 2015 to 2018 was lower than the change in Wigan and Warrington. Growth in employment was recorded over the same period at the City Region, region and national levels.

| Table 2.2: Employment | |
|-----------------------------------|--------------------------|
| Change in total employment | 2015-2018 |
| St Helens | + 1.96% (+ 1,200 jobs) |
| Wigan | + 3.25% (+ 3,400 jobs) |
| Warrington | + 7.78% (+ 9,750 jobs) |
| Liverpool City Region | + 4.68% (+ 29,000 jobs) |
| North West | + 5.06% (+ 165,000 jobs) |
| Great Britain | + 3.34% (+ 996,000 jobs) |

Source: ONS Business Register and Employment Survey

A breakdown of sectoral employment is provided within Table 2.3, showing the absolute levels of employment by broad industry group for St Helens in 2018, together with the proportion of employment in each industrial group for comparator areas in 2018.

| Table 2.3: Sectoral employment (2018) | | | | | |
|--|-----------------------------------|----------------------|----------------------------------|-----------------------|--------------------------|
| Breakdown of sectoral employment (2018) | St Helens total employment | St Helens (%) | Liverpool City Region (%) | North West (%) | Great Britain (%) |
| Agriculture, forestry & fishing | 450 | 0.7% | 0.2% | 1.1% | 1.6% |
| Mining, quarrying & utilities | 500 | 0.8% | 0.9% | 1.2% | 1.3% |
| Manufacturing | 6,000 | 9.6% | 7.5% | 9.3% | 7.9% |
| Construction | 3,500 | 5.6% | 4.0% | 4.8% | 4.8% |
| Motor trades | 1,250 | 2.0% | 1.4% | 1.8% | 1.9% |
| Wholesale | 2,500 | 4.0% | 3.4% | 4.5% | 3.9% |
| Retail | 7,000 | 11.2% | 11.1% | 10.6% | 9.3% |
| Transport & storage (inc postal) | 6,000 | 9.6% | 5.7% | 5.4% | 4.7% |
| Accommodation & food services | 4,000 | 6.4% | 7.1% | 7.1% | 7.5% |
| Information & communication | 800 | 1.3% | 2.2% | 2.7% | 4.1% |
| Financial & insurance | 500 | 0.8% | 2.5% | 2.6% | 3.3% |
| Property | 1,000 | 1.6% | 1.8% | 1.9% | 1.9% |
| Professional, scientific & technical | 3,500 | 5.6% | 6.9% | 8.3% | 8.7% |
| Business administration & support services | 8,000 | 12.8% | 8.3% | 8.8% | 8.8% |
| Public administration & defence | 2,500 | 4.0% | 5.9% | 4.3% | 4.1% |
| Education | 5,000 | 8.0% | 8.9% | 8.2% | 8.5% |
| Health | 7,000 | 11.2% | 17.1% | 13.1% | 12.9% |
| Arts, entertainment, recreation & other services | 3,000 | 4.8% | 5.1% | 4.4% | 4.5% |
| TOTAL | 62,500 | 100.0% | 100.0% | 100.0% | 100.0% |

Source: ONS BRES

Consistent with the previous baseline report, in 2018 the highest proportions of employment in St Helens were in the business administration and support services, retail, health, and manufacturing sectors. The proportion of total employment in the transport & storage sector was also higher than in all other comparator areas as was the case in 2017.

Overall job density in St Helens (as measured by the ratio of total jobs to resident population aged 16-64) was 0.63 in 2018. Consistent with the previous baseline report, this represents a relatively low level of job density, with the figures for the North West and Great Britain being 0.84 and 0.86 respectively. While Wigan has the same job density to St Helens (0.63), the job density in Warrington is significantly higher, at 1.14. It is clear that, as concluded from the 2017 socio-economic report, there is a need for further development in St Helens to attract new businesses and enable existing firms to expand, in order to address the commuting imbalance and provide the opportunity for St Helens residents to work closer to home.

2.2.3 Local labour market

(i) Occupations

The proportion of resident employment by occupation in 2019 is set out in Table 2.4 for St Helens and comparator areas.

| Table 2.4: Occupational profile (% of residents in employment, 2019) | | | | |
|---|------------------|------------|-------------------|----------------------|
| | St Helens | LCR | North West | Great Britain |
| Managers, directors and senior officials | 9.5% | 9.2% | 10.3% | 11.4% |
| Professional occupations | 19.2% | 19.6% | 20.2% | 21.4% |
| Associate prof & tech occupations | 10.1% | 13.1% | 13.3% | 14.6% |
| Administrative and secretarial | 11.5% | 11.7% | 10.2% | 9.6% |
| Skilled trades occupations | 10.6% | 9.7% | 10.0% | 10.1% |
| Caring, leisure, other service | 10.6% | 9.6% | 9.7% | 9.1% |
| Sales and customer service occupations | 7.9% | 9.1% | 8.3% | 7.2% |
| Process, plant and machine operatives | 8.0% | 6.5% | 6.7% | 6.2% |
| Elementary occupations | 12.0% | 11.1% | 11.1% | 10.3% |

Source: ONS annual population survey

St Helens has a lower proportion of all persons in employment who were managers, directors or senior officials than the regional or national figures. However, the opposite is true in comparison to the City Region.

(ii) Earnings

From 2017 to 2019, resident earnings in St Helens, Warrington and Wigan increased by 11.7%, 3.5% and 1.4% respectively, whilst there was an increase of approximately 8% in the LCR and North West and 6.3% in Great Britain.¹ As of 2019, resident earnings were higher in Warrington than the national average, whilst the opposite was true for St Helens, Wigan and LCR.

¹ ONS (2020) 'Annual Survey of Hours and Earnings – resident analysis', Median weekly pay (gross), full time workers

| Table 2.5: Median resident earnings (£ per week) | | | | |
|---|-------------|-------------|-------------|-----------------------------|
| | 2017 | 2018 | 2019 | Change 2017-2019 (%) |
| St Helens | 497.7 | 517.6 | 555.7 | 11.7% |
| Wigan | 516.0 | 522.9 | 523.3 | 1.4% |
| Warrington | 576.0 | 569.5 | 595.9 | 3.5% |
| Liverpool City Region | 513.4 | 533.7 | 555.8 | 8.3% |
| North West | 514.5 | 529.8 | 555.8 | 8.0% |
| Great Britain | 552.3 | 570.5 | 587.0 | 6.3% |

Source: ONS annual survey of hours and earnings – resident analysis

(iii) Qualifications

From January-December 2019, there was a significantly higher proportion of 16-64 year olds with an NVQ4+ qualification in Warrington (41.0%) than in St Helens (32.8%), Wigan (26.2%) or LCR (35%), with Warrington having a marginally higher figure than the national average (40.3%). At the other end of the scale, St Helens had over 10% of individuals aged 16-64 who held no qualifications, higher than Warrington, Wigan, the LCR, and the national average.

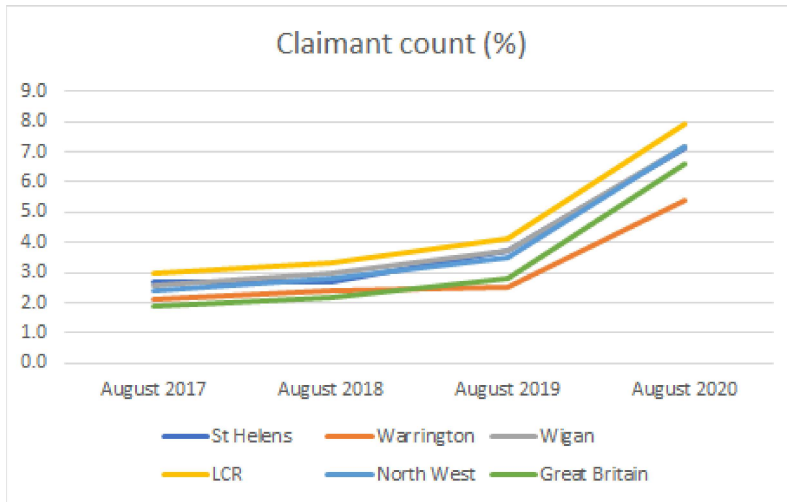
| Table 2.6: Qualification level (% of resident population aged 16-64) | | | | | | |
|---|--------------|-------------|-------------|-------------|---------------------|------------------|
| | NVQ4+ | NVQ3 | NVQ2 | NVQ1 | Other quals. | No quals. |
| St Helens | 32.8% | 21.1% | 20.0% | 10.6% | 4.8% | 10.6% |
| Wigan | 26.2% | 22.8% | 26.2% | 9.6% | 6.7% | 8.6% |
| Warrington | 41.0% | 20.2% | 18.0% | 9.1% | 5.8% | 5.9% |
| Liverpool City Region | 35.0% | 18.7% | 20.3% | 9.4% | 6.9% | 9.8% |
| North West | 36.1% | 19.1% | 19.3% | 10.5% | 6.3% | 8.7% |
| Great Britain | 40.3% | 18.2% | 17.1% | 10.0% | 6.7% | 7.7% |

Source: ONS annual population survey

2.2.4 Unemployment and worklessness

Data for unemployment has been updated following the COVID-19 lockdown. It shows that the pandemic has had an immediate and significant impact on the economy at a national level, with unemployment growing to 4.1% in the three months to July 2020, reaching its highest level for two years. For the St Helens, Wigan and Warrington local authorities, the most recent claimant count data released for August 2020 has shown that the number of claimants as a proportion of 16-64 residents has increased significantly since 2017 when the initial baseline data was collected, mirroring trends across the LCR, North West and Great Britain. Nonetheless, unemployment (as measured by the claimant count) had been increasing in Wigan, Warrington and St Helens prior to the onset of the pandemic, following regional and national trends. The number of claimants as a proportion of 16-64 residents has been consistently highest in the LCR over the period from 2017 to 2020, whilst Wigan and St Helens have witnessed higher unemployment rates over the same period than Warrington. In August 2020, the claimant count proportion was 7.9% in LCR.

Figure 2.2: Claimant count unemployment



Source: ONS Claimant Count (2020)

The unemployment claimant rate in August of each of the last four years is set out in Table 2.7 for each of the comparator areas.

| | August 2017 | August 2018 | August 2019 | August 2020 |
|------------------------------|-------------|-------------|-------------|-------------|
| St Helens | 2.7% | 2.7% | 3.7% | 7.1% |
| Wigan | 2.6% | 3.0% | 3.7% | 7.2% |
| Warrington | 2.1% | 2.4% | 2.5% | 5.4% |
| Liverpool City Region | 3.0% | 3.3% | 4.1% | 7.9% |
| North West | 2.4% | 2.8% | 3.5% | 7.2% |
| Great Britain | 1.9% | 2.2% | 2.8% | 6.6% |

Source: ONS claimant count

The number of workless households (households where no-one aged 16 or over is in employment) in St Helens stood at 10,200 in 2019. This represented 17.3% of all households within the Borough and is higher than the proportions for Wigan (16.5%) and Warrington (10%). The comparative figures for the North West and Great Britain were 15.6% and 13.9% respectively. The high levels of worklessness in St Helens can be seen as indicating a need for more accessible local employment opportunities, consistent with the ES findings in 2017.

2.2.5 Deprivation

The Index of Multiple Deprivation (IMD) was updated in 2019 and includes seven distinct domains of deprivation which are combined and weighted. The 2019 update replaced the IMD2015 and separate rankings have been produced for local authorities and Local Enterprise Partnership (LEP) areas. Out of the 317 local authorities across England, St Helens, Warrington and Wigan ranked

40th, 175th and 97th most deprived respectively, which indicates that St Helens is most deprived local authority out of all three.²

The same order of ranking has followed in terms of the proportion of Lower Layer Super Output Areas (LSOAs) in the most deprived 10% nationally in each local authority. Whilst Warrington’s ranking of deprivation out of all local authorities has not changed since 2015, Wigan and St Helens have become relatively more deprived over this period.³ In terms of LCR, this LEP has been ranked as the most deprived out of all 38 across England in the IMD2019, maintaining its ranking from IMD2015.^{4, 5}

Within the St Helens local authority, out of a total of 119 LSOAs, the 2019 IMD indicates that there are 29 LSOAs which fall within the 10% most deprived nationally, comprising 23% of the St Helens population.⁶ This number of LSOAs increases to 50 when considering the 20% most deprived LSOAs nationally. There has been a concerning increase in the number of LSOAs in St Helens which are within the most deprived 1% nationally – this increased from 2 in 2015 to 6 in 2019. Furthermore, St Helens ranks as the 8th most deprived authority in terms of health deprivation and disability, with 42% of St Helens LSOAs falling into the most deprived 10% of all LSOAs nationally. This proportion only decreases slightly to 33% when considering the most deprived 5% nationally.

The LSOAs shown in Table 2.8 surround the Parkside Phase 1 site, with the data being accessed from the Indices of Deprivation local authority dashboard. LSOAs in decile 1 fall within the most 10% deprived of LSOAs nationally, whilst LSOAs within decile 10 fall within the least deprived 10%. The Parkside site itself crosses over St Helens O15B and O15D. The area contains LSOA’s that range from decile 1 to 9 indicating that deprivation varies from very high to low.

| Table 2.8: Deprivation in the LSOAs surrounding the Parkside site | | |
|--|------------------|------------------------|
| LSOA Code | LSOA Name | IMD 2019 Decile |
| E01006856 | St Helens O15A | 7 |
| E01006857 | St Helens O15B | 9 |
| E01005858 | St Helens O15C | 2 |
| E01006859 | St Helens O15D | 8 |
| E01006860 | St Helens O15E | 3 |
| E01006861 | St Helens O15F | 1 |
| E01006862 | St Helens O15G | 2 |
| E01012468 | Warrington O03B | 4 |
| E01006348 | Wigan O39E | 8 |

A map showing the ranking for each of the identified LSOAs is attached at Appendix A, alongside an overview map showing deprivation for all LSOAs within the Wider Impact Area.

² MHCLG (2019) ‘English indices of deprivation 2019’, Local authority district summaries
³ MHCLG (2019) ‘English indices of deprivation 2019’, Indices of deprivation 2015 data recast to 2019 local authority district boundaries (lower-tier)
⁴ MHCLG (2019) ‘English indices of deprivation 2019’, Local enterprise partnership summaries
⁵ MHCLG (2015) ‘English indices of deprivation 2015’, Local enterprise partnership summaries
⁶ St Helens Borough Council, Indices of Deprivation 2019 St Helens Summary Report

2.3 Ward profiles

Ward profiles have been prepared for St Helens, Warrington and Wigan (plan attached at Appendix B). Data has been collected from the following sources:

- 2011 Census
- ONS Business Register and Employment Survey
- ONS Claimant Count
- ONS Population Estimates

Table 2.9 sets out the socio-economic profiles for each ward and the local authority averages. Parkside Phase 1 is located within the Newton ward. 2011 Census data indicates that Newton had an economic activity rate of 70.7% at that time, which was above the average of 66.4% for all wards in St Helens. 24.8% of individuals aged 16 and above held Level 4 qualifications and above, higher than the average across all St Helens wards of 21.0%, whilst 22.7% had no qualifications. The most recent claimant count data reveals that as of September 2020, the unemployment rate in Newton was 6.1%, which was slightly lower than the local authority average.

The wards which are adjacent to the Parkside site are: Earlestown in St Helens; Burtonwood and Winwick and Culcheth, Glazebury and Croft in Warrington; and Golborne and Lowton West and Lowton East in Wigan. Comparing data for these wards collected in the 2011 Census, it can be seen that the economic activity rate in Earlestown was marginally lower than Newton, as was the number of individuals holding a Level 4+ qualification. In September 2020, the claimant rate in Earlestown was almost 2 percentage points higher than in Newton.

The economic activity rates in Burtonwood and Winwick and Culcheth, Glazebury and Croft were 68.8% and 64.5% respectively, which are both lower than the average across all wards in the Warrington local authority. Whilst a lower proportion of individuals held Level 4+ qualifications in Burtonwood and Winwick than the Warrington average, the opposite was true for Culcheth, Glazebury and Croft. However, both wards had a lower proportion of individuals with no qualifications than at the local authority level. The proportion of claimants in Burtonwood and Winwick and Culcheth, Glazebury and Croft were 4.5% and 3.2% respectively in September 2020, which was lower than the Warrington average and the rates for Newton and Earlestown which were previously mentioned.

Golborne and Lowton West and Lowton East had marginally higher rates of economic activity than the average across Wigan. However, whilst 19.4% of individuals in Lowton East held no qualifications, this was almost 10 percentage points higher in Golborne and Lowton West (29.2%). The claimant count in both wards was lower than the average across Wigan.

Table 2.9: Ward profiles

| Ward (2011 definition) | Economic activity rate (%) (2011) | Total employment (2018) | Level 4 qualifications and above (%) (2011) | No qualifications (%) (2011) | Claimants as a proportion of residents aged 16-64 (%) (September 2020) | Total population (2019) |
|--------------------------------------|-----------------------------------|-------------------------|---|------------------------------|--|-------------------------|
| ST HELENS | | | | | | |
| Billinge and Seneley Green | 65.3 | 1,655 | 27.3 | 22.6 | 4.7 | 10,535 |
| Blackbrook | 66.5 | 710 | 15.4 | 29.0 | 6.1 | 10,173 |
| Bold | 66.3 | 3,255 | 16.7 | 31.7 | 8.4 | 9,868 |
| Earlestown | 67.5 | 2,600 | 18.6 | 28.6 | 8.0 | 11,926 |
| Eccleston | 66.4 | 2,005 | 34.9 | 18.4 | 3.8 | 11,812 |
| Haydock | 67.9 | 9,665 | 15.9 | 29.6 | 6.3 | 11,423 |
| Moss Bank | 65.5 | 820 | 18.5 | 28.9 | 6.9 | 11,033 |
| Newton | 70.7 | 6,325 | 24.8 | 22.7 | 6.1 | 12,573 |
| Parr | 61.4 | 2,715 | 9.3 | 41.9 | 11.1 | 13,370 |
| Rainford | 63.9 | 2,410 | 32.9 | 20.9 | 4.0 | 7,720 |
| Rainhill | 65.4 | 1,930 | 26.9 | 24.3 | 4.4 | 10,968 |
| Sutton | 67.2 | 2,320 | 15.8 | 29.9 | 7.4 | 11,792 |
| Thatto Heath | 66.6 | 2,070 | 18.2 | 30.3 | 7.5 | 13,243 |
| Town Centre | 63.7 | 19,575 | 14.0 | 36.0 | 12.4 | 11,745 |
| West Park | 69.3 | 1,940 | 20.1 | 26.8 | 6.9 | 11,424 |
| Windle | 69.1 | 1,740 | 27.0 | 23.0 | 6.2 | 10,980 |
| ST HELENS AVERAGE | 66.4 | 3,858 | 21.0 | 27.8 | 6.9 | 11,287 |
| WARRINGTON | | | | | | |
| Appleton | 67.6 | 5,255 | 43.0 | 13.6 | 2.3 | 10,178 |
| Bewsey and Whitecross | 72.9 | 42,950 | 17.9 | 26.4 | 9.3 | 14,475 |
| Birchwood | 72.5 | 20,550 | 27.1 | 19.6 | 6.2 | 10,261 |
| Burtonwood and Winwick | 68.8 | 4,095 | 25.0 | 24.1 | 4.5 | 6,344 |
| Culcheth, Glazebury and Croft | 64.5 | 4,860 | 34.4 | 19.2 | 3.2 | 11,749 |
| Fairfield and Howley | 74.6 | 4,310 | 16.9 | 27.6 | 8.3 | 15,051 |
| Grappenhall and Thelwall | 72.9 | 2,070 | 36.9 | 14.9 | 3.1 | 9,610 |
| Great Sankey North | 71.9 | 595 | 29.4 | 18.3 | 3.7 | 6,027 |
| Great Sankey South | 74.8 | 1,070 | 23.2 | 19.3 | 4.9 | 10,385 |
| Hatton, Stretton and Walton | 76.7 | 1,900 | 45.0 | 10.1 | 2.1 | 3,038 |

Table 2.9: Ward profiles

| Ward (2011 definition) | Economic activity rate (%) (2011) | Total employment (2018) | Level 4 qualifications and above (%) (2011) | No qualifications (%) (2011) | Claimants as a proportion of residents aged 16-64 (%) (September 2020) | Total population (2019) |
|---------------------------------|-----------------------------------|-------------------------|---|------------------------------|--|-------------------------|
| Latchford East | 72.7 | 1,390 | 16.5 | 28.7 | 8.2 | 9,700 |
| Latchford West | 71.7 | 4,725 | 20.3 | 25.6 | 5.9 | 7,638 |
| Lymm | 72.1 | 3,565 | 45.6 | 12.7 | 3.8 | 12,709 |
| Orford | 69.8 | 2,905 | 13.0 | 30.4 | 7.7 | 10,463 |
| Penketh and Cuerdley | 67.6 | 2,830 | 24.8 | 22.9 | 3.6 | 8,236 |
| Poplars and Hulme | 71.3 | 3,455 | 12.7 | 31.0 | 8.1 | 10,862 |
| Poulton North | 68.3 | 3,350 | 21.3 | 22.3 | 6.4 | 10,087 |
| Poulton South | 71.5 | 2,225 | 22.3 | 22.1 | 3.0 | 6,683 |
| Rixton and Woolston | 73.1 | 8,795 | 25.4 | 19.9 | 3.9 | 8,924 |
| Stockton Heath | 75.1 | 2,265 | 43.4 | 13.4 | 3.2 | 6,157 |
| Westbrook | 79.1 | 7,460 | 33.6 | 13.2 | 3.4 | 6,638 |
| Whittle Hall | 80.3 | 6,820 | 38.8 | 11.0 | 3.3 | 14,799 |
| WARRINGTON AVERAGE | 72.3 | 6,247 | 28.0 | 20.3 | 4.9 | 9,546 |
| WIGAN | | | | | | |
| Abram | 67.1 | 2,745 | 13.8 | 32.2 | 8.5 | 15,981 |
| Ashton | 72.0 | 2,140 | 23.1 | 21.5 | 5.5 | 11,972 |
| Aspull New Springs Whelley | 68.5 | 2,535 | 22.0 | 26.3 | 5.4 | 12,997 |
| Astley Mosley Common | 72.3 | 3,585 | 24.5 | 20.8 | 4.5 | 11,712 |
| Atherleigh | 71.0 | 2,005 | 19.2 | 26.6 | 6.8 | 12,243 |
| Atherton | 65.5 | 3,620 | 14.7 | 32.4 | 10.0 | 15,672 |
| Bryn | 66.4 | 4,385 | 18.4 | 28.0 | 6.2 | 11,559 |
| Douglas | 67.1 | 9,165 | 12.7 | 35.0 | 8.7 | 13,760 |
| Golborne and Lowton West | 69.0 | 5,745 | 17.9 | 29.2 | 6.0 | 11,980 |
| Hindley | 67.5 | 2,965 | 15.0 | 31.7 | 7.6 | 13,668 |
| Hindley Green | 69.7 | 1,885 | 18.9 | 25.4 | 5.7 | 11,243 |
| Ince | 65.1 | 5,505 | 10.0 | 37.2 | 10.0 | 14,343 |
| Leigh East | 69.4 | 5,085 | 19.0 | 27.4 | 8.9 | 12,633 |
| Leigh South | 67.7 | 6,850 | 21.0 | 26.6 | 7.1 | 14,486 |
| Leigh West | 67.3 | 4,555 | 12.2 | 31.7 | 10.6 | 15,446 |
| Lowton East | 70.4 | 3,215 | 28.4 | 19.4 | 4.4 | 12,977 |

Table 2.9: Ward profiles

| Ward (2011 definition) | Economic activity rate (%) (2011) | Total employment (2018) | Level 4 qualifications and above (%) (2011) | No qualifications (%) (2011) | Claimants as a proportion of residents aged 16-64 (%) (September 2020) | Total population (2019) |
|------------------------------|-----------------------------------|-------------------------|---|------------------------------|--|-------------------------|
| Orrell | 68.7 | 1,915 | 28.7 | 21.1 | 3.8 | 12,244 |
| Pemberton | 63.9 | 6,295 | 10.9 | 38.2 | 9.2 | 14,980 |
| Shevington with Lower Ground | 69.8 | 1,395 | 28.6 | 20.5 | 4.1 | 11,567 |
| Standish with Langtree | 71.1 | 2,480 | 31.3 | 19.9 | 4.4 | 12,593 |
| Tyldesey | 71.7 | 2,765 | 20.3 | 23.7 | 7.1 | 14,919 |
| Wigan Central | 69.6 | 16,485 | 28.8 | 24.0 | 8.7 | 12,204 |
| Wigan West | 70.0 | 3,575 | 16.6 | 28.8 | 7.3 | 13,318 |
| Winstanley | 75.8 | 2,185 | 24.8 | 17.8 | 3.2 | 11,795 |
| Worseley Mesnes | 66.8 | 3,980 | 14.4 | 31.7 | 7.7 | 12,370 |
| WIGAN AVERAGE | 68.9 | 4,282 | 19.8 | 27.1 | 6.9 | 13,146 |

2.4 Socio-economic implications of former colliery sites

A report published in July 2019 by the Centre for Regional Economic and Social Research at Sheffield Hallam University⁷ has considered the implications of former coalfields on their surrounding local economies, people and communities. Although the Parkside Colliery is not included within the study, the key findings of the report help to explain some of the socio-economic baseline conditions in the immediate vicinity of the Parkside site which have been identified in the baseline above. For example, the report found that:

- the coalfields had a higher proportion of jobs in manufacturing and fewer in finance and professional services;
- the employment rate in the coalfields was found to be two percentage points behind the national average;
- there was substantial net commuting out of coalfields;
- median hourly earnings in coalfields were 8-10% lower than the national average;
- there was a shortfall in qualifications identified in the coalfields, suggested to be linked with the nature of jobs in these areas and out-migration of younger or better-qualified people;
- unemployment was only slightly higher than the national average, with the gap narrowing overtime; and
- 42% of the coalfield neighbourhoods included within the study were within the most deprived 30% in Britain.

Importantly, the Sheffield Hallam report comments that warehousing has been an important source of job growth in some former coalfield areas.

In terms of health and wellbeing, there has been shown to be a higher incidence of ill health in coalfield areas, with average life expectancy in former coalfield areas being approximately one year less than the national average for both men and women. According to the Annual Population Survey in 2018, there was a higher proportion of residents over 16 reporting health problems lasting more than 12 months in former coalfield areas than the national average (38% versus 34%). Overall, it is suggested that widespread poor health is one of the defining features of former coalfields which extends beyond ex-miners.

In terms of St Helens and the wards closest to the former Parkside Colliery, Table 2.10 shows the incidence of poor health in these areas using 2011 Census data.

⁷ Beatty, C., Fothergill, S. and Gore, T. (2019) 'The State of the Coalfields 2019: Economic and social conditions in the former coalfields of England, Scotland and Wales'

| Table 2.10: Health and illness indicators – ward and local authority levels (2011) | |
|--|---------------------------------------|
| | Proportion with bad / very bad health |
| Ward | |
| Earlestown | 8.3% |
| Newton | 6.4% |
| Burtonwood and Winwick | 6.5% |
| Culcheth, Glazebury and Croft | 5.4% |
| Golborne and Lowton West | 7.6% |
| Lowton East | 5.6% |
| Local authority | |
| St Helens | 8.3% |
| Warrington | 5.4% |
| Wigan | 7.2% |
| Comparators | |
| North West | 6.8% |
| England | 5.4% |

The proportion of individuals considered to have either bad or very bad health was higher than the national average in 5 out of the 6 wards which surround the Parkside site. Meanwhile, St Helens had the highest incidence of poor health compared with Warrington and Wigan.

2.5 Market and demand for logistics

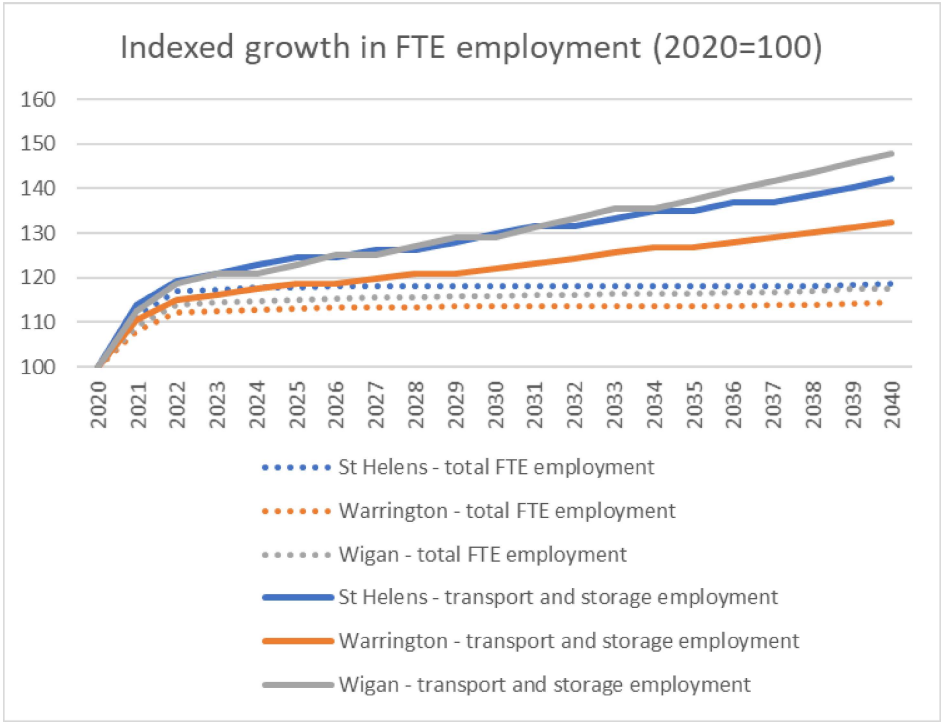
Pre-Covid-19, the UK big box and industrial outlook for 2020 was positive, with anticipated increased take-up, availability of Grade A space and forecast rental growth. There is a clear trend in consumer behaviour towards online retailing, which has been accelerated by the pandemic. For example, Knight Frank research (September 2020) highlights that online sales as a proportion of all sales was 28.9%, compared to pre-COVID-19 levels of 19.9%. In response, there is a requirement for largescale fulfilment and ‘near-urban’ distribution centres to service this increased demand.

Savills’ north west logistics market research (July 2020), highlights some positive trends, particularly given the current global situation, identifying that:

- there has been a reduction in available floorspace, falling from a peak of 7.26 million sq ft to 4.24 million sq ft;
- in the first half of 2020, take-up amounted to 2.64 million sq ft, the second highest take-up rate that has been recorded through the first half of the year;
- demand has centred around speculatively developed space which has accounted for 44% of take-up in the first half of 2020. Second-hand space has also traded well, reaching 44% of take-up; and
- occupier preference continues to revolve around better quality units with 56% of space transacted being of Grade A quality.

Experian economic forecasts (June 2020) show that transport and storage employment is expected to grow over the next 20 years in the St Helens, Wigan and Warrington local authority areas. Figure 2.3 shows the indexed growth in each local authority forecast over the period from 2020 to 2040, with 2020 as the base year. It can be seen that transport and storage employment is forecast to steadily increase over this period, with the growth in employment highest in Wigan and lowest in Warrington. Growth in this sector is expected to be significantly greater than total employment growth.

Figure 2.3: Forecast employment growth (Experian)



3 Economic Impact Assessment

3.1 Methodology

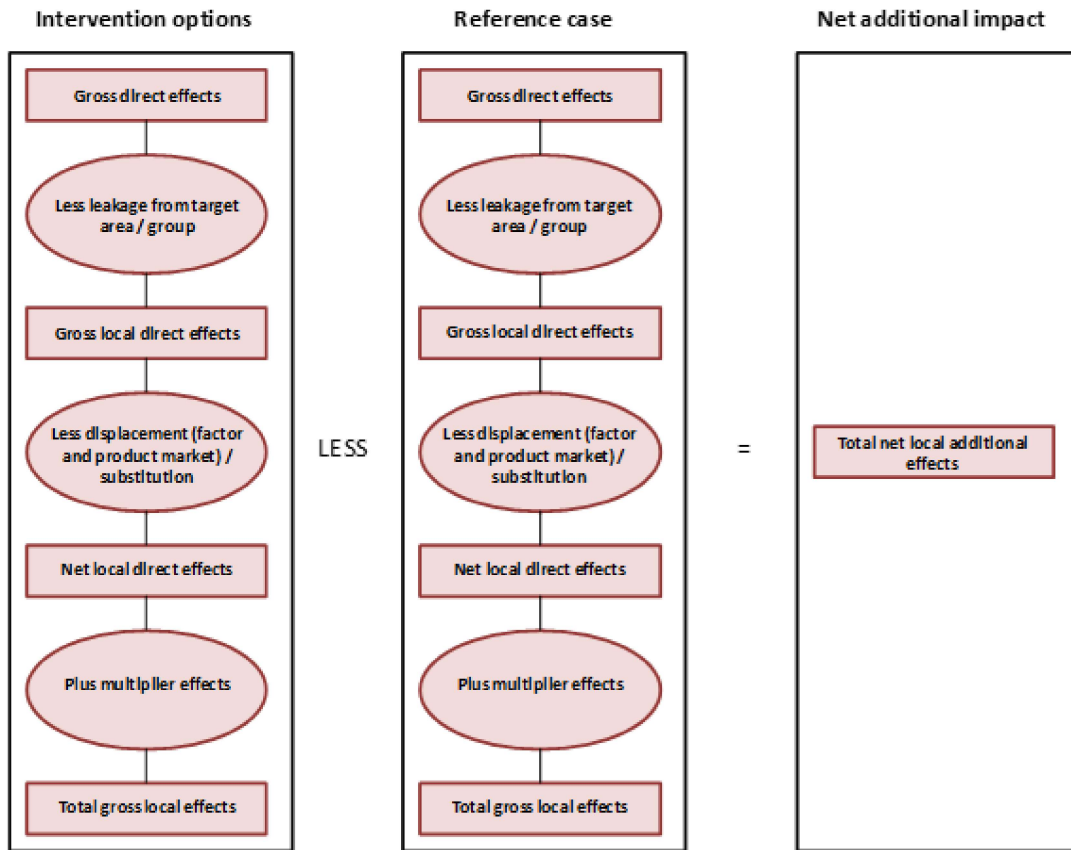
The assessment of socio-economic impacts has been undertaken using the following approach:

- a review of the strategic policy context to provide an outline of the relevant national and sub-national / local social and economic objectives of the area;
- identification of the impact area, in relation to each potential socio-economic impact, for the assessment of the Proposed Development;
- a desktop review of publicly available information on current socio-economic and labour market conditions in St Helens and the wider sub-region to establish the baseline using accepted Government sources, such as the Census and ONS data; and
- assessment of likely significant socio-economic effects (jobs and Gross Value Added – GVA) of the proposed Parkside Phase 1 development during the construction and operational phases based on the development of an economic impact model.

Qualitative and quantitative assessments have been undertaken using assessment methodologies from published guidance, including the HCA’s Additionality Guide (3rd Edition, 2014), Employment Densities Guide (3rd Edition, 2015) and ‘Calculating Cost Per Job’, Best Practice Note, (2014). In addition, regard has been had to the Department for Communities and Local Government (DCLG), ‘Appraisal Guide’ (2016) and ‘Guidance for using additionality benchmarks in appraisal’ published by the former Department for Business Innovation & Skills (BIS). This has been applied with appropriate professional judgement.

Key to understating the socio-economic effects of the proposed development involves determining its net additional impact or ‘additionality’. This is the extent to which activity takes place at all, on a larger scale, earlier or within a specific designated area or target group as a result of the intervention. The approach to assessing the net additional impact of a project is shown diagrammatically in Figure 3.1.

Figure 3.1: Approach to calculating net additional impact



In order to assess the additionality of the proposed Parkside Phase 1 development, the following factors were considered:

- Leakage – the proportion of outputs that benefit those outside of the area of impact.
- Displacement – the proportion of outputs accounted for by reduced outputs elsewhere in the area of impact. Displacement may occur in both the factor and product markets.
- Multiplier effects – further economic activity associated with additional local income and local supplier purchases.
- Deadweight – outputs which would have occurred without the Proposed Development. This is referred to as the reference case.

The above approach to assessing the additional impact of a project is consistent with central Government guidance for physical development projects.

3.2 Construction phase impacts

The socio-economic assessment has considered the following potential impacts during the Construction Phase:

- temporary employment generated as a result of the construction works – this includes direct employment associated with site remediation and redevelopment, as well as indirect and induced employment (multiplier effects) from supply chain expenditure and the expenditure in the local economy of workers employed during the Construction Phase;
- short-term increase in economic output (GVA) – in line with the temporary employment impact, again this takes account of the direct, indirect and induced economic output impact during the Construction Phase; and
- creation of training and apprenticeship opportunities during the Construction Phase.

Consistent with the assessment presented within the ES, an overview of the expected temporary employment and GVA output effects in the construction phase are set out in Table 3.1.

| Table 3.1: Construction phase employment and GVA | | | |
|---|------------------|--------------------------|------------------------------|
| | St Helens | Wider Impact area | Liverpool City Region |
| Gross temporary jobs (person years) | | | |
| - Direct | 313 | 313 | 313 |
| - Direct, indirect and induced | 375 | 422 | 457 |
| Net additional temporary jobs (person years) | 160 | 253 | 192 |
| Net additional GVA | £14.4m | £14.3m | £14.4m |

The employment and GVA benefits have been assessed as a moderate positive impact at the wider impact area level.

Based on accepted multipliers, it is estimate that investment in the construction phase will potentially support in the order of 78 apprenticeship trainees over a three year construction period. Within the context of overall apprenticeship numbers, this was assessed as being a minor positive impact.

3.3 Operational phase impacts

The socio-economic assessment has considered the following potential impacts during the Operational Phase:

- creation of direct, indirect and induced long-term employment opportunities from the proposed B8 uses on the proposed development;
- long-term increase in economic output (GVA) resulting from the direct, indirect and induced impacts of the Proposed Development during the Operational Phase;
- increase in business rate revenue generated due to the provision of new B8 floorspace on the Application Site;
- creation of training and apprenticeship opportunities during the Operational Phase; and
- commuting and migration impacts resulting from the creation of long-term employment opportunities.

The effects on the local labour market are considered in Section 4 below and the wider economic benefits in Section 5.

The estimate of gross employment is based on an employment density of 70 m² per full time equivalent (FTE) job, having regard to benchmarks for the logistics sector (HCA guidance), supplemented by data from a range of existing operations (including supermarket distribution centres and a new logistics centre operated by DPD). Research cited within the ES Chapter suggested that employment densities across distribution centres operated by Prologis had increased from 77 m² per employee to 69 m² in 2014. Supplementary evidence from the Omega logistics scheme suggests that overall some 7,150 jobs have been created across almost 400,000 m² of floorspace. Allowing for an adjustment to FTE jobs of 90% (to account for some part time working), this would reflect an overall employment density of 61 m² per employee. On this basis, the adopted benchmark rate is considered to be appropriate.

Subsequent analysis suggests that levels of employment, and the nature of the jobs created, will be subject to a range of pressures as the take-up of new technologies by the logistics sector accelerates. However, given that the sector has adopted a cautious approach to innovation over recent years, it is reasonable to assume that logistics will remain an important driver of employment over the next ten years and beyond. Moreover, the adoption of increased automation over coming years will change the employment profile, creating pathways to higher value roles for established employees.

A summary of the expected employment and GVA impacts in the operational phase of Parkside are outlined in Table 3.2.

| Table 3.2: Operational phase employment and GVA | | | |
|--|------------------|--------------------------|------------------------------|
| | St Helens | Wider Impact area | Liverpool City Region |
| Gross temporary jobs (FTE) | | | |
| - Direct | 1,327 | 1,327 | 1,327 |
| - Direct, indirect and induced | 1,592 | 1,791 | 1,937 |
| Net additional temporary jobs (FTE) | 716 | 1,218 | 930 |
| Net additional GVA | £68.6m | £74.4m | £76.7m |

The operational employment and GVA impacts are assessed as being of a substantial positive magnitude within the wider impact area.

In addition to these impacts, other positive impacts are expected to arise from:

- Increased business rate revenue – estimated at £2.2 million per annum once fully developed, representing a moderate positive benefit;
- Training and apprenticeship opportunities – the potential to align operations with sector focused skills provision to ensure that local opportunities are maximised is considered an impact of minor positive magnitude;
- Commuting effects – there will be significant opportunities for local residents to benefit from new employment. With growing rates of unemployment, it is envisaged that workers will predominantly be drawn from the local labour market, limiting commuting impacts.

4 Labour market effects

4.1 Labour market conditions

As noted above, a range of opportunities will be created, including more elementary roles that will be accessible to those with lower level or no formal qualifications and those who are looking to re-enter the labour market.

As shown as part of the baseline analysis, the Application Site is in close proximity to areas suffering from severe levels of deprivation, including some parts of St Helens that are amongst the most deprived areas in the country. Employment deprivation is a particular problem for the Borough, with a relatively high proportion of households classed as workless. Furthermore, the number of jobs in St Helens has remained relatively static, with higher levels of employment growth experienced within the wider sub-region.

This profile is consistent with the trends for former colliery communities. As detailed in Section 2.4, these communities are more likely to experience above average incidence of worklessness and deprivation. Educational attainment within these areas is generally low, while wages are below average levels.

A report published by the UK Commission for Employment and Skills (UKCES) in 2014 has considered the characteristics of employees within the logistics sector. Nationally, 2.2 million individuals worked in the logistics sector in 2012 (8% of the total UK workforce). However, 49% of all logistics sector workers were employed in lower skill occupations ('process, plant and machine operatives' and 'elementary occupations'). In comparison, in the wider UK economy the proportion of individuals in lower skilled occupations was much lower at 17%. Additionally, the UK logistics sector has been shown to be generally poorly qualified, with the UKCES report revealing that 41% of those employed in logistics did not hold qualifications at Level 2 or above, compared with 23% for the wider UK workforce.

According to the UKCES Employer Skills Survey, in 2014 only 18% of logistics employers had recruited an individual to their first job after they had left education, which is lower than the 24% average for the rest of the UK. Overall, only 9% of the workforce in the UK logistics sector is under 25. Additionally, 14% of logistics employers in the UK reported skills gaps within their workforce in 2013, meaning their employee was not able to do their job to the required level. Nonetheless, a majority of logistics employers surveyed within the UKCESS either funded or arranged training for their staff (62%), which suggests the capacity to provide apprenticeship and further training as part of the Parkside scheme.

It is estimated that the proposed Parkside Phase 1 development will create 716 net additional FTE jobs within St Helens. This would represent a noticeable boost to the local economy. In addition, many of the jobs would be accessible to new entrants to the labour market and those who are currently unemployed. Based on the skills-mix typically associated with the logistics sector, it is anticipated that close to 70% of jobs will be at NVQ level 2 or lower (see Table 4.1). Consequently, the employment opportunities provided would match well with the skills profile of the unemployed in St Helens and, in particular, help to address those people with relatively low level skills that suffer from long-term unemployment.

| Table 4.1: Skills profile | | | | |
|----------------------------------|--------------|-------------|-------------|-------------|
| Skills profile | NVQ4+ | NVQ3 | NVQ2 | NVQ1 |
| Proposed Development | 12% | 18% | 32% | 30% |
| St Helens: unemployed | 12% | 12% | 26% | 24% |

4.2 Local employment agreement

(i) Local Employment, Training and Supply Chain Opportunities

The level of local benefit can be increased by the implementation of appropriate local employment, training and supply chain opportunity initiatives. In the case of Parkside Phase 1, prior to the commencement of each phase of development – both the construction phase and operational - Local Employment Schemes (LES) are to be agreed with St Helens planning authority. The agreement will document how the development will aim to ensure that at least 20% of the workforce is drawn from the St Helens local authority area, with a focus on areas of high deprivation. In addition to employment and training opportunities, the agreement will include action that will be taken to promote the use of local suppliers of goods and services during the construction phase, for example through the use of local/online SME capacity registers; meet the buyer events; and use of a dedicated procurement portal for promoting opportunities. The delivery of local employment, training and supply chain opportunities will adhere to the standards outlined in the UNITE Construction Charter.

The Local Employment agreement will outline plans for:

- **Identifying job and training opportunities** – this initial profiling of opportunities that can be accommodated or delivered as part of the development will need to include volumes, type, and skills levels for both the construction and operational phases:
 - intermediate labour market opportunities;
 - apprenticeships; T-levels;
 - work/industry placements for graduates;
 - higher level graduate placements; and
 - jobs – for people with skills, currently unemployed
- **Promotion of the opportunities** – this will require actively working with local agencies to advertise these opportunities and prepare local people to access them (see below re pre-recruitment training) – for example, Chamber; W2W...other local providers including St Helens College (apprenticeships; T-levels) and local Universities if there are higher level opportunities for graduates (e.g. year in industry or graduate placement opportunities);
- **Brokerage** - in terms of matching individuals to the opportunities, existing skills registers will be used but there will also be a requirement to work with local providers to target hard to help groups in the area or individuals from deprived areas (for example, young people/NEETS/16-24yr olds; unemployed/LTU – to match supply and demand more effectively);

- **Pre-recruitment/work readiness** – the delivery of pre-recruitment training courses will be explored – again at both the construction and operational phase, for example:
 - **Construction pre-recruitment** – focused on employability skills (motivation to get out of bed in the morning, time keeping, team working) and technical skills (e.g. CSCS card), with a guaranteed interview if they are successful and/or complete the course – in line with best practice models such as those offered through FUSION 21 for example;
 - **Operational pre-recruitment** – for example Brakes who recruited 450 during phase 1 of the OMEGA development - offered a two-week bespoke training programme for all candidates who were to be interviewed which included classroom based training during week 1 (introduction to warehousing; general health and safety; interview skills and techniques; and basic literacy and numeracy), followed by two days based at a local company Linde to undergo and qualify for a FLT Licence during Week 2.
- Cascading commitments through the supply chain - ensuring the commitments are passed down to contractors and on to end users of the development (where possible) through the use of contract clauses; and local agreements/charters (for example, UNITE); and
- Monitoring and evaluation – to promote accountability and compliance – monitoring and evaluation mechanisms will be established (with action for non-compliance) and a timetable agreed for regular reporting to the Planning Authority.

(ii) Best practice and success

Local job opportunities were an important part of OWL's (Omega Warrington Ltd) commitment to Warrington. With this in mind, OWL and Warrington Borough Council similarly entered into a 'Local Employment Agreement'. This set out targets for OWL along with its construction contractors, and eventual on-site businesses, to deliver contracts, jobs, apprenticeships, school involvement and other initiatives for local people. These targets were included as conditions attached to each planning application that came forward.

The OMEGA agreement aimed to ensure that:

- local businesses were able to bid for tender opportunities (subcontracting and supply chain);
- local businesses were able to apply to join preferred lists for other ongoing work;
- new vacancies were offered as job and apprenticeship opportunities for local people;
- opportunities were made available for unemployed people including young people not in education, employment or training (NEET);
- work experience placements were offered for pupils, students and unemployed people; and
- local schools were invited for site visits or presentations at local schools.

OWL and Warrington Borough Council regularly reviewed information provided in relation to job opportunities and training provided for infrastructure works plus the construction of buildings for Omega's occupiers. On one of their regular online updates they reported – tenders worth over £37 million had been awarded to businesses within a 25 miles radius of Omega – and 42 of these, worth almost £8 million, were awarded to Warrington businesses.

The Employment Development Manager at Warrington Borough Council commented, “So far, the total construction spend within Warrington and a 25 miles radius comes in at 26%, which for large scale construction projects is not bad. However, we will continue to strive, not just to hit our local employment targets for Omega, but to beat them.”

Where local employment agreements are put in place, there is evidence to suggest that they can be highly effective if monitoring and evaluation is embedded from the start. The SCAPE framework for example suggests that all contractors deliver 10% of their contract value through social value.

An example of recent delivery includes the £7.4m Grow-on Space project completed by Wilmott Dixon for Harborough District Council in 2019. During the construction phase and in line with the requirements of the SCAPE framework to deliver social value, the outputs and outcomes reported by the contractor included:

- 23 new employment opportunities created;
- 10,241 hours supporting young people into work;
- 1,020 hours supporting unemployed people into work; and
- delivery of 350 mock interviews.

5 Wider economic benefit

As outlined previously, the proposed Parkside Phase 1 development will help to address a number of the socio-economic issues prevalent within the surrounding local area and wider City Region – including the significant concentrations of employment deprivation in parts of St Helens. The creation of employment opportunities in close proximity to such areas can overcome some of the barriers to labour market participation (for example, awareness of employment opportunities, access and transport). While there is no certainty that residents of these areas will seize these opportunities, further labour market support (as set out in Section 4), working in partnership with organisations such as St Helens Chamber, will help to ensure that the uptake of employment by economically inactive residents can be maximised.

The proposed Parkside Phase 1 development will also serve to improve perceptions of the Borough as a place to invest and work. The redevelopment of the Application Site, in combination with other large sites in the Borough, has the potential to be transformational by making St Helens a location of choice for large-scale logistics and employment development. This will help to encourage developer investment, as well as enabling existing businesses to expand, attract new businesses, and retain and create jobs for local residents. The logistics sector in particular is seen as providing an opportunity to drive growth in St Helens, with the Borough enjoying a competitive advantage as a result of its location and strong transport links.

More generally, beyond the direct impacts associated with the proposed Parkside Phase 1 development, the provision of new logistics space will also play an important role in supporting the wider economic growth of the local area and wider City Region. The logistics sector is recognised as key enabler of growth in terms of its relationships with other sectors, such as manufacturing and the wider transport sector – for example, with regard to the Liverpool City Region specifically, the Proposed Development will complement the delivery of SuperPort.

Further local socio-economic benefits will be created by bringing the site back into active use. As part of the proposed Parkside Phase 1 development, specific measures are proposed to enhance the green edge, together with providing new ecology and wetland areas. The site will be screened by planting new trees and creating landscape buffers and bunds which include retention of much of the former spoil heap as a natural buffer to provide ecological and potential future recreational opportunities. A permissive footpath will also be incorporated around the site, for use by walkers and cyclists.

The proposed development will help to prevent incidents of anti-social behavior on the Application Site. This will be achieved by bringing the site back into active use and through the design of the development itself. The layout of the proposed development will be such that it permits open access points which are clearly visible and open to surveillance from a distance. The development will also be designed in order to remove opportunities for crime, including through the use of comprehensive CCTV coverage and lighting of dark spaces within the main site areas.

Overall, in addition to the economic impacts that will be created during the operational phase, the proposed Parkside Phase 1 development will generate a range of important wider socio-economic benefits that are expected to be sustained for a number of years.

6 Conclusion

This report has set out an assessment of the expected socio-economic effects of the Parkside Phase 1 development scheme, updating the findings of the 2017 ES. The key conclusions are as follows:

Economic context

- the proposed scheme continues to align with key socio-economic objectives at a national and local level, including policy documents such as the refreshed 2019 NPPF and the updated St Helens Local Plan Submission Draft.
- an update of the socio-economic baseline for St Helens, Warrington, and Wigan and comparator areas has highlighted the following conditions and trends:
 - economic activity rates were higher in the identified local authorities than at the City Region, North West or national levels, with rates remaining highest in Warrington since 2017;
 - the 1.96% increase in employment in St Helens (2015-2018) occurred at a slower pace than that in Wigan and Warrington, as well as lagging behind regional and national rates;
 - consistent with the previous 2017 baseline, the highest proportions of employment within St Helens in 2018 were in business administration & support services, retail, health and manufacturing. The proportion of total employment in the transport & storage sector in St Helens was higher than in all other comparator areas;
 - job density in St Helens, although the same as Wigan, was relatively low in comparison to Warrington and wider regional and national figures;
 - St Helens continues to have a lower proportion of people employed as managers, directors or senior officials than at the regional and national level;
 - whilst resident earnings increased by a greater percentage in St Helens than Warrington or Wigan, earnings in St Helens remained lower than the national average in 2019. Wigan similarly had lower resident earnings than the national average, whilst the opposite was true for Warrington.
 - as of 2019, over 10% of the working age population in St Helens did not have any qualifications, which is higher than Warrington and Wigan, as well as regional and national averages;
 - the most recent unemployment data reflects the impact of the Covid-19 pandemic and lockdown on the UK economy. In August 2020, claimant count unemployment in St Helens was 7.1%, compared with 7.2% in Wigan and 5.4% in Warrington. In comparison, the Great Britain rate was 6.6%. Unemployment had been increasing in all three local authorities prior to the onset of the pandemic, with rates remaining higher in Wigan and St Helens than Warrington;
 - the proportion of workless households in St Helens is higher than in Wigan or Warrington, as well as the North West and Great Britain; and

- the updated 2019 IMD data indicates that out of the 317 local authority districts in England, St Helens was the 40th most deprived, Warrington the 175th and Wigan the 97th.
- The socio-economic conditions identified within the baseline mirror many of the trends for other former colliery sites in the UK, with for example the number of individuals with poor health being higher in the wards surrounding the Parkside site than the national average.
- Employment in the transport and storage sector is forecast to grow strongly over the next 20 years in St Helens, Wigan and Warrington.

Economic Impact Assessment

- The construction phase of the project is expected to result in 160 net additional temporary jobs in St Helens, increasing to 253 and 192 in the wider impact area and Liverpool City Region respectively. It is forecast to generate net additional GVA of £14.4 million in St Helens and the Liverpool City Region. The Phase 1 development could potentially support 78 apprenticeship trainees.
- In the operational phase, the employment and GVA impacts in the wider impact area are assessed as being 1,218 net additional FTE jobs and £74.4 million net additional GVA per annum.
- Other positive impacts which are expected to arise include business rate revenue, training opportunities, opportunities for elementary labour market roles and reduced out commuting.

Local labour market effects

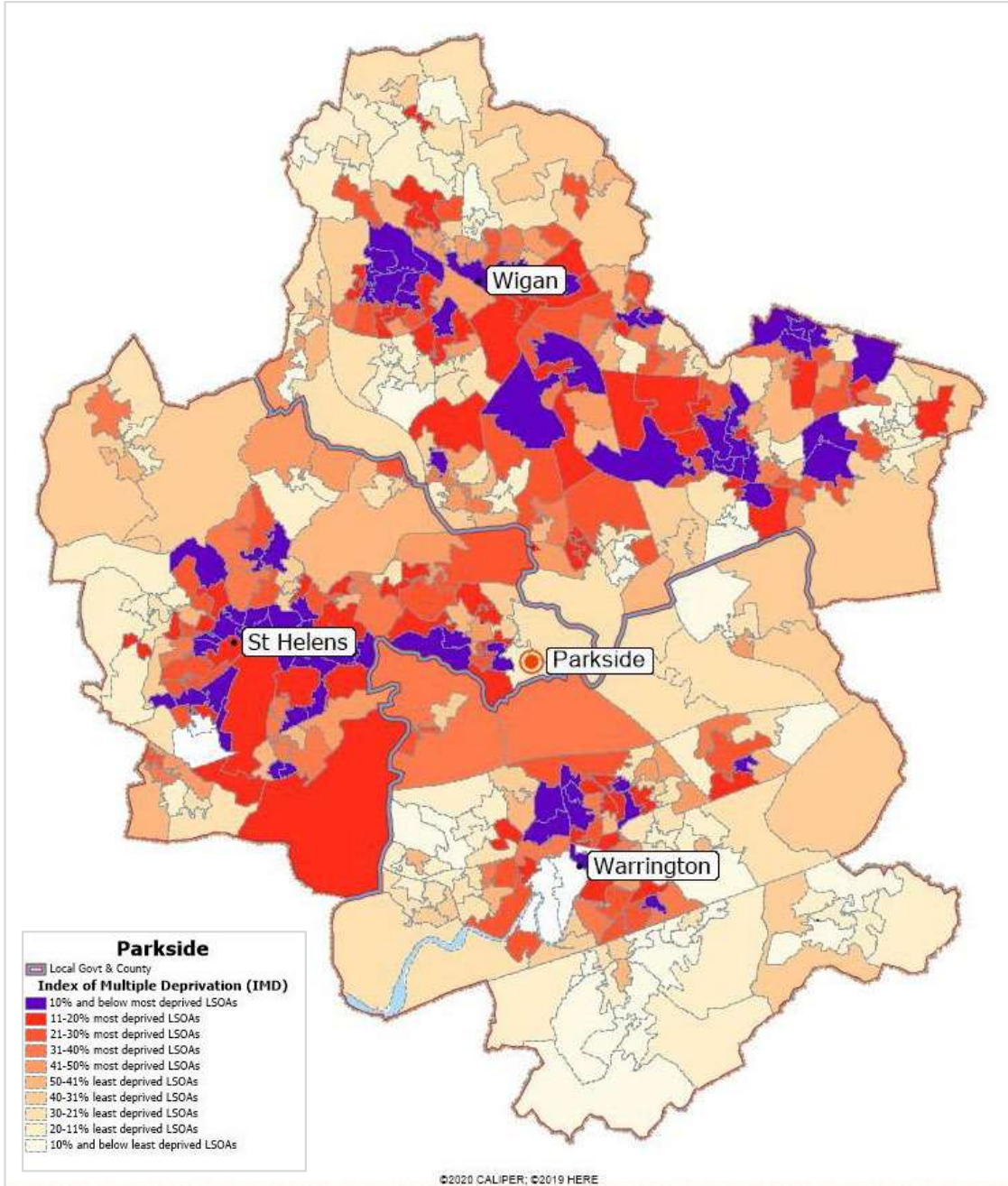
- Many of the operational jobs that would be created are expected to be accessible to new entrants to the labour market and those who are currently unemployed. The employment opportunities provided would match well with the skills profile for St Helens and help to address issues for those people with relatively low-level skills who are suffering from long-term unemployment.
- Local Employment Schemes will help to ensure that at least 20% of the workforce associated with the Parkside development (at both construction and operational phases) is drawn from the St Helens local authority area. In addition, the Parkside Phase 1 development will be committed to using local suppliers of goods and services.
- The Local Employment agreements will also provide details on relevant training opportunities associated with Parkside Phase 1, how job opportunities will be promoted, the possible delivery of pre-recruitment training courses and the monitoring and evaluation mechanisms which will be established. Best practice from Omega Warrington Ltd and Warrington Borough Council's Local Employment Agreement will be followed.

Wider economic benefits

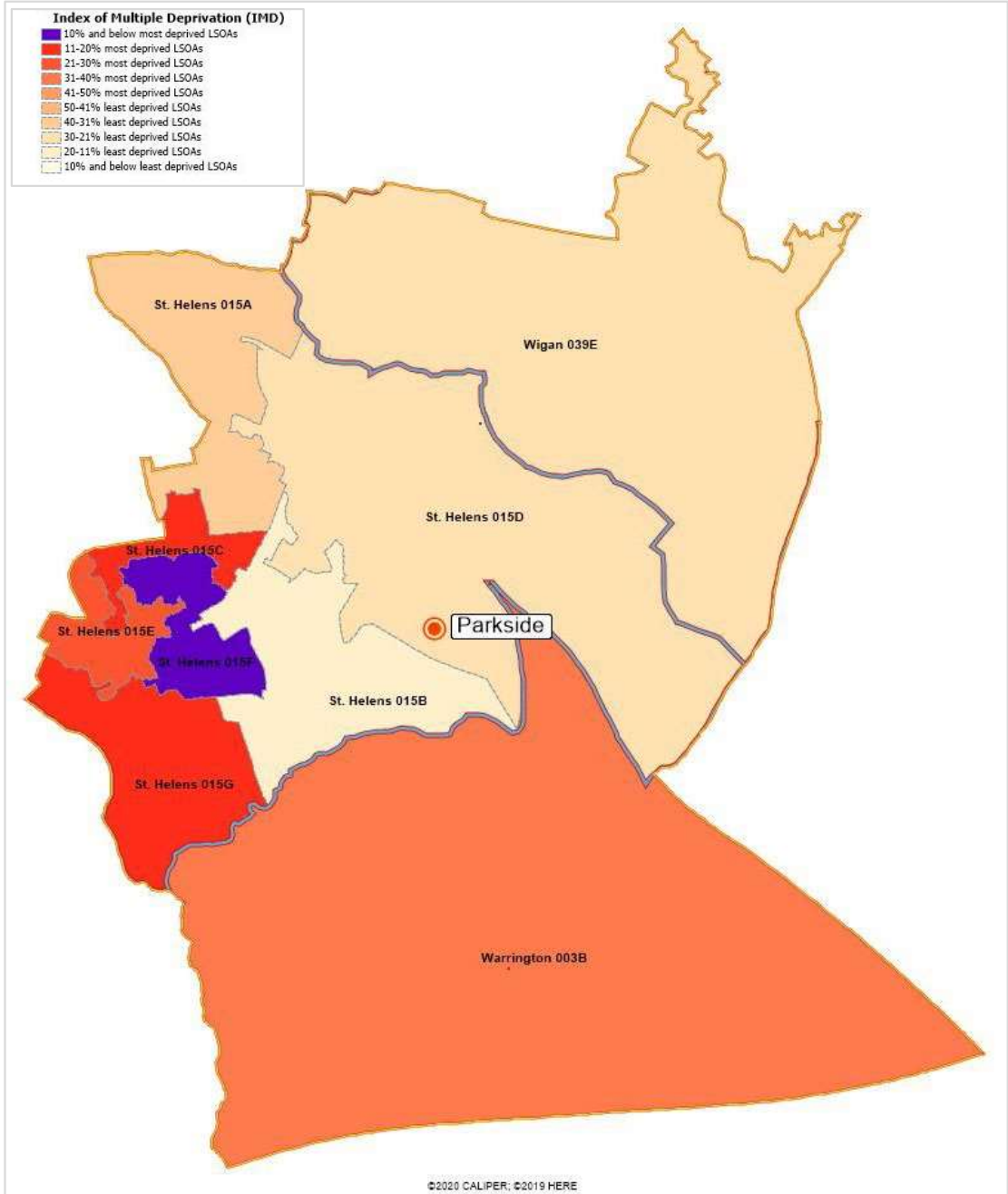
- The proposed development is also expected to generate various wider socio-economic benefits, such as improving perception of St Helens as a place to invest and bringing land back into use, which are expected to be sustained for many years.

Appendix A – Deprivation maps

Overview Map – 2019 IMD decile ranking for the Wider Impact Area



Deprivation Map – 2019 IMD decile ranking for LSOAs surrounding Parkside site (Table 2.8)



Appendix B – Ward Map

