Technical References Report

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Housing and Economic Development Evidence Base Overview Study

Liverpool City Region Partners

May 2011 - Technical Reference Report

Contents

PART A - PREFACE

This technical reference report accompanies the main research report 'Development Land Needs and Supply Overview Study for the Liverpool City Region'. It goes through in more detail the methodology behind the analysis presented in the main report, including key assumptions and calculations that have been undertaken to establish a common baseline of information across the City Region.

In undertaking this research there has been a recognition that as part of the development of Local Development Frameworks, and the emphasis on an evidence based planning system, considerable resource and effort has been made by each authority to compile a robust evidence base able to stand up to external scrutiny. The intention of this technical reference report is to make full use of this resource in the analysis, applying only where necessary updated information or assumptions. This will also ensure that this research serves to reinforce work undertaken by authorities to translate the available evidence base into spatial and thematic policies through respective Core Strategies.

The process of assessing the existing evidence and arriving at a composite picture of supply and demand for employment and housing has involved a number of key stages of analysis and consultation. The key steps in this process undertaken are set out below:

1. Collation of existing published evidence based reports (April - May 2010)
2. Population of bespoke proformas to summarise information within key elements of the evidence base, in particular the preferred supply and demand numbers and the methodology used in calculations as documented within the available publications (May - June 2010)
3. Circulation of proformas for comment and sign off by individual authorities (June 2010)
4. Initial presentation of the supply and demand numbers and an assessment of methodological approaches to the steering group (June 2010)
5. One-to-one meetings and consultation with officers within the authorities to discuss comments and updates to the data recorded within the proformas (July 2010)
6. Updating of the proformas and final publication (August 2010)
7. Presentation of the revised supply and demand data to the steering group highlighting potential vulnerabilities in the current evidence and where 'proxy' analysis or data has

been used to fill gaps in the evidence base or update the figures to be utilised across the City Region. This stage included a full presentation of the analysis of housing and employment land datasets (August 2010)

8. Version 1 Draft Overview Research Report and Technical Report issued for consultation (August 2010).
9. Steering group comments and updated information issued. This primarily focussed on the issuing of headline updates to capacity through either published documents or monitoring activities (August – November 2010).
10. Note on Capacity Demand figures circulated to all authorities. Short report published to present the latest demand and supply figures to be utilised in the next iteration of the Overview Study Research Report (January 2011).
11. Comments and updates from the authorities including latest headline figures for inclusion within the Overview Study Research Report (January – February 2011).
12. Version 2 of the Draft Overview Study Report published for comment (February 2011).
13. Final Draft (Version 3) of the Overview Study Research Report published taking account of comments on Version 2 (March 2011).
14. Technical Appendix reissued including latest headline data and previous analysis of full datasets issued up to August 2010 (March 2011).
15. Final Overview Study Research Report published (April 2011)

This process has therefore ensured that the information presented in the Final Overview Study Research Report is built upon the most robust information available.

The volume of information analysed and 'cleaned' through the process has been significant and this technical reference report is included as a supplementary document to clearly detail where data has been sourced and the methodological approaches used to analyse and interpret this information.

It is clear from the process detailed above that information and data has been sourced and re-issued at a number of points through the research process. The core supply and demand tables have been updated up until March 2010 and therefore present a fully up-to-date picture. The full analysis of GIS datasets and databases / spreadsheets was undertaken between June and August 2010. The process by which the key evidence base documents, in particular the SHLAA reports have been updated and re-issued has meant that the detailed analysis of this information has not been undertaken following subsequent updates of information. The implications of this staged process of analysis is clearly explained through this document.

The Technical Reference Report includes the following elements:

Part A: Assembling a composite data picture across the City Region

This presents the results of the process detailed above, highlighting the date of reports / datasets from which analysis is drawn. The following are presented separately for both housing and employment:

- Consideration of the datasets / approach used to model demand over the full period to 2031;
- Preferred demand figures utilised within the Overview Study Research Report;
- Consideration of the datasets / approach used to model supply / capacity over the full period to 2031;
- Preferred supply / capacity figures used within the Overview Study Research Report;

Part B: Data Proforma Appendices

The populated data proformas are included for each of the authorities, finalised in August 2010. These are grouped under the following classifications:

- Employment Land Requirements – Sourced from Employment Land Reviews and emerging Core Strategy documents
- Employment Land Supply – Sourced direct from the Councils from their land databases
- Housing Demand – Sourced from Strategic Housing Market Assessments or Needs Assessments
- Housing Land Supply – Sourced from Strategic Housing Land Availability Assessments

Part A: Assembling a Composite Data Picture across the City Region

1. INTRODUCTION

1.1 This report sets out the final employment and housing land demand and supply figures used throughout the study. The methodologies and assumptions used to disaggregate these figures and the sources of the information are expanded upon as required beyond the information included within the Overview Study Research Report.

1.2 The thirteen authorities involved in this project have been grouped into the "Core" Liverpool City Region authorities, and the "Wider Area" (Non-Core, Associate Member) authorities, which are located on the peripheries of the study area. The "Core" authorities are:

- Halton
- Knowsley
- Liverpool
- Sefton
- St Helens
- West Lancashire
- Wirral

1.3 The "Wider Area" (Non-Core, Associate Member) authorities are:

- Cheshire West and Chester (CWaC)[1]
- Warrington
- Wigan
- Chorley (Central Lancashire)
- Preston (Central Lancashire)
- South Ribble (Central Lancashire)

[1] CWaC has been reported differently than the other wider area authorities within the main report in recognition of its role as contributor to overall project costs. This was agreed with the steering group during the iterative report finalisation process.

2. EMPLOYMENT LAND DEMAND OVERVIEW

Approaching the Calculation of Demand for Employment Land

2.1 The ELR Guidance (Employment Land Reviews: Guidance Note, ODPM 2004) ('the guidance') requires local authorities to consider employment land requirements based on a range of forecast model and demand calculations. With specific reference to establishing employment land requirements over LDF periods, the guidance states that:

- The use of 'scenario testing' will assist in deriving robust assessments of land requirements, particularly for emerging sectors. These can be directly linked to the spatial and economic strategies and monitoring based on these can act as an early warning of future shifts in requirements; and
- The best approach to quantitative assessment is to deploy several complementary methodologies and make the best possible judgement based on the available evidence. Any analysis should include assessing the loss of existing stock to other uses (whether by local monitoring or studies using data such as the land use change statistics) and, if possible, use local surveys of existing employment premises to establish plot ratios for relating employment to floorspace, site area and type of business / premises.

2.2 The guidance states that there are three broad methodologies or techniques to be applied in this context[2]:

- Regional and sub-regional sectoral economic and employment forecasts and projections ('labour demand techniques')[3];
- Demographically derived assessment of future employment needs ('labour supply technique'); and
- Analyses based on the past take-up of employment land and property and/or future property market requirements.

2.3 It is recognised that most authorities use commercial forecasting firms to provide the basic modelling for labour demand-based analysis, which the authority then 'tweaks' using local information and assumptions.

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[2] NB: To be supplemented by consultation with informed stakeholders, studies of key and emerging business sectors and by the monitoring and analysis of published business, economic and employment statistics.

2.4 'Labour supply' models are normally based on ONS or the authority's own resident population and economic activity projections and may include a range of specific assumptions about present and future patterns of commuting into and out of the study area.

2.5 The guidance notes that most authorities apply a range of methodologies including labour demand and supply approaches to maximise their understanding of likely future employment requirements.

2.6 In translating employment and output forecasts (labour demand techniques) into land requirements the guidance identifies four key relationships that need to be quantified including: Standard Industrial Classification (SIC) sectors to use classes; SIC sectors to type of property; employment to floorspace (employment density); and floorspace to site area.

2.7 These steps in the methodology are seen to be key assumptions within ELRs factoring in either general 'rules of thumb' or locally based figures, with direct impact on the resulting estimates of land requirements when either approach is followed.

2.8 The reliability of the results emerging from the analysis are routinely tested through scenario analysis including the application of best available information to devise variants to key parameters. Scenario analysis can confirm which are the key drivers for change within an economy, with scope to identify potential monitoring of key variables over plan periods as a result.

2.9 Within the confines of the guidance there is clearly scope for a range of assumptions to be applied at the local level when calculating employment land requirements. This is very apparent from the audit of the ELRs in place across the Liverpool City Region (LCR) and associate member local authorities. This has presented a challenge ensuring that the levels of requirement identified can be compared 'like for like' within the Overview Study.

2.10 We have set out below the final requirement figures utilised within the research report to enable analysis of the balance between supply and demand for employment and commercial space. This is followed by a summary of the assessment of the various studies in order to add context to these preferred scenarios, again an important consideration for the conclusions of the accompanying report.

2.11 In order to provide a greater understanding of the overall picture this section also presents our approach to breaking down the overall requirement identified by type and phase. As a result of

[3] The guidance recognises two broad types of 'labour demand' model starting either from an econometric model of the national and regional economy or, on a simpler basis, using historic employment data as the basis for projections.

different approaches, or indeed data gaps, this has involved a number of key assumptions being used to arrive at these figures and these are presented here.

Preferred Requirement Figures Applied in the Research Report

2.12 Figure 2.1 details the total preferred employment land requirement to 2031 for each authority. Whilst this is explored in more detail in the following sub-sections it should be noted that none of the ELRs considered included figures from 2010 to 2031, and that the methods applied to establish final figures varied across the City Region. As a result additional calculations have had to be undertaken as part of this exercise to present a consistent picture.

2.13 It should also be noted that if annualised, the land requirement for the period 2010 to 2031 will differ to that of the historic annual take-up rate used by authorities within their evidence base. This is due to the alternative time periods considered in each case, and in the use of gross land requirements inclusive of buffers or ‘policy-on’ commitments within some authority areas.

2.14 The calculation of requirements to 2031 has drawn on the preferred approach taken by each local authority within their evidence base. The methodology followed is explored in more detail in the remainder of this section, however, in undertaking this calculation a requirement to identify a minimum of circa 1,486 hectares of employment land to 2031 across the core area, and 2,549 hectares across the wider area has been identified.

Figure 2.1 – Preferred Employment Land Requirements 2010 to 2031 by Authority

Authority	Total Employment Land Demand to 2031 (ha)
Core Authorities	
Halton	360.22
Knowsley	288.33
Liverpool	254.57
Sefton	75.85
St Helens	54.6
West Lancs	135.03
Wirral	317.63
Total Core Area	**1,486.23**
Wider Area	
CWaC	585.9
Warrington	243.6
Wigan	335.9
Chorley	4.28
Preston	-29.07
South Ribble	-77.64
Total Wider Area	**2,549.2**

Source: Various Local Authority ELRs, 2010

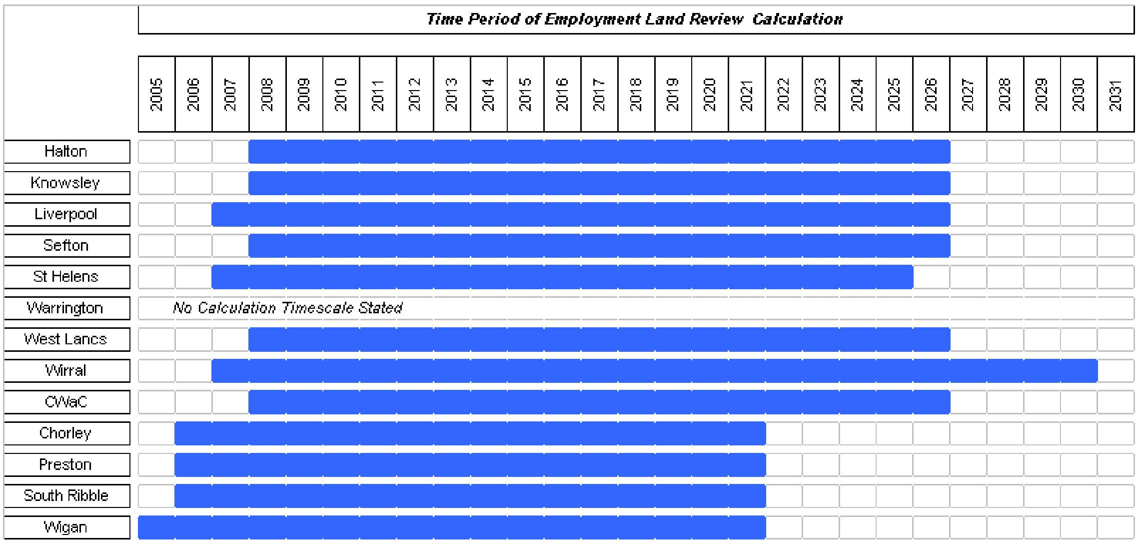
Assumptions and Methodologies for creating a composite evidence base

ELR Timeframes

2.15 There is very little consistency applied across the wider area on the timeframes of the ELR documents, including differences across the piece in both start and end dates applied:

- Halton, Knowsley, Sefton, West Lancashire, and Cheshire West and Chester cover the period 2008 to 2026 (inclusive);
- Liverpool covers the period 2007 to 2026 (inclusive);
- St Helens covers the period 2007 to 2025 (inclusive), with a later Addendum to the ELR extending this period to 2031 (inclusive);
- Wirral covers the period 2007 to 2030 (inclusive);
- Chorley, Preston and South Ribble covers the period 2006 to 2021 (inclusive); and
- Wigan covers the period 2005 to 2021 (inclusive).

Figure 2.2 – ELR Calculation Timescales



Source: Various Local Authority ELRs, 2010

Consideration of the different methodologies for assessing local land requirements

Labour Demand Models and Calculation Assumptions

2.16 All of the wider area local authorities have undertaken labour demand based modelling as part of their ELRs with the exception of Warrington.

Figure 2.3 – ELR Labour Demand Models and Calculation Assumptions

Forecast Based Scenario Information						
	Forecast Based Scenario Undertaken?			**If Yes, What Forecasting House Has Been Used?**		
Authority	**Yes**	**No**		**Oxford Economics**	**Cambridge Econometrics**	**Other**
Core Authorities						
Halton	✓			✓		
Knowsley	✓			✓		
Liverpool	✓				✓	
Sefton	✓			✓		
St Helens	✓				✓	✓
West Lancs	✓			✓		
Wirral	✓				✓	
CWaC	✓				✓	✓
Wider Area						
Warrington	*Information Not Stated*					
Wigan	✓			✓		
Chorley	✓				✓	
Preston	✓				✓	
South Ribble	✓				✓	

Source: Various Local Authority ELRs, 2010

2.17 The authorities have drawn on a range of commercial sources in obtaining forecasting data to this end including in the case of Halton, Knowsley, Sefton, West Lancashire, and Wigan, from Oxford Economics, and in the case of Liverpool, St Helens, Wirral, Cheshire West and Chester, Chorley, Preston, and South Ribble, from Cambridge Econometrics. St Helens and Cheshire West and Chester also included alternative forecasting data.

2.18 In calculating land requirements from labour demand models the ELRs across the wider area apply a range of plot ratio (i.e. development density) and employment density assumptions that directly impact upon the land calculations emerging from the labour demand models, as summarised in the tables and bullets below.

Figure 2.4 – ELR Plot Ratio Assumptions

Plot Ratio Assumptions (%age of Plot Developed)			
Authority	**Office**	**Factory**	**Warehouse**
Core Authorities			
Halton		*Not Specified*	
Knowsley		*Not Specified*	
Liverpool	100%	45%	45%
Sefton		*Not Specified*	
St Helens	33%	33%	40%
West Lancs		*Not Specified*	
Wirral	39%	39%	39%
Wider Area			
CWaC	40%	40%	40%
Warrington		*Not Specified*	
Wigan	40%	40%	40%
Chorley	90%	40%	50%
Preston	90%	40%	50%
South Ribble	90%	40%	50%

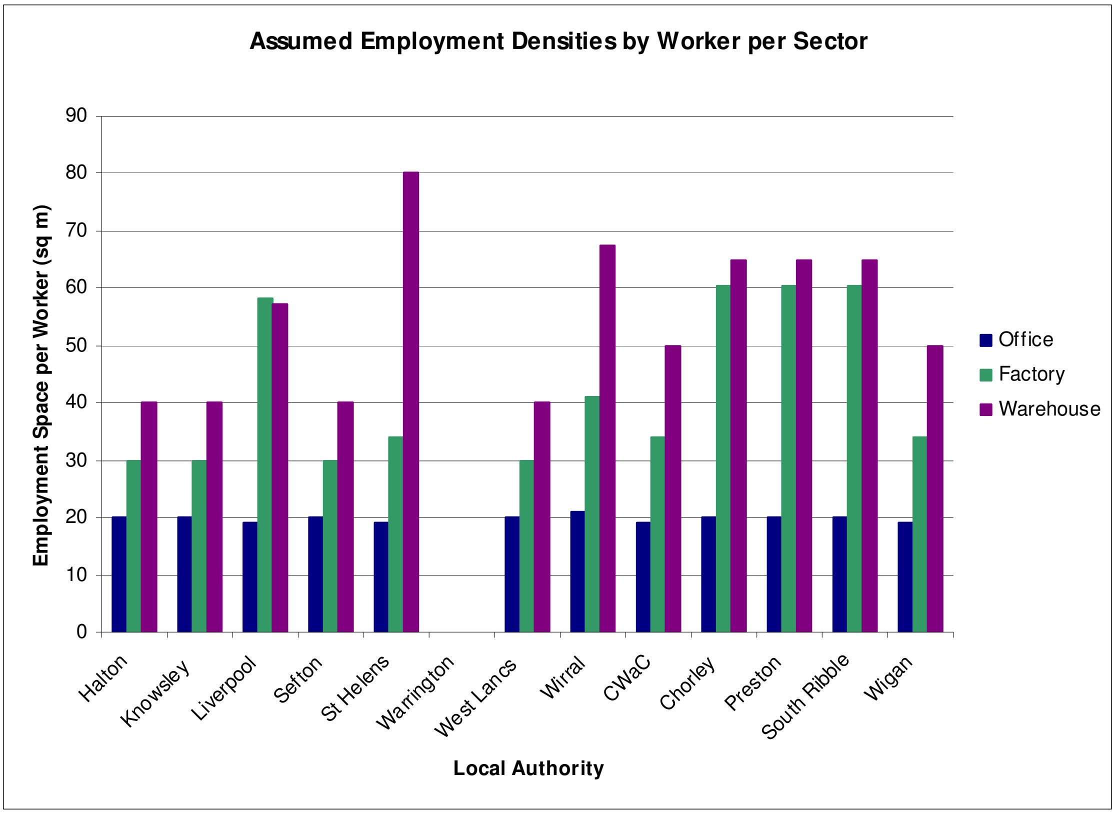
Source: Various Local Authority ELRs, 2010

Figure 2.5 – ELR Employment Density Assumptions (Table)

Assumed Employment Density (Sqm per worker)			
Authority	**Office (sq m)**	**Factory (sq m)**	**Warehouse (sq m)**
Core Authorities			
Halton	20	30	40
Knowsley	20	30	40
Liverpool	19.1	58.1	57.1
Sefton	20	30	40
St Helens	19	34	80
West Lancs	20	30	40
Wirral	21	41.1	67.4
Wider Area			
CWaC	19	34	50
Warrington		*Not Specified*	
Wigan	19	34	50
Chorley	20.1	60.5	65
Preston	20.1	60.5	65
South Ribble	20.1	60.5	65

Source: Various Local Authority ELRs, 2010

Figure 2.6 – ELR Employment Density Assumptions (Graph)[4]



Source: Various Local Authority ELRs, 2010

- Plot ratio assumptions across St Helens, CWaC, and Wigan are all relatively low, i.e. assuming that land take per square metre developed within these areas will be larger over the plan period, resulting in higher overall land requirements per worker. In each case this includes specifically a low development density assumption relating to office development, generally comparable with the densities envisaged for factory and warehouse development; and
- Plot ratio assumptions across Liverpool, and Chorley, Preston and South Ribble are all higher, specifically relating to office development, suggesting that these authorities all assume that a higher proportion of their office development over their respective plan periods will be higher density (likely urban centre development)[5].

[4] NB: The following assumptions have been applied for Wirral based on sector specific employment densities included in the ELR: 21 sqm per worker for B1 (financial and business services and Government and other services); 41.1 sqm per worker for B2 (manufacturing); and 67.4 sqm for B8 (distribution).

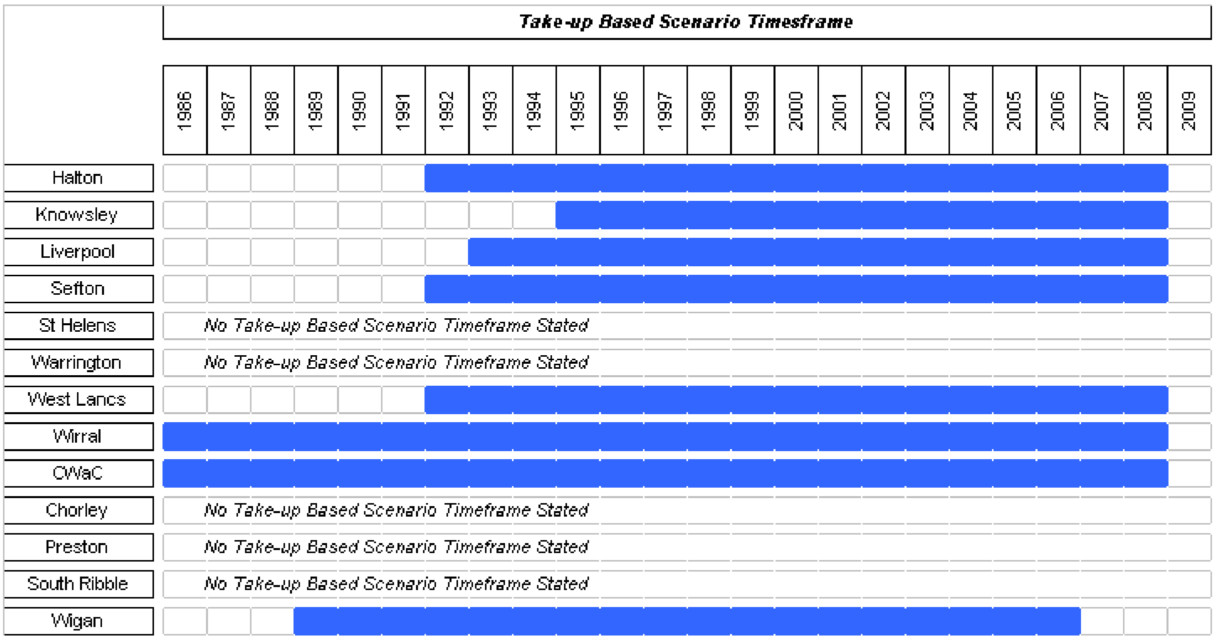
[5] NB: It should be noted that plot ratio assumptions were not available for Halton, Knowsley, Sefton, Warrington (for which no labour demand based model was run), and West Lancashire. Plot ratio assumptions are available for Wirral but are presented in the ELR by sector rather than B1, B2 or B8 use type and are therefore not directly comparable with the rest of the sub-region.

- Employment densities, i.e. the amount of floorspace required per employee job created, for office sectors are generally noted to be similar across all of the local authorities where evidence is available[6], with densities applied of between 19 and 20 square metres per worker;
- Factory and warehouse employment densities of a relatively standard level (between 30 and 34 square metres for the former, and 40 to 50 square metres for the latter) are assumed across the majority of the local authorities with a few notable exceptions including low density assumptions across both sectors within Liverpool, and Chorley, Preston and South Ribble, and for warehousing within St Helens.

Land Take Up Based Models

2.19 All of the ELRs with the exception of St Helens, and Chorley, Preston and South Ribble consider a land take-up based model within their analysis of alternative employment land requirements over the plan period. However, there is a significant variation in the timeframes that have been applied. The longer timeframes are considered to be more reliable in this context to ensure that anomalies / individual high incidences do not skew the analysis.

Figure 2.7 – Land Take-Up Based Models Timeframes Considered



Source: Various Local Authority ELRs, 2010

6 NB: It should be noted that employment densities were not available for Warrington . Density assumptions are available for Wirral but are presented in the ELR by sector rather than B1, B2 or B8 use type and are therefore not directly comparable with the rest of the sub-region.

Choice / Churn Allowance

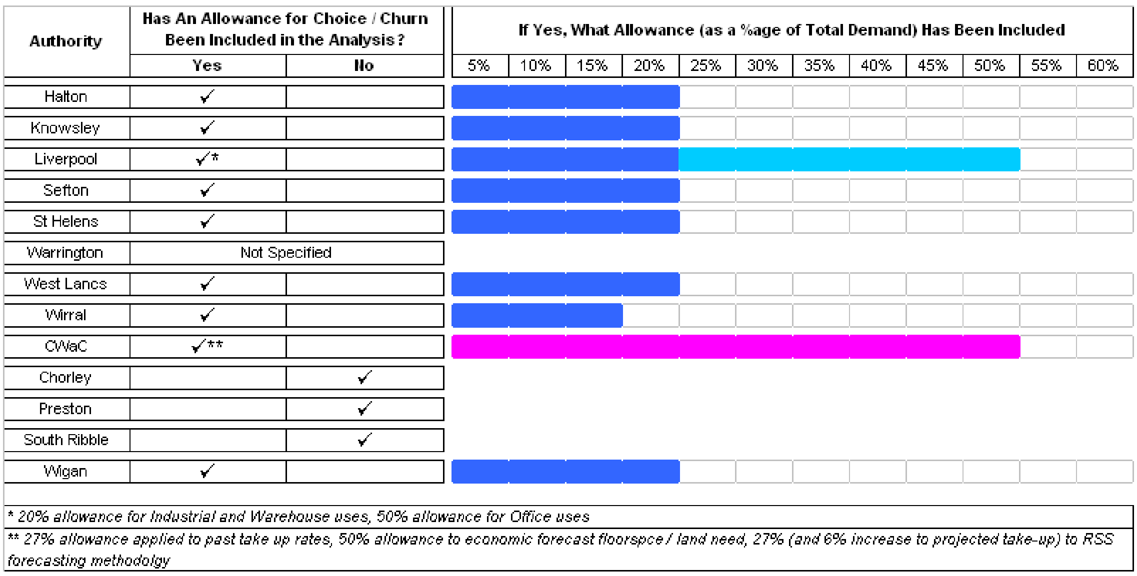
2.20 The Guidance note does not require ELRs to make allowance for choice / churn in their calculation of requirements over the plan period; it is common practice to make some allowance within calculations to accommodate for this growth within total requirements. Given there is no specific guidance on this allowance there is often significant disparity in approaches taken.

2.21 The allowance for choice recognises that in order to attract investment to an area, including new inward investment and investment from existing businesses, there is a need to have more than one site option – i.e. a range of sites for investors to choose from.

2.22 The allowance for churn recognises that in addition to 'new' economic development (i.e. new job creation through development) there is a need to accommodate movements within the economy by existing businesses on new and existing sites. This does not assume the creation of additional jobs but does have a land requirement.

2.23 The range of approaches taken (and lack of consistency in overall methodology) across the wider area is illustrated in the table below, which identifies whether choice / churn has been taken into account, and how much allowance (as a percentage of total demand) has been made in each case.

Figure 2.8 – Allowance for Choice / Churn



Authority	Has An Allowance for Choice / Churn Been Included in the Analysis?		If Yes, What Allowance (as a %age of Total Demand) Has Been Included											
	Yes	No	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%	55%	60%
Halton	✓													
Knowsley	✓													
Liverpool	✓*													
Sefton	✓													
St Helens	✓													
Warrington	Not Specified													
West Lancs	✓													
Wirral	✓													
CWaC	✓**													
Chorley		✓												
Preston		✓												
South Ribble		✓												
Wigan	✓													

* 20% allowance for Industrial and Warehouse uses, 50% allowance for Office uses

** 27% allowance applied to past take up rates, 50% allowance to economic forecast floorspce / land need, 27% (and 6% increase to projected take-up) to RSS forecasting methodolgy

Source: Various Local Authority ELRs, 2010

2.24 From the table it is clear that the Central Lancashire authorities did not apply an allowance for choice / churn within their calculations, whilst both Liverpool (office uses) and CWaC applied an additional 50% allowance on top of calculated demand. For both Liverpool (office uses) and CWaC this assumes a significant additional land requirement on top of that calculated within their preferred scenario, markedly above that considered within the other City Region authorities.

2.25 The allowance applied across the remaining authority areas are all similar with most allowing for an additional 20% requirement, and Wirral a 15% allowance.

Local Authority ELR Preferred Land Requirements

2.26 The total preferred land requirements within each of the ELRs undertaken across the wider area are set out in the table below. As noted previously these include numbers derived from a variety of methods, and relating to inconsistent timeframes including start and end dates. To allow direct comparison of the figures we have annualised the requirements, also summarised in the table below.

Figure 2.9 – ELR Preferred Land Requirements (Table)

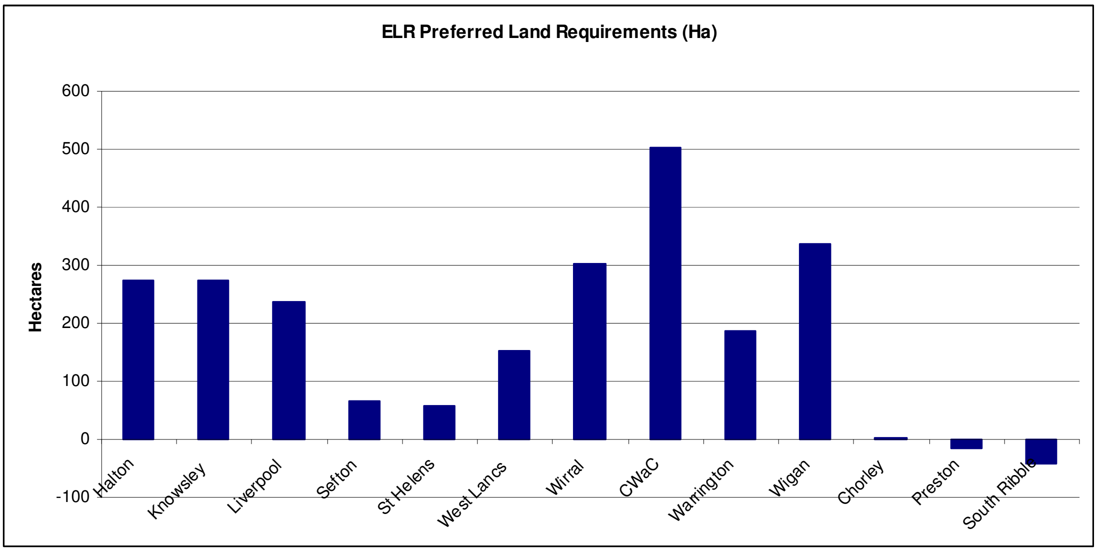
Authority	ELR Total Employment Land Requirements[1] (ha)	ELR Period (Years)	Annual Requirement (ha)	Methodology
Core Authorities				
Halton	274.47	18	15.25	Historic Land Take Up + Buffer
Knowsley	274.97	18	15.28	Historic Land Take Up + Buffer
Liverpool	236.42	20	13.171	Econometric Forecast
Sefton	65.02	18	3.61	Historic Land Take Up + Buffer
St Helens	59	19	3.11	Econometric Forecast
West Lancs	152.5	18	8.47[7]	Historic Land Take Up + Buffer
Wirral	302.5	20	16.81	Historic Land Take Up + Buffer + Regional Performance
Associate Members				
CWaC	502.23	18	27.9	RSS Model + Buffer
Warrington	185.6	16	11.6	Historic Land Take Up + Buffer
Wigan	335.59	21	15.98	Hybrid (Land Take Up + Econometric Forecast)
Chorley	3.1	16	0.19	Econometric Forecast
Preston	-15.5	16	-0.97	Econometric Forecast
South Ribble	-41.4	16	-2.59	Econometric Forecast

[1] NB: These figures are inclusive of Choice / Churn allowance where relevant.

Source: Various Local Authority ELRs, 2010

NB: The Central Lancashire Employment Land Review considered a range of scenarios including 'base' employment forecasts and employment land provision based on the Draft RSS Approach (based on take up rates, and a 20% flexibility factor). The evidence concludes that given the significantly different results delivered within each model, the outputs of the small area forecasting should be viewed as an absolute minimum land requirement, and that, in reality, a much larger amount of land will be required to ensure continuing economic development and an adequate portfolio of sites, particularly if past (gross) development rates are to continue into the future. The RSS calculations resulted in a need to increase total (net) supply over the period to meet need, and emphasised the importance of monitoring in this context.

Figure 2.10 – ELR Preferred Land Requirements (Graph)



Source: Various Local Authority ELRs, 2010

2.27 In identifying these preferred land requirements over the respective plan periods within each area, the ELRs undertaken within the Local Authorities across the wider area have not consistently identified either take-up based or labour demand (forecast) based calculations as their preferred scenario for forward planning purposes.

2.28 This is illustrated in Figure 2.12, which identifies in each case whether the take-up based or forecast based calculations have been adopted as preferred within each individual ELR, or in the case of Wirral and CWaC whether a hybrid or adjusted approach has been applied.

[7] NB: This figure includes take-up during 1997/98 and 2003/04 which is noted to have been higher than average and could therefore be viewed as an 'outlier' in this context.

Figure 2.11 – ELR Preferred Land Methodologies

	Preferred Scenario Methodology		
Authority	**Take-Up Based**	**Forecast Based**	**Hybrid / Adjusted**
Core Authorities			
Halton	✓		
Knowsley	✓		
Liverpool		✓	
Sefton	✓		
St Helens		✓	
West Lancs	✓		
Wirral			✓
Wider Area			
CWaC			✓
Warrington	✓		
Wigan		✓	
Chorley		✓	
Preston		✓	
South Ribble		✓	

Source: Various Local Authority ELRs, 2010

ELRs, RSS Job Forecasts and Floorspace Change

2.29 As a measure of better understanding the implications of the assumptions and methodologies followed within each ELR, the figures have been compared with the future growth prospects as forecast under the 4NW "Annual Contribution to Total Growth (2006 – 2030)" forecast (Run A: RSS)[8], and Valuation Office Agency (VOA) recorded change in commercial floorspace between 1998 and 2008.

Comparison with 4NW Regional Job Forecasts

2.30 4NW's annualised regional forecast figure for job growth for each local authority has been expressed as a percentage of total growth, i.e. forecast proportion of total growth concentrated within each Local Authority area. The same methodology, calculating the proportional contribution of each Local Authority to total annual ELR land requirements, has been calculated. This analysis has been undertaken at wider area and Core City Region level, as illustrated in the tables below.

[8] Taken from "Change in Jobs (2006 to 2030)" column from "Worksheet 1 – NW Target Scenarios", 4NW, 2010

Figure 2.12 - 4NW Run A Scenario vs ELR Preferred Annual Requirements (Wider Area)

Authority	4NW Run A (RSS) Annual Contribution to Total Growth (2006 - 2030) Forecast	Annual Employment Land Requirement as a %age of Total Annual Requirement	Location Quotient of Annual Employment Land Requirement %age Against 4NW Run A (RSS) Forecast
Halton	**5.7%**	**11.9%**	**2.10**
Knowsley	**5.1%**	**12.0%**	**2.33**
Liverpool	22.2%	10.3%	0.46
Sefton	5.7%	2.8%	0.50
St Helens	6.5%	2.4%	0.38
West Lancashire	**3.4%**	**6.6%**	**1.94**
Wirral	**5.7%**	**13.2%**	**2.31**
CWaC	**15.0%**	**21.8%**	**1.46**
Warrington	**4.3%**	**9.1%**	**2.10**
Wigan	**11.1%**	**12.5%**	**1.12**
Chorley	4.7%	0.1%	0.03
Preston	5.8%	-0.8%	-0.13
South Ribble	4.7%	-2.0%	-0.43

Source: 4NW and Various Local Authority ELRs, 2010

Figure 2.13 – 4NW Run A Scenario vs ELR Preferred Annual Requirements (Core Area)

Authority	4NW Run A (RSS) Annual Contribution to Total Growth (2006 - 2030) Forecast	Annual Employment Land Requirement as a %age of Total Annual Requirement Core Authorities	Location Quotient of Annual Employment Land Requirement %age Against 4NW Run A (RSS) Forecast
Halton	**10.5%**	**20.1%**	**1.92**
Knowsley	**9.4%**	**20.2%**	**2.14**
Liverpool	40.9%	17.4%	0.43
Sefton	10.5%	4.8%	0.45
St Helens	11.9%	4.1%	0.34
West Lancashire	**6.3%**	**11.2%**	**1.78**
Wirral	**10.5%**	**22.2%**	**2.12**

Source: 4NW and Various Local Authority ELRs, 2010

2.31 Whilst the data can be used to draw broad comparisons about each authority's adopted employment land demand figures, this data does have its limitations. It is important to note that the 4NW forecasts are based on the scale of job creation anticipated between 2006 and 2030, whilst the employment land requirement figures are, in some cases, based on land take-up in hectares over varying time frames and an assessment of local employment needs.

2.32 Furthermore, whilst a high number of forecast new jobs are expected to be created in Liverpool, most pronounced in the City Region core figures, it is safe to assume that a high proportion of these will be in B1 offices which are traditionally associated with high density land use. Therefore a new job created in Liverpool could have a significantly lower land demand than a new job created in a B8 warehouse. These varying densities assumptions should be considered when analysing the data.

2.33 The tables illustrate, as headline analysis, whether the share of employment land being sought in each ELR is likely to be higher or lower than the share of job growth forecast under the 4NW Run A Scenario, as illustrated by a value over '1'.

- For the comparison across the wider area totals this includes higher growth within the ELRs within the following authority areas: Halton, Knowsley, Wirral, Warrington, West Lancashire, Wigan, and CWaC and conversely lower growth within Liverpool, Sefton, and St Helens, and most pronounced within the Central Lancashire authority areas.
- For the comparison across the Core City Region totals this includes higher ELR requirements within the following authority areas: Halton, Knowsley, West Lancashire, and Wirral compared to 4NW employment forecast figures.
- Within both sets of analysis the demand requirements within the ELRs for the Core authorities of Liverpool, Sefton and St Helens are noted to provide for lower concentrations of sub-regional growth.

VOA Floorspace Change

2.34 The figures have also been compared against the change in total B use class commercial floorspace (offices, commercial offices, 'other offices', factories and warehouses) within each authority between 1998 and 2008 across the wider City Region and the core City Region.

2.35 This analysis is presented in the tables below.

Figure 2.14 – VOA Floorspace Change vs ELR Preferred Requirements Wider Area

Authority	Proportion of growth under VOA (1998-2008)	Annual Employment Land Requirement as a %age of Total Annual Requirement Across Core Authorities	Location Quotient of Annual Employment Land Requirement %age Against VOA Floorspace Change
Halton	24.2%	11.9%	0.49
Knowsley	41.1%	12.0%	0.29
Liverpool	-4.8%	10.3%	-2.15
Sefton	3.6%	2.8%	0.77
St Helens	-14.5%	2.4%	-0.17
West Lancashire	13.6%	6.6%	0.49
Wirral	**2.5%**	**13.2%**	**5.18**
CWaC	**14.9%**	**21.8%**	**1.46**
Warrington	**6.7%**	**9.1%**	**1.36**
Wigan	**10.8%**	**12.5%**	**1.16**
Chorley	-9.3%	0.1%	-0.02
Preston	10.2%	-0.8%	-0.07
South Ribble	1.1%	-2.0%	-1.91

Source: VOA and Various Local Authority ELRs, 2010

Figure 2.15 – VOA Floorspace Change vs ELR Preferred Requirements Core City Region

Authority	Proportion of growth under VOA (1998-2008)	Annual Employment Land Requirement as a %age of Total Annual Requirement Across Core Authorities	Location Quotient of Annual Employment Land Requirement %age Against VOA Floorspace Change
Halton	36.8%	20.1%	0.55
Knowsley	62.5%	20.2%	0.32
Liverpool	-7.3%	17.4%	-2.38
Sefton	5.6%	4.8%	0.86
St Helens	-22.1%	4.1%	-0.19
West Lancashire	20.7%	11.2%	0.54
Wirral	**3.9%**	**22.2%**	**5.75**

Source: VOA and Various Local Authority ELRs, 2010

2.36 It is important to note that the VOA stats are net change calculations, whilst the ELR requirements are gross, skewing direct comparison.

2.37 However, notwithstanding the vulnerabilities in the data comparison, the following relationships are noted in the figures presented:

- For the comparison across the Core City Region totals this includes a level of growth significantly ahead of previous floorspace change within Wirral and a higher level of growth within CWaC, Warrington and Wigan within the wider area.

- Within both sets of analysis the demand requirements within the ELRs for the Core authorities of Halton, Knowsley, Sefton, St Helens, and West Lancashire are noted to be lower than previous levels of growth. This position is more pronounced within Liverpool than any other Local Authority in the sub-region.

Knowsley

2.38 The Knowsley ELR[9] was commissioned jointly with Halton (as well as Sefton and West Lancashire). Within its calculations relating to employment land requirements for Knowsley adjustments have been made to reflect reduced employment land take-up which may occur during the current post-recession economic climate. It is noted that the ELR methodology is based on the forward projection of past take up rates.

2.39 The Knowsley figures when compared with 4NW figures result in the highest location quotient across both the Core Authorities, and the wider area. When compared against the VOA figures, it is the lowest positive value (Liverpool and St Helens have negative figures) compared to the core City Region.

Halton

2.40 The historic land take-up plus buffer methodology adopted by Halton takes into account the recent recession experienced within the British economy. The long-term take-up rate of has been reduced by 20% during the post-recession period to reflect lower economic activity within the calculation as a result.

2.41 The total forecast employment demand between 2010 – 2026 has then had a 20% additional buffer applied to reflect choice / churn. Further additions and deductions have also been applied which reflect the specific circumstances of Halton, justified within the ELR.

2.42 The VOA-based location quotient analysis shows that Halton's employment land requirement figure is higher than past trends, a conclusion even more pronounced when compared with future projected trends within the 4NW job forecasts. This is particularly interesting given the recession has been taken into account within the calculation of the preferred ELR figures which could be viewed as a balanced approach and therefore requirement estimation.

[9] Joint Employment Land and Premises Study, BE Group, January 2010

Liverpool

2.43 The employment land requirement figure for Liverpool has been calculated through an econometric (labour demand) model based on employment forecasts produced in 2007 by Cambridge Econometrics and SQW.

2.44 The initial econometric model forecast demand up to 2020 and these figures were then projected forward (assuming the same trend trajectory) to reach total demand up to 2026.

2.45 Liverpool’s employment land requirement was calculated before the start of the recession and could therefore perhaps be viewed as an “optimistic” forecast. Comparison with past trends using VOA data suggests that the Liverpool ELR requirement figure is low. Comparison with the 4NW job forecasts suggest that the ELR requirement figure is high but generally in line.

Sefton

2.46 Sefton’s employment land requirement figure has been calculated using the same methodology as Knowsley, i.e. historic annual average take-up multiplied by 18 years with an additional 20% buffer applied for choice / churn.

2.47 Of the eight authorities that used the historic land take-up method, Sefton applied the lowest annual requirement. The comparison analysis undertaken shows that Sefton’s employment land requirement figure is potentially high but generally in line when compared against both the 4NW forecast and VOA annualised trend data.

St Helens

2.48 Of the seven Core Authorities in the study, St Helens has the lowest employment land requirement figure. Similarly to Liverpool, an econometric forecast was carried out which was based on projected labour demand figures. The data has also had allowances for vacancy and choice / churn applied, and is a forecast up to 2025. In November 2010 an Addendum Report was finalised which included an update to demand scenarios including the extension of the forecast period for the preferred scenario (local labour supply – local housing demand variant) to 2031 to bring it in line with the LDF period, and the adjustment of the model to reflect changes in the level of housing growth planned for the Borough. The Addendum also reviews key assumptions including employment densities, plot ratios, vacancy rates and population projections.

2.49 Despite St Helens employment land demand being based on projected labour growth over the long term, its annualised figures as a proportion of total annual growth do not align well with the 4NW data which is also based on labour projections. Of all the core authorities, St Helens has the second lowest 4NW location quotient figure (behind Liverpool), and when compared against all thirteen authorities it is only eclipsed by the Central Lancashire authorities. The comparison with VOA data based on past trends also suggests that the St Helens total is low, with a negative location quotient recorded.

West Lancashire

2.50 The West Lancashire employment land requirement figure has been calculated within the ELR using the same methodology as the other authorities within the Joint Employment Land Study, using the authority's historic annual average take-up multiplied by 18 years. This calculation does not however include an extra allowance for choice and churn.

2.51 The comparison exercise for West Lancashire is inconsistent in its findings. The comparison analysis suggests that the ELR requirement for West Lancashire is higher than the projected position under 4NW job forecasts. This position is reversed when compared to distribution of VOA based floorspace change over the last 10 years. Analysis of the take-up rates applied within the West Lancashire ELR calculation highlights a high historical annual average figure including significant take up during 2003/4 which is considered to be an 'outlier'.

Wirral

2.52 Wirral calculated employment land requirements using historic land take-up adjusted with an allowance of 55 hectares to bring business stock to regional average levels, to reflect Wirral's current adopted Investment Strategy, and local employment needs. A buffer was also applied to facilitate choice and churn, based on five years historic take-up, equivalent to 16% of the total requirement.

Cheshire West and Chester

2.53 CWaC has the highest employment land requirement figure within its ELR across all thirteen authorities in the study. This figure was arrived at using a historic land take-up calculation, whereby the annual take-up figure was initially increased by 6% to reflect expected improved future economic performance across the authority. The resulting annual hectarage was then multiplied by the 18 year ELR period and an additional buffer of 27% was then applied to reflect choice / churn.

2.54 The comparison exercise suggests that the ELR requirement for CWaC is higher than both the 4NW and VOA data.

Calculating a Preferred Employment Land Forecast to 2031

2.55 As noted previously, the ELR documents across the core area and wider area were found to be inconsistent in establishing a common timeframe, including variance in start date, end date, and total years captured. Simply aggregating these figures into one composite land requirement, notwithstanding other methodological differences, would be flawed on this basis. On this basis it was considered necessary to establish a common base-date, and in response to a requirement of the brief, a consistent end-date of 2031.

2.56 The methodology followed also recognises that the ELR's have calculated requirements at local authority level using both take-up based and labour demand (econometric forecast) based calculations, with the preferred models identified based on local justification and relevance.

2.57 As a result the calculation of requirements to 2031 has had to have regard to the alternative approaches taken in each case, as summarised below.

- Take-up based preferred demand models (Sefton, Knowsley, Halton, West Lancashire, Warrington, Wirral, CWaC, and Wigan): where calculation has been extrapolated to 2031 using the average take-up over the plan period (based on historic take up rates); and
- Labour demand (econometric forecast) based preferred demand models (Liverpool, St Helens, and Chorley, Preston and South Ribble): where calculation has been extrapolated to 2031 using the average demand calculated over the plan period.

2.58 On this basis, the following calculations have been undertaken to calculate requriements to 2031 for each authority area:

- Halton: Annual average requirement taken from the Joint Employment Land and Premises Study of 17.15 hectares multiplied by period 2010 to 2031 (21 years) to give total requirement of 360.22 hectares. No need for adjustment from ELR start date required;
- Knowsley: Annual average requirement taken from the Joint Employment Land and Premises Study of 13.73 hectares multiplied by period 2010 to 2031 (21 years) to give total requirement of 288.33 hectares. No need for adjustment from ELR start date required;
- Liverpool: Total ELR land requirement averaged over plan period to give annual demand for 11.82 hectares, extrapolated from ELR end date to 2031 (5 years) to give total requirement figure of 295.52 hectares. Adjustment required to reflect 2010 start date;

- Sefton: Annual average requirement taken from the Joint Employment Land and Premises Study of 3.612 hectares multiplied by period 2010 to 2031 (21 years) to give total requirement of 75.852 hectares. No need for adjustment from ELR start date required;
- St Helens: Calculation within ELR Addendum covers period to 2031 so no need for extrapolation of 52 hectares total. Adjustment is needed to reflect the start date of the ELR calculation which covers 2011 to 2031;
- West Lancashire: Total requirement derived from average take-up 1992-2010 multiplied by the period 2010 to 2031 (21 years) to give total requirement of 135.03 hectares. No need for adjustment from ELR start date required;
- Wirral: ELR period runs to 2030, annual average of 15.13 hectares extrapolated for one extra year to result in a total requirement of 317.63 hectares. No need for adjustment as ELR start date is 2010;
- Chorley, Preston and South Ribble: Annual average figures calculated from the labour based demand model multiplied by the ten years from 2021 (ELR end date) to 2031 to give total requirements for the period of 5.04, -25.19 and -67.28 hectares respectively. Need for adjustment to reflect take up activity in the period to 2010;
- Wigan: Annual average requirement of 15.98 hectares taken from the ELR calculated over the period 2010 to 2031 to give a total requirement of 335.9 hectares. No need for adjustment as calculation is based on the period 2010 to 2031;
- Warrington: Annual average requirement of 11.6 hectares taken from the ELR calculated over the period 2010 to 2031 to give a total requirement of 243.6 hectares. No need for adjustment as calculation is based on the period 2010 to 2031; and
- CWaC: Annual average requirement of 27.9 hectares taken from the ELR calculated over the period 2010 to 2031 to give a total requirement of 585.9 hectares. No need for adjustment as calculation is based on the period 2010 to 2031.

2.59 For the authorities requiring adjustment to total requirements to 2031 to reflect the 2010 base date the following calculations have been undertaken. In each case actual take-up recorded at local authority level has been obtained from the study partners and netted off total requirements to 2031. Where these have not been available the annual average has been applied from the plan period. This is with the exception of St Helens, where an additional annual average figure has been added to take account of the ELR start date of 2011.

- Liverpool: Calculation to net off 40.95 hectares reflecting take up activity during the 3 years to 2010 resulting in total requirement of 254.57 hectares for 2010 to 2031;

- St Helens: Annual average requirement of 2.6 hectares from the ELR period 2011 to 2031 added to total to reflect period 2010 to 2031 generating total requirement of 54.6 hectares; and
- Chorley, Preston and South Ribble: Calculation to net off annual average requirements over the plan period to reflect the period 2006 to 2010 resulting in total requirement of 4.28 hectares in Chorley, -29.07 hectares in Preston and -77.64 hectares in South Ribble.

Understanding demand by commercial use type

2.60 The ELR requirements are not articulated consistently across the City Region and wider area broken down by use type (i.e. B1, B2 and B8 uses).

2.61 As a result analysis has been undertaken of Valuation Office Agency (VOA) data from 1998 to 2008 to understand the current (2008) and past trends in floorspace by type across the core area (at local authority level).

2.62 The current (2008) split between B1[10], B2, and B8 floorspace (as measured by VOA) is presented in the table. In each area this suggests a clear skew towards B2 and B8 floorspace as a proportion of total stock. Clear concentrations of B2 floorspace (above regional and national average) are noted in CWaC, Knowsley, West Lancashire, Wigan, Wirral, and Chorley.

2.63 Clear concentrations of B8 floorspace (above regional and national average) are noted in St Helens and Warrington. Within Wirral there are potential linkages with B8 floorspace and the importance of port-related uses in the growth of B8 floorspace.

2.64 All of the authorities with the exception of Liverpool demonstrate B1 floorspace proportions below the North West average.

[10] NB: Defined by VOA as 'Commercial Offices'.

Figure 2.16: Proportion of Total Traditional (B Use Class) Employment Floorspace by Type (2008)

Local Authority	Commercial Office Floorspace (B1) as Proportion of Total Floorspace (%)	Factories Floorspace (B2) as Proportion of Total Floorspace (%)	Warehouses Floorspace (B8) as Proportion of Total Floorspace (%)
Halton	12.9%	46.9%	40.3%
Knowsley	5.1%	59.1%	35.8%
Liverpool	30.6%	35%	34.4%
Sefton	23.4%	43.6%	33.1%
St Helens	8.6%	39.2%	52.2%
West Lancs	4.1%	52.1%	43.8%
Wirral	12.7%	58.6%	28.7%
Average Core Area	**13.91%**	**47.79%**	**38.33%**
Chorley	11.3%	51.1%	37.6%
Preston	24.9%	34.2%	40.9%
South Ribble	8.1%	49.6%	42.3%
Wigan	6.7%	57.7%	35.6%
Warrington	18.7%	25.9%	55.3%
CWaC	14.8%	52.2%	33%
North West	*29.4%*	*39.9%*	*30.7%*
England and Wales	*35.6%*	*36.5%*	*27.9%*

Source: Valuation Office Agency (VOA), 2010[11]

2.65 Analysis has been undertaken of change in traditional employment floorspace across the core area between 1998 and 2008 within each local authority area. The change in floorspace over this period is illustrated in Figure 2.17.

2.66 Key trends of note within the Core Area relative to regional and national averages, include: above average growth in commercial office floorspace in Halton, Knowsley, Liverpool, and Sefton; above average reduction in factory floorspace in Liverpool, Sefton and St Helens, with growth in factory floorspace in the context of decline regionally and nationally within Knowsley, and West Lancashire; above average growth in warehouse floorspace within Halton, Knowsley, West Lancashire, and CWaC, compared with contraction in warehouse floorspace within Liverpool, Sefton, and Wirral.

[11] Figures may not total to 100% due to rounding down / up within the analysis.

Figure 2.17: Change in Traditional (B Use Class) Employment Floorspace by Type

Local Authority	Change in Commercial Office Floorspace (B1) (1998 – 2008) (%)	Change in Factories Floorspace (B2) (1998 – 2008) (%)	Change in Warehouses Floorspace (B8) (1998 – 2008) (%)
Halton	+70.8%	-0.9%	+74%
Knowsley	+82.3%	+53%	+64.6%
Liverpool	+153.2%	-22%	-12%
Sefton	+56.6%	-15.4%	-17.1%
St Helens	+19.3%	-47.2%	+27.2%
West Lancs	+19%	+6.6%	+77.7%
Wirral	+7.2%	-3.1%	-6.5%
Average Core Area	**58.34%**	**-4.14%**	**29.70%**
Chorley	+33.3%	-43.5%	-0.4%
Preston	+32.3	-11.6%	+16.5%
South Ribble	+38.7%	-13.4%	+14.1%
Wigan	+29%	-10.5%	+45.7%
Warrington	+24.7%	-19.7%	+8.2%
CWaC	+19.9%	-11.3%	+44.9%[12]
North West	*+28.6%*	*-14.4%*	*+17.5%*
England and Wales	*+23.7%*	*-7.9%*	*+27.9%*

Source: Valuation Office Agency (VOA), 2010[13]

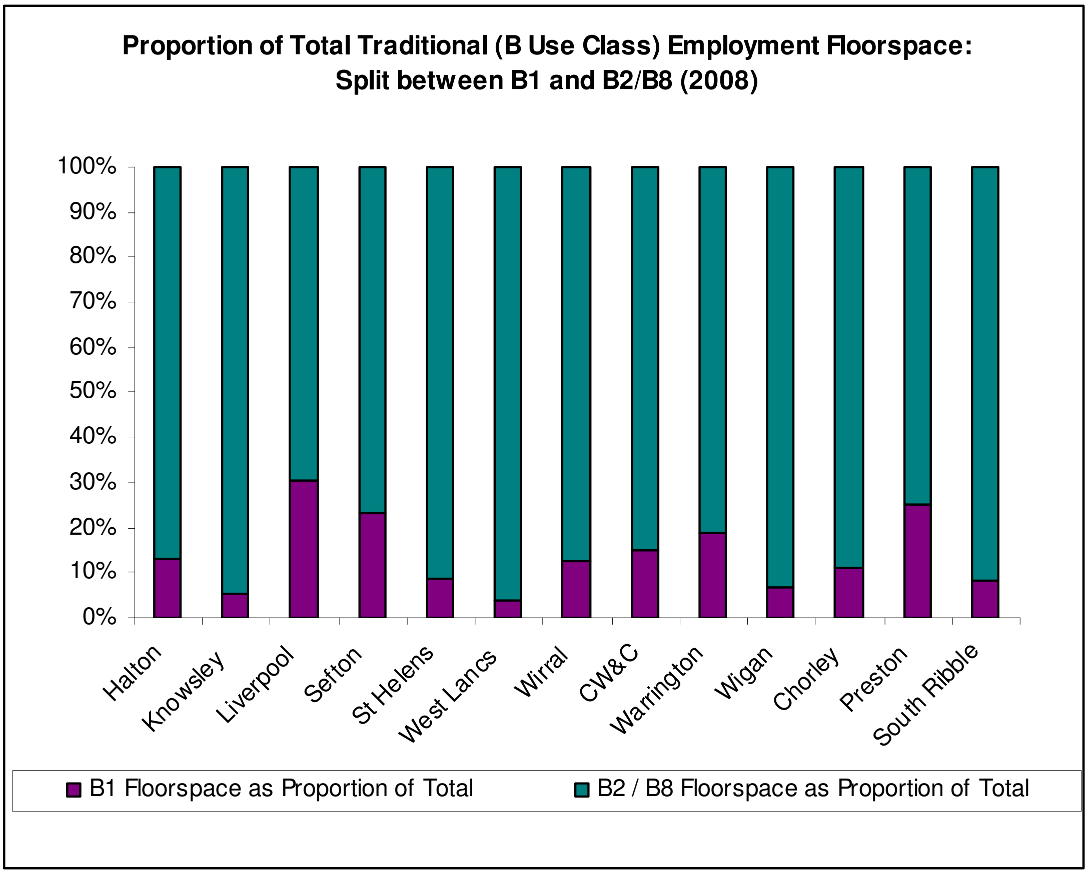
2.67 Taken together this data on the current split of floorspace by type and change in floorspace by type (both as measured by VOA) presents an interesting picture for the potential split of requirements by type to 2031 across the core area.

2.68 Assuming a basic split in line with 2008 VOA data by type suggests significant land requirements for B2 / B8 land across the core area and wider study area. This is evident in the diagram below.

12 It is possible that this figure is skewed by a small number of large developments.

13 Figures may not total to 100% due to rounding down / up within the analysis.

Figure 2.18: Proportion of Total Traditional (B Use Class) Employment Floorspace: Split between B1 and B2/B8 (2008)



Source: Valuation Office Agency (VOA), 2010

2.69 Applying these figures across the core area and wider area would assume an average (core area average) proportional split of 86%[14] total requirements for B2 / B8 split. The second table analysing change in commercial floorspace by type between 1998 and 2008 suggests, however, that such a simplistic approach would not fully represent trends that have been taking place within each of the respective local authority areas.

2.70 It is noted for example that each of the authorities experienced a growth in commercial office floorspace over the period 1998 to 2008; indeed the average change in commercial office floorspace was an increase of 58% across the core area, reducing to 45% across the wider area. Conversely over the same period the core area experienced an average decline in factories floorspace of 4%, increasing to 11% across the wider area.

14 The wider City Region average also equates to 86%.

2.71 This suggests that the 2008 splits in floorspace by type are likely to change over the period to 2031, based on past trends. Whilst this is an important conclusion it is also relevant to note that it is too simplistic to assume a continuation of past trends into the future as these are implicitly linked to conditions that may not be repeated in the future. For example, floorspace trends are contingent on finance and end user guarantee. The availability of land and the deliverability of sites in viable locations and within changing markets also play a role in floorspace trends.

2.72 However, for the purposes of this study, the annual change in floorspace by type between 1998 to 2008 has been applied to the 2008 floorspace quantum for the period 2008 to 2031. The resulting potential split in floorspace by type by 2031, assuming these annual change trends continue over the period, are presented in the following table.

Figure 2.19: Projected Proportion of Total Traditional (B Use Class) Employment Floorspace by Type (2031)

Local Authority	Projected Commercial Office Floorspace (B1) as Proportion of Total Floorspace (%)	Projected Factories Floorspace (B2) as Proportion of Total Floorspace (%)	Projected Warehouses Floorspace (B8) as Proportion of Total Floorspace (%)
Halton	19.6%	14.5%	65.8%
Knowsley	8.3%	51.5%	40.1%
Liverpool	94.5%	2.4%	3.0%
Sefton	61.2%	22.5%	16.4%
St Helens	10.9%	10.5%	78.6%
West Lancs	2.0%	19.4%	78.6%
Wirral	15.9%	57.9%	26.2%
Average Core Area	**30.3%**	**25.5%**	**44.1%**
Chorley	30.2%	23.1%	46.8%
Preston	37.6%	19.1%	43.4%
South Ribble	17.0%	31.8%	51.1%
Wigan	8.3%	28.7%	63.0%
Warrington	28.3%	14.1%	57.6%
CWaC	15.1%	26.1%	58.8%

Source: GVA Calculated using Valuation Office Agency (VOA), 2010

2.73 In a number of the core area local authorities assuming past trends in floorspace, change results in a rebalancing away from B2 floorspace with a growth in B1 and B8 envisaged, a trend that is not surprising or unrealistic on the basis of current economic projections suggesting growth within these sectors over the period. This is true for Halton, and Knowsley within the core area, and Warrington, Chorley, Preston and South Ribble in the wider area.

2.74 Both Liverpool and Sefton are projected, within this calculation, to experience a significant growth in B1 floorspace. In both cases whilst this trend in general is not questioned, the extent to which the growth will materialise to the same extent as that witnessed over the last 10 years is questioned.

2.75 Within St Helens, West Lancashire and CWaC there is considered to be potential for significant growth within B8 floorspace based on past trends, although as with Liverpool and Sefton, whilst the general trend is not questioned the scale of change is unlikely to be realised as set out.

Employment Land Requirements by Phase

2.76 Whilst it is not a direct requirement of the Guidance, many ELRs consider requirements by phase across the plan period. In most cases this is a result of a need to recognise potential immediate shortfalls in land supply where these may present serious constraints to economic development at the local level. Where undertaken, analysis also allows recommendations within ELR documents to prioritise investment in sites that are viewed as longer term available to bring them forward to meet shorter term requirements.

2.77 It is relevant to include these same considerations within this Overview Study. To this end, analysis has been undertaken to project the total 2010 to 2031 land requirement by phase. For the purposes of the analysis two time periods have been identified – immediate / short term assumed to be a period of 0 to 5 years, and 5 years onwards as medium / longer term requirements. The same time periods have been applied within the supply analysis to allow direct comparison between the datasets.

2.78 To determine the amount of demand within the immediate / short term, the annualised requirement figure for each authority has been multiplied by five years. For the medium / long term phase, the remainder of the requirement figures forecast to 2031 minus the total amount for the immediate / short term phase amount has been applied.

Figure 2.20 – Employment Land Requirements by Phase

Authority	Demand Years 0 - 5 (ha)	Demand Years 5 + (ha)	Total Employment Land Requirement to 2031 (ha)
Core Authorities			
Halton	85.77	274.45	360.22
Knowsley	68.65	219.68	288.33
Liverpool	60.61	193.96	254.57
Sefton	18.06	57.79	75.85
St Helens	13.00	41.60	54.60
West Lancs	32.15	102.88	135.03
Wirral	75.63	242.00	317.63
Total Core Area	353.86	1132.37	1486.23
Associate Members			
CWaC	139.50	446.40	585.90
Warrington	58.00	185.60	243.60
Wigan	79.98	255.92	335.90
Chorley	1.02	3.26	4.28
Preston	-6.92	-22.15	-29.07
South Ribble	-18.49	-59.15	-77.64
Total Wider Area	253.09	809.88	1062.97

Source: GVA, 2010

Summary of Findings: ELR Methodologies and Preferred Land Requirements

2.79 The brief for this study requires an understanding of employment land requirements across the Liverpool City Region to 2031. However, whilst ELRs are in place and finalised across all of the composite authorities within the City Region this is not simply an exercise in adding up existing figures. The analysis undertaken herein has highlighted the variety within the methodologies undertaken across the City Region in preparing ELRs, and in the assumptions applied within calculations within each of the documents.

2.80 The following key distinctions have been considered:

- Timeframes: The ELRs include a variety of start dates and end dates, meaning that as a composite evidence base they do not consistently cover the same period. None of the ELRs run to 2031 as required within the brief. The same conclusions are drawn relating solely to the Core City Region authorities.
- Labour demand scenarios: The ELRs have all, with the exception of Warrington, included consideration of a labour demand model, however, within this context a number of

different forecasting houses have been used, and plot ratio and employment density assumptions that result in different land requirements.

- Land take-up based scenarios: All of the ELRs with the exception of St Helens, and the Central Lancashire authorities, have included a land take-up based scenario, however the timeframes considered within the analysis (i.e. the number of years of take-up on which the calculations are based) are not consistent resulting in varying degrees of reliability of the data included and projected forward.
- Allowance for choice and churn: There is significant inconsistency noted across the City Region including whether choice / churn allowance has been included, and, where it has been included, the scale of the allowance made.
- Preferred land requirements: Across the City Region there is inconsistency within the methodology deemed to be appropriate as the preferred scenario within the ELRs including a combination of historic land take-up based, econometric forecast (labour demand) based, and hybrid approaches between the two.

3. EMPLOYMENT LAND SUPPLY OVERVIEW

Approaching the calculation of the supply of land for employment uses

3.1 The ELR Guidance note provides very little direction to Local Authorities on which sites to include within their total supply analysis. It suggests a minimum site threshold of 0.25 hectares be applied when assessing the sites in detail, although it recognises that the identification of sites this small may be difficult for some local authorities.

3.2 Within the Stage 1 work as outlined within the Guidance Note it is suggested that when collating data on land supply Local Authorities consider:

- Principal existing general employment areas;
- Proposed employment areas which are safeguarded; and
- Planning permissions granted.

3.3 It is recognised within the Guidance that the level of information that is held by Local Authorities on the above site availability will be varied, and suggests the following sources of information to collate data on employment sites:

- A previous local plan or economic strategy review;
- Planning appeals which have involved 'safeguarded' employment sites;
- Monitoring of take-up of planning permissions;
- Sites and premises registers; or
- Input to NLUD or other government returns.

3.4 From our experience, some Local Authorities when conducting ELRs also take into account vacancy rates within existing premises and apply an assumption to total supply (factoring in a proportion additional to that identified within the database prepared for the ELR) to make allowance for future occupation of this space. However, this assumption is not applied consistently and is not a specific requirement of the guidance.

Final Employment Land Supply Figures

3.5 Employment land supply information has been obtained from each respective local authority within the core area and wider area. Where possible this evidence base represents an update to that included within the respective ELRs. As a result, the employment land supply figures should be viewed as December 2010 base data with take-up and planning permission information relevant since the completion of respective ELR documents factored into the understanding of total land available (at the site specific level)[15], and type of supply available within this study. The one exception to this is CWaC for which 2009 supply data has been used.

3.6 It should also be noted that there is a variance in approach at the local level regarding the classification of employment land supply by type. This is largely reflective of the need to ensure a land supply that is sufficiently flexible to meet opportunity across the plan period, and results in a significant proportion of supply being classed as 'mixed B-use' (i.e. sites that are considered suitable for any or all of the B1, B2, and B8 use type development classifications). The classification of sites in this way is common practice, but has made direct comparison of data difficult as part of this research report.

3.7 The supply identified does not take into account the land available at Parkside, St Helens (155 hectares). At the time of writing the developers at Parkside had withdrawn their planning application for the scheme, which included a new motorway junction and rail freight terminal. The application was withdrawn on account of the nature of the current market and the infrastructure costs associated. The site is not considered deliverable in the short or medium term as a result; in the longer term it is noted to require significant pre-lets to off-set upfront infrastructure costs. It is recognised that this is a significant and important employment site that could contribute to overall supply in St Helens and the core area, but given the uncertainty around its role it has not been directly included in the supply herein.

3.8 The supply figures presented are a snapshot in time and do not take into account changes that may occur over the plan period including windfall sites. It is not possible to quantify these changes but they have been taken into account as part of the wider context throughout the analysis.

[15] NB: This is with the exception of South Ribble who did not provide comment on the land supply information.

Figure 3.1 – Total Employment Land Supply (December 2010 Base)

Authority	Total Employment Land Supply (ha)
Halton	200.35[16]
Knowsley	157.97[17][18]
Liverpool	274.89
Sefton	57.22[19]
St Helens	87.41[20]
West Lancs	49.66[21]
Wirral	273.17[22]
Total Core Area	**1,100.67**[23]
Chorley	84.91
Preston	106.74
South Ribble	179.43
Wigan	171.81
Warrington	230.56
CWaC (2009 Base)	370.92

Source: GVA and respective Local Authorities, 2010

NB: As noted previously, 'total' in this context noted to be exclusive of Strategic Regional Sites with the exception of Wirral's land supply which includes availability at both Birkenhead and

[16] NB: This supply figure is up to date as of 2010 relating to land available and remaining on employment allocations. The Joint Employment Land & Premises Study (JELPS) includes, with specific reference to Halton, additional supply including circa 148 hectares of land to come forward as part of potential regeneration / remodelling opportunities. The 200 hectares quoted as available supply within this Overview Study should therefore be viewed as a minimum available supply likely to come forward within Halton over the plan period.

[17] NB: This supply figure is up to date as of 2010 relating to land available and remaining on employment allocations. The JELPSincludes, with specific reference to Knowsley, additional supply including circa 37 hectares of land to come forward as part of potential regeneration / remodelling opportunities. The 158 hectares quoted as available supply within this Overview Study should therefore be viewed as a minimum available supply likely to come forward within Knowsley over the plan period.

[18] Subsequent to signing off the supply position as part of this the AMR for Knowsley reported that the realistic land supply position was 152 hectares however, detail around phasing and type is not available within the Addendum document consistent with the other supply data in place across the other authority areas. As a result the supply position within this table (158 ha) is included throughout this document but is caveated with an understanding that this is above the 'real' supply in place.

[19] This supply figure is up to date as of 2010 relating to land available and remaining on employment allocations. The JELPS includes, with specific reference to Sefton, additional supply including circa 53 hectares of land to come forward as part of potential regeneration / remodelling opportunities. The 57 hectares quoted as available supply within this Overview Study should therefore be viewed as a minimum available supply likely to come forward within Sefton over the plan period.

[20] Subsequent to signing off the supply position as part of this study an Addendum to the ELR was prepared on behalf of St Helens Borough Council which amended this land supply position downwards to 84 hectares however, detail around phasing and type is not available within the Addendum document consistent with the other supply data in place across the other authority areas. As a result the supply position within this table (87 hectares) is included throughout this document but is caveated with an understanding that this is above the 'real' supply in place. A further 155ha could be contributed through the Parkside site and is being promoted through the St Helens LDF.

[21] NB: It should be noted that this supply figure is up to date as of 2010 relating to land available and remaining on employment allocations. The Joint Employment Land & Premises Study includes, with specific reference to West Lancashire, additional supply including circa 52 hectares of land to come forward as part of potential regeneration / remodelling opportunities. The 50 hectares quoted as available supply within this Overview Study should therefore be viewed as a minimum available supply likely to come forward within West Lancashire over the plan period.

[22] The supply figure is up to date as of 2010 relating to land available and remaining on employment allocations. The total supply available within Wirral also includes land supply at the Birkenhead and Bromborough Strategic Regional Sites.

[23] It is noted that there is a potential additional supply of circa 290 hectares across Halton, Knowsley, Sefton and West Lancashire over the plan period as a result of regeneration / remodelling activities. It is also noted that the land at Parkside is not included within the St

Bromborough, Halton's land supply which includes land availability at 3MG and Daresbury, and Liverpool's land supply which includes availability at Estuary Business Park, and Liverpool City Centre Knowledge Quarter.

3.9 Key features of the spatial distribution of employment land supply include:

- A concentration of supply along the Wirral, Liverpool, and Widnes-Runcorn waterfronts, and within the former Enterprise Zone area of Ellesmere Port, with limited supply outside these locations in both Wirral and CWaC , with minor concentrations around Chester to the west and Northwich to the east;
- Clear concentration of supply to the south of Sefton, at Atlantic Gateway with a very limited supply outside of this cluster, the JELPS specifically notes a shortage of land supply in North Sefton with particular reference to Southport[24];
- The prominence of Omega (South, Strategic Regional Site, and North) as a large concentration of supply within Warrington;
- Concentrated land supply within Knowsley at four key locations: Knowsley Industrial Park / Knowsley Business Park, Huyton, Prescot, and Halewood; and
- Relatively dispersed supply within St Helens, West Lancashire, Wigan, and the Central Lancashire authorities, with for the latter some key synergy with the M6 corridor.

3.10 These figures have also been broken down by phase of availability, as summarised in Figure 3.2 below.

Helens total land supply with potential additional supply coming forward within this location which could further increase total supply across the core area.

[24] The JELPS notes the need for Sefton to identify a successor site of circa 25 hectares for Southport Business Park in the early 2020s.

Figure 3.2 – Final Employment Land Supply by Phase

	0 -5 Years Total Supply (Ha)	5 Years + (Ha)	Total (Ha)
Core Authorities			
Halton	162.56	37.79	200.35
Knowsley	124.9	33.07	157.97
Liverpool	63.64	211.25	274.89
Sefton	55.06	2.16	57.22
St Helens	29.61	57.8	87.41
West Lancs	34.51	15.15	49.66
Wirral	71.1	202.07	273.17
Total Core Area	541.38	559.29	1100.67
Associate Members			
CWaC	277.68	93.24	370.92
Warrington	153.67	76.89	230.56
Wigan	87.89	83.92	171.81
Chorley	15.99	69.17	85.16
Preston	11.57	95.12	106.69
South Ribble	17.75	161.68	179.43
Total WCR	**1105.93**	**1139.31**	**2245.24**

Source: Various Local Authority ELRs, 2010

3.11 A summary of total employment land supply disaggregated by type and phase is presented within Figure 3.3 below. Supply has been disaggregated by type based on analysis of the information provided by each individual local authority. Some sites are deemed suitable for a variety of uses, and have thus been labelled as "Mixed B Uses." It has not been possible to categorise every site, and where it is unclear what sites will be developed for they have been classified as "Unknown."

3.12 Furthermore, Wirral has a large number of sites located in their supply which are set aside for port uses as part of the dock estates at Birkenhead and Eastham. These sites are included under 'Mixed B Use' supply within Figure 3.3.

Figure 3.3 – Final Employment Land Supply by Type and Phase

	Short Term Supply					Long Term Supply				
	B1 (Ha)	**B2 (Ha)**	**B8 (Ha)**	**Mixed B Use (Ha)**	**Unknown (Ha)**	**B1 (Ha)**	**B2 (Ha)**	**B8 (Ha)**	**Mixed B Use (Ha)**	**Unknown (Ha)**
Core Authorities										
Halton	62.09	24.88	49.56	26.03	0	1.96	0	24.8	11.03	0
Knowsley	13.74	3.76	36.62	70.78	0	0	0	0	33.07	0
Liverpool	26.19	28.04	1.66	6.11	1.64	9.75	82.09	81.53	1.78	36.1
Sefton	19.57	2.82	0	32.67	0	0.83	0	0	1.33	0
St Helens	3.16	2.78	0	23.67	0	1.49	32.5	0	23.81	0
West Lancs	7.62	1.05	0.02	25.83	0	3.28	0.16	3.6	8.11	0
Wirral	9.53	0	0	61.57	0	45	0	0	157.07	0
Total Core Area	141.9	63.33	87.86	246.66	1.64	62.31	114.75	109.93	236.2	36.1
Associate Members										
CWAC	97.27	179.71	0.7	0	0	3.5	64.74	25	0	0
Warrington	37.12	0.88	5.36	110.31	0	3	0	0	73.89	0
Wigan	33.86	0	0	54.03	0	15.79	0	0	68.13	0
Chorley	4.95	1.11	3.74	6.19	0	4.7	0	0	64.47	0
Preston	6.78	0.04	3.35	1.4	0	6.62	0	0	88.5	0
South Ribble	0	0	17.75	0	0	0	0	0	2.92	158.76
Total Wider City Region	321.88	245.07	118.76	418.59	1.64	95.92	179.49	134.93	534.11	194.86

Source: Various Local Authority ELRs, 2010

3.13 It has not been possible to disaggregate the supply by 'quality' due to significant methodological differences across the ELRs making direct comparison not possible.

Definition of Land Supply

3.14 There is noted to be a degree of inconsistency across the City Region regarding how sites have been identified and included within the ELR land supply position, as summarised in Figure 3.4 below. Specifically this relates to whether Local Authorities have included sites beyond those identified in their UDP / Proposals Maps allocations, or whether supply considered has been limited to this source alone.

3.15 Within the City Region core only St Helens have utilised UDP proposals map allocations alone. The synergy in approach between Halton, Knowsley, Sefton and West Lancashire is reflective of their ELR being undertaken as a joint study.

Figure 3.4 – Source of Employment Land Supply Information

Analysis of How Employment Land Supply Has Been Identified				
Authority	**UDP / Proposals Map Allocations**	**Existing Employment Sites**	**Planning Permissions**	**Other Non-Allocated Sites**
Core Authorities				
Halton	✓	✓	✓*	✓
Knowsley	✓	✓	✓*	✓
Liverpool	✓	✓		
Sefton	✓	✓	✓*	✓
St Helens	✓			
West Lancs	✓	✓	✓*	✓
Wirral	✓	✓	✓	✓
Associate Members				
CWaC	✓		✓	✓***
Warrington	✓			
Wigan	✓	✓		✓
Chorley	✓	✓	✓**	
Preston	✓	✓	✓**	
South Ribble	✓	✓	✓**	

** Potentially includes buildings with planning permission for conversion / redevelopment*
*** Sites with planning permissions included in the gross employment land supply*
**** Identified supply includes sites considered suitable for employment uses (for example from the National Land Use Database*

Source: Various Local Authority ELRs, 2010

3.16 For those areas that have used wider sources of information, the land supply figures will be viewed as naturally higher, with those using more limited sources of information recognised to be lower than is likely to come forward on the ground as a result.

Summary of Findings

3.17 This section documents the nature of employment land supply across the City Region and associate member Local Authorities, drawing on updated datasets from the respective evidence bases in place.

3.18 In each case, as within the analysis of likely future land requirements, the methodologies regarding the identification of land supply have been identified and compared across the Local Authorities. It is concluded that the methodologies applied are comparable, with no fundamental differences noted. As all of the supply information has been updated to 2010 they provide a consistent benchmark.

3.19 The data that has been available as part of the study has been limited relating to phase of availability and type. Through liaison with individual authorities headline supply has however been disaggregated within these categories. This has included the application of assumptions linked primarily to previous development activity and planning permissions on the site.

4. HOUSING DEMAND

Approaching the calculation of demand for housing

4.1 The demand for new housing remains a critical issue in planning and strategy terms. It forms an important priority for government policy and objectives and will continue to do so in the foreseeable future.

4.2 Whilst the early part of this century witnessed an unprecedented period of house price growth and comparatively strong levels of development, particularly in new market areas such as the centres of major cities, this picture has radically changed since the onset of the Credit Crunch and the subsequent period of recession. The last few years have witnessed a dramatic fall in house prices which, linked to the availability of finance, has driven a considerable slow down in the levels of new housing being built across the country.

4.3 The strong market conditions of the early part of the century were also characterised and indeed driven by a strong growth in the economy. At a national level this growth was accompanied by a continued rise in population levels across the UK with international migration a key driver of this growth with new people and households moving to the UK to take-up employment opportunities.

4.4 This period of migration, whilst slowing down through the current financial crisis, has left a national legacy of increased latent demand for housing which is unlikely to be alleviated, especially given the slow down in supply. Fundamentally this therefore suggests an imbalance between the demand for housing and the supply of new dwellings across the UK as a whole.

4.5 It is important to recognise when considering these dynamics at a local authority level that these national trends have manifested themselves in different ways. For example, whilst the UK as a whole has continued to grow its population, a number of authorities within the study area have shown a reduction or minimal increase in the number of people. This reduction has been the result of migration trends, with net flows leaving the authorities, a trend which is contrary to the general trends across the UK.

4.6 The demand for housing is principally linked to the forecast growth in the number of households. This growth in households is driven by a range of interlinked factors including the following primary demand-led drivers:

- Migration of people in and out of an area. This includes both international and internal (within the UK) migration;
- Natural change – the balance of births and deaths which creates either an increase or decrease in the overall population;
- Economic prospects – the quantum of jobs available represents an important factor in driving migration. The working age population and their dependants represent a large proportion of any areas population and the linkage between a person's job and their house is clearly an important consideration in the choice of location;
- Household size – will determine the number of households generated by the local population, which could increase even where the local population is declining. For example, if average household sizes fall, the population is therefore divided by a smaller factor to arrive at an increased number of households.

4.7 In addition to the above, demand for housing is also closely related to the availability of a supply of housing and therefore the existing and potential future capacity. This relates not only to physical dwellings but also the capacity of households to access housing i.e. ability to purchase or rent a property. This inter-relationship is clearly an important point to consider when balancing demand and supply, as the overall research report does.

4.8 Up until the anticipated revocation of the Regional Spatial Strategy, targets for housing delivery have been set at a regional level and used to inform Local Development Frameworks. With the revocation of RSS, authorities will have to set their own housing targets and requirements. In this process the onus remains upon authorities to evidence the level of demand that will need to be met in the future through the supply of new housing.

4.9 This significant change in the policy context occurred during the collation of information for this commission. It was not part of the overall brief for this commission to identify new evidenced demand figures for individual authorities. As the research has evolved a number of authorities have undertaken pieces of research designed to fill this potential information gap either as part of updates of SHMAs or through independent studies. The outputs of these research pieces have not been used to drive the core demand tables, as in all cases they remain draft outputs which will be consulted upon following the publication of this study.

4.10 Given the changing evidence base picture resulting from the above changes it was agreed that estimates of the demand for housing would be drawn from a number of key information sources in the research, these being:

- The issued RSS housing requirements from September 2008 have been retained as a 'benchmark' for demand (overall growth in demand for housing including need) on the basis that these were produced based upon a rigorous process of quantitative analysis and consultation. At this point, given the absence of a comparative benchmarked piece of consistent research, these figures therefore continue to represent an important context for assessing the requirements for housing across the study area, although with the recognition that these are in the process of being revoked;
- DCLG 2008 ONS Household Projections (2010) - Analysis has been conducted using the latest 2008 ONS household projections which post-date the RSS calculations and the 2006 ONS Household projections which have been presented in a number of pieces of the housing evidence base assembled to date by individual authorities. It should be noted that these projections do not directly equate into dwelling requirements in the form presented through the RSS. They do not take account of market factors, capacity within the existing stock or potential policy positions regarding supply; and
- Consideration has been given to the evidence base contained within the SHMAs in terms of the calculation of the overall housing requirement. It is important to note that the existence of RSS meant that the current CLG Guidance (2007) did not primarily require the evidence base to provide an updated comparable figure or local housing requirement. In addition the majority of the SHMAs covering the study area were produced prior to the announcement of the Coalition Government to revoke the regional tier of planning and therefore the existing evidence does not consistently investigate or present alternative housing requirement figures. This data has not therefore been factored in significantly to the Overview Report analysis given the gaps in many cases across the study area; and
- Consideration has been given to the published data produced by 4NW to inform the now abandoned RS 2010. This has however, not received formal sign-off at an authority or regional level in terms of informing future iterations of housing requirements and is therefore not considered in the assessment of demand for housing.

4.11 The following sub-section explores these individual elements in greater detail and presents the final demand figures which are presented in the Research Report.

RSS Requirements

4.12 In terms of understanding future demand for new housing, RSS dwelling requirements remain an important benchmark position. The figures included within RSS were formally agreed by the region and the individual authorities and found to be sound at the examination of the RSS.

4.13 These were prepared using a modelling process capturing both demand and supply elements, using the most up-to-date information at the time at which the evidence base was assembled, which was based at 2003. It is important to recognise that the evidence base in a number of key areas, including household projections and supply capacity, has been superseded by updated information. This is an issue that is considered through the Research Report in arriving at conclusions and recommendations regarding the projected levels of demand across the study area.

4.14 The following table sets out the RSS “Annual Average rates of Housing Provision” for each authority and the “Option 1” housing numbers. The RSS figures were set out in the “North West of England Plan Regional Spatial Strategy to 2021,” which was issued by Government Office North West in September 2008. As noted in the Overview Study Research Report these are to be revoked by the Coalition Government as part of the removal of the regional tier of planning. The “Option 1” housing numbers represent the number of houses the individual local planning authorities (rather than the regional bodies) believed would be required to meet local needs on an annual basis up to 2021, which were published in the Submitted Draft Regional Spatial Strategy, in January 2006. These formed an important component in the definition of the final RSS numbers.

4.15 Importantly as the table demonstrates the two figures are identical across the Core authorities, with the exception of Wirral. Across the Associate member authorities the figures closely reflect one another. This reinforces the historical support given to the final RSS numbers by the authorities within the Study Area.

Figure 4.1 – RSS and Option 1 Housing Demand Figures

Authority	Adopted RSS (Annual Average rates of Housing Provision to 2021)	Option 1 Figures (Authority View of Annual Average rated of Housing Provision to 2021)
Core Authorities		
Halton	500	500
Knowsley	450	450
Liverpool	1,950	1,950
Sefton	500	500
St Helens	570	570
West Lancs	300	300
Wirral	500	250
Associate Authorities		
CWAC	1,317	1,317
Warrington	380	380
Wigan	978	1,050

Chorley	417	1,346
Preston	507	
South Ribble	417	

Source: North West RSS, Option 1 housing figures local authorities, 2010

4.16 RSS figures remain an important benchmark albeit based on outdated household and population projections. The latest household projections have also been used in the Research Report and are considered below.

2008 DCLG Household Projections

4.17 The latest current household projections released by the DCLG are the 2008 based figures. These were released mid-way through the research (November 2010) and therefore represent an up-to-date position regarding official data releases. The overall rates of household growth projected through these projections are set out in the table below.

Figure 4.2 – 2008 DCLG Household Projections

2008 DCLG Household Projections						
	Change in the number of households					
Authority	**Total Change 2010 - 2020**	**Total Change 2010 – 2026**	**Total Change 2010-2031**	**Average annual household change 2010 – 2020**	**Average annual household change 2010 – 2026**	**Average annual household change 2010 – 2031**
Core Authorities						
Halton	3,180	4,740	5,850	320	300	280
Knowsley	3,840	5,820	7,260	380	360	350
Liverpool	14,030	21,010	26,840	1,400	1,310	1,280
Sefton	3,770	5,900	7,270	380	370	350
St. Helens	4,560	6,890	8,320	460	430	400
West Lancashire	2,960	4,420	5,430	300	280	260
Wirral	4,400	6,870	8,500	440	430	400
Total Core Area	36,740	55,670	69,470	3,670	3,480	3,310
Associate Members						
Central Lancashire	13,370	20,320	25,520	1,340	1,270	1,220
Wigan	10,140	15,300	18,840	1,010	960	900
Warrington	9,090	13,870	17,330	910	870	830
Cheshire West and Chester	8,480	13,030	16,150	850	810	770

Source: CLG, 2010

4.18 Whilst clearly representing an updated position regarding levels of household growth from the evidence underpinning the RSS requirement modelling it is important to recognise that demographic projections were just one element considered in the development of the RSS and Option 1 figures.

Considering other Evidence based assessments

4.19 In a number of SHMAs projections have been built using a similar approach to the RSS by, for example factoring in a range of demographic, economic and supply considerations:

- Liverpool – Projection built using a local housing requirements model. This has included an updated population estimate on the basis that the ONS estimate is considered to represent an undercount of the city centre population. The projection also takes account of economic growth projections and wider policy aspirations to address worklessness and encourage sustainable travel patterns across the city (levels of containment between work and home). Note the SHMA is still in draft form and is in the process of being finalised;
- West Lancashire – Updated projections calculated using a range of demographic and economic scenarios with the ONS projections as a base;
- Wirral – SHMA update based upon analysis of 2006-based household projections and therefore concludes growth of 570 households per annum; and
- Wigan – Projections built using the Greater Manchester Forecasting Model (GMFM). Projections take account of economic projections and associated labourforce changes. A range of scenarios are explored including an aspirational economic growth scenario, although the baseline is considered to represent the most appropriate forecast going forward.

4.20 Other SHMAs and Needs Surveys have calculated levels of household change which differ from the DCLG projections. However, these are based upon responses to a survey and are not therefore considered to provide a comparable evidence source from which to forecast long term household growth or dwelling requirements.

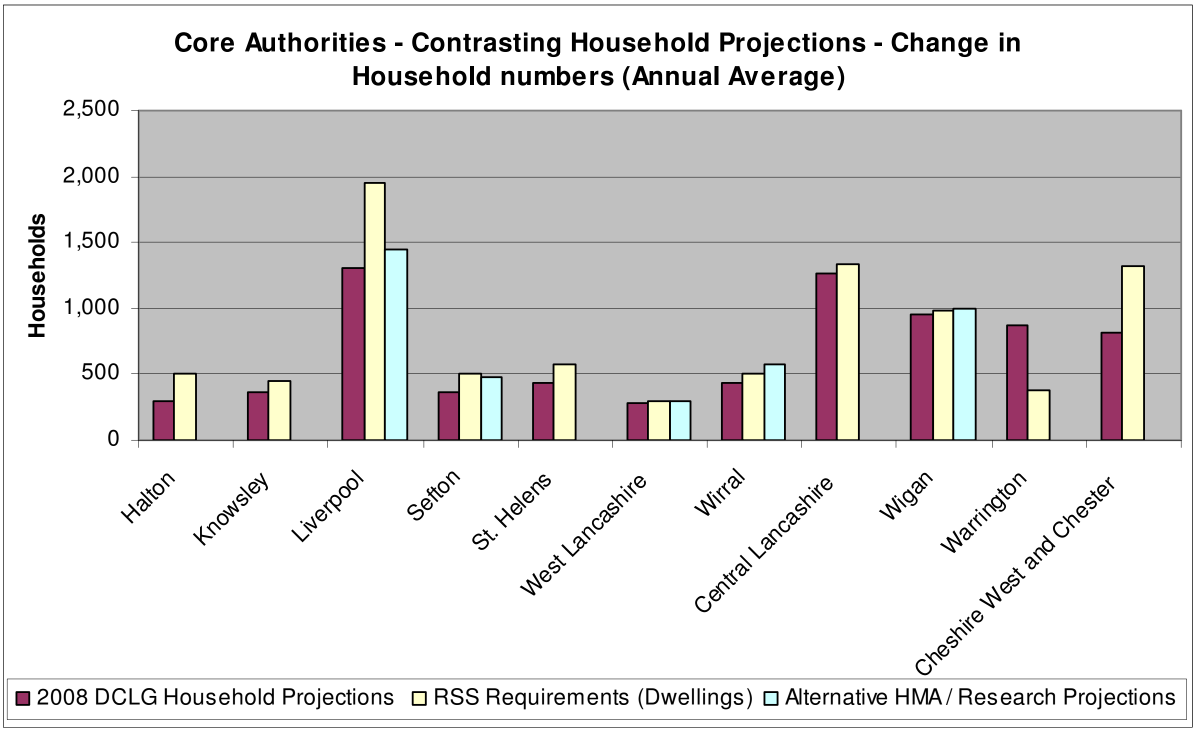
4.21 A number of authorities are augmenting their evidence base regarding the level of forecast requirements for housing through separate research studies. Sefton for example have recently published a draft report undertaken by NLP to explore, through a range of scenarios, levels of future demand. These scenarios have factored in sensitivities around migration, economic change and supply positions to arrive at an evidenced preferred assessment of housing change.

4.22 The following table and chart set out the annual average household growth figures from the 2008 Household projections, the dwelling requirements established through RSS and alternative evidence based estimates of demand, to enable a direct comparison to be made.

Figure 4.3 – Contrasting household growth / dwelling requirements – Various sources

Authority	Annual Average Dwelling / Household Growth Rates		
	2008 DCLG Household Projections (annual average 2010 – 2026)	RSS Requirements (Dwellings forecast period to 2021)	Alternative HMA / Research Projections
Core Authorities			
Halton	300	500	
Knowsley	360	450	
Liverpool	1,310	1,950	1,441
Sefton	370	500	480
St. Helens	430	570	
West Lancashire	280	300	291
Wirral	430	500	570
Total Core Area	**3,480**	**4,770**	
Associate Members			
Central Lancashire	1,270	1,341	
Wigan	960	978	1,000
Warrington	870	380	
Cheshire West and Chester	810	1,317	

Source: GVA Grimley, 2010[25]



Source: GVA Grimley, 2010

25 Note: the Alternative HMA figure for West Lancashire was supplied by West Lancashire Council and differs from that presented within the Final SHMA.

4.23 Whilst for the majority of authorities there appears to be relatively strong alignment between the various scenarios, there are a number of exceptions. Liverpool in particular shows a deviance away from the RSS numbers with the household demand forecasts under both the latest Household Projections and the emerging SHMA evidence base showing a level of growth which is below the dwelling requirement set through RSS.

4.24 Across the other authorities in the Core Area the 2008 Household Growth Projections consistently show a level of change which is below the RSS dwelling requirements, it is important to note when comparing these figures that the latter are net figures and the household growth requirements do not factor in elements such as demolitions. Cumulatively the impact of this is a lower projected demand across the Core Area based on household projections than that prescribed through RSS.

4.25 In Sefton the emerging local requirement generated through the NLP report sits between the RSS requirement and the projected level of household growth forecast through the DCLG dataset. Importantly the difference between this preferred scenario of growth and the RSS is very slight (20 units per annum).

4.26 Outside of the Core Area, CWaC stands out for having a significant deviation between the level of growth anticipated through the RSS than that projected through the DCLG dataset, with the latter showing a far lower level of housing required.

Disaggregating demand for housing by type

4.27 Whilst the overall housing requirement numbers provide an overall framework for understanding demand, it is important to understand how this is translated into requirements for different types of property.

4.28 Understanding the aspirations of households for different property types and therefore the proportional breakdown of requirements (for both market and affordable housing) represents a key output of the SHMAs and the Housing Needs Studies as set out in PPS 3 and the CLG Guidance.

4.29 In order to draw this information together the research process has therefore involved drawing together the outputs of these studies. Primarily this has focussed on the answers to targeted primary needs survey questions which enquire what type of property people would expect to move into. This question is routinely asked through these surveys of households who are considering moving in the next 2 – 5 years.

4.30 It is important to note that the surveys have been undertaken over a number of years with some being conducted prior to the recession and should therefore be treated with caution. In the absence of further updates however, they provide the best comparable information available at a local level for use in this study.

4.31 The following table sets out the proportion of different product types requested, based on the survey results and any further supplementary information supplied by the authorities through the report commenting process.

4.32 The authority evidence base reports utilised different questions or methodological processes for assigning expectations or requirements for different types of housing. Data for all of the Core authorities and Warrington was available broken down by property size and this has therefore been used to enable comparisons to be made. Where the data relates to questions to a survey the proportions have been used in relation to market housing as this is considered to represent a wider proportion of the population and an element of the market able to exercise greater ‘choice’ regarding their expectations. Separate tables have been collated regarding affordable housing but these have not been used to drive the analysis in the research report.

4.33 In Wigan no Housing Needs Survey has been conducted, with a secondary model used instead. This model aligned national average propensities for types of housing linked to occupational groupings with the projected profile of households in the authority to arrive at a requirement by property type. This relates to all types of housing and not just market housing.

Figure 4.4 – Proportion of households aspiring to live in different types of house

Authorities	Market Housing Demand by Property Size						
	One Bedroom	Two Bedroom	Three Bedroom	Four + Bedroom	Houses (Detached / Semi / Bungalows)	Flats	Other
Core Authorities							
Halton	5.4%	33.8%	38.4%	22.4%			
Knowsley*	10.0%	30.0%	40.0%	20.0%			
Liverpool	11.9%	18.5%	49.3%	20.4%			
Sefton*	0%	16.1%	68.2%	15.7%			
St Helens	8.0%	32.4%	42.7%	16.8%			
West Lancs**	2.4%	21.4%	49.2%	27.0%			
Wirral	19.0%	37.0%	44.0%	0.0%			
Associate Members							
Central Lancashire	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Wigan					60.1%	38.8%	1.1%
Warrington	7.6%	28.8%	36.8%	26.8%			
CW&C***	27.1%	53.4%	19.5%				

Source: Various authority SHMAs, HNSs, 2010 * *Knowsley and Sefton figures are not based on demand but the recommendations of the SHMA as to how the housing market in the authority needs to be re-balanced these are not directly comparable with the other authorities where the proportions are based on household expectations **Figures represent the size of accommodation required by households resident in West Lancashire in 20 years time ***CWaC household aspirations based on only newly-forming households*[26]

[26] Note: CWaC have had an update to their SHMA published in 2010 (using 2009 survey data). This also showed the types of houses that households expecting to move in the next two years would consider (noting that they could select more than one type). This showed that 86.1% would consider a house (64.9% detached, 53.3% semi-detached, 13.7% smaller terraced, 19.7% larger terraced), 17.5% a flat and 35.6% a bungalow.

Considering the Need for Affordable Housing

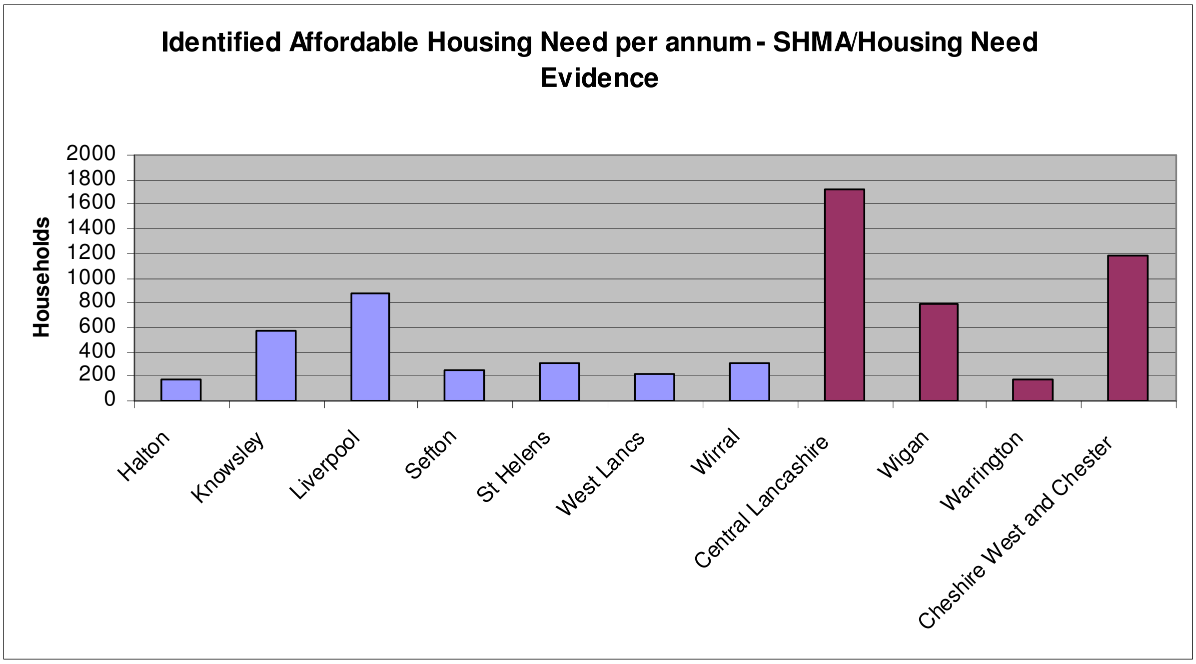
4.34 The provision of affordable housing has become an important priority over recent years due to a widening gap between house prices and incomes. Whilst the ratio between these two factors essentially reached a peak around 2007 it still remains a considerable issue despite a fall in house prices in subsequent years. Indeed the key driver behind the house price falls, the credit crunch and the wider recession, has as a result of a withdrawal of available mortgage finance to first time buyers exacerbated the issue further.

4.35 The SHMAs and HNSs prepared across the Study Area have all assessed the level of affordable housing need, a core requirement of PPS3 and the 2007 CLG SHMA Guidance[27]. Primarily these assessments have used primary survey data although consideration has also been given to a range of secondary indicators. Some of the assessments of need, from SHMAs or HNSs, have not yet been reconciled with economic viability work with the emerging Core Strategies undertaking this exercise to arrive at an appropriate affordable housing policy level.

4.36 Addressing affordable housing need is clearly an important challenge for wider policy, however, for the purpose of this study given the different methodologies for assessing need and in reality the importance of delivering affordable housing which meets ‘local’ need (i.e. within the local authority) it is not considered to represent a key part of the wider analysis of balancing the supply and demand of housing. For reference the levels of housing need identified through each authority’s evidence base are shown on the following chart. These figures should not be directly contrasted with the housing growth projections examined in the previous section.

[27] Note: not all of the studies have been published post 2007 with a number following the previous iteration of the guidance. The Mid-Mersey authorities are for example currently producing a new SHMA including analysis of housing need which will supersede the figures presented here.

Figure 4.5 – Local Affordable Housing Need Estimates



Source: Various local authority SHMAs and HNSs, 2010

4.37 It is clear that the levels of affordable housing need across each of the authorities are notably high, with Liverpool and Knowsley recording the highest levels of need in the Core Area. Of the Associate Members Central Lancashire and CWaC in particular record very high levels of housing need. It is important to recognise that the base dates for the assessments of need and indeed some of the core assumptions, for example around the role of the private rented sector, differ between authorities making it difficult to directly contrast findings.

4.38 Importantly, however, it is clear that if the need for local housing is to be met locally that this has an impact on the quantum of housing required within an authority. For example, Knowsley based on its SHMA has a high 'need' for affordable housing, in excess of the levels of household growth forecast and the previous RSS number. This therefore suggests that caution should be applied when considering the overall balance between the headline supply and demand figures to ensure that local requirements for affordable housing are able to be met. This is a point which is considered in greater detail within the Overview Study Report.

Final Housing Demand / Requirement

4.39 The final data used to assess housing demand through the research report is shown in the following table.

Figure 4.6: Final housing demand estimates / Requirements

Authority	Projected Household Growth (2008 DCLG Projections) By Five Year Phases (2010 - 2020)			RSS Requirement Next Ten Years (2010 - 2020)	Projected Household Growth (2008 DCLG Projections) (2010 – 2026)	RSS Requirement 2010 - 2026	Projected Household Growth (2008 DCLG Projections) (2010 - 2031)	RSS Requirement 2010 - 2031
	Years 0 – 5	Years 5 - 10	Ten Year Household Growth					
Core Authorities								
Halton	1,550	1,630	3,180	5,000	4,740	8,000	5,850	10,500
Knowsley	1,900	1,930	3,830	4,500	5,820	7,200	7,260	9,450
Liverpool	7,190	6,840	14,030	19,500	21,010	31,200	26,840	40,950
Sefton	1,720	2,060	3,780	5,000	5,900	8,000	7,270	10,500
St. Helens	2,200	2,370	4,570	5,700	6,890	9,120	8,320	11,970
West Lancashire	1,520	1,440	2,960	3,000	4,420	4,800	5,430	6,300
Wirral	2,020	2,380	4,400	5,000	6,870	8,000	8,500	10,500
Total Core Area	**18,090**	**18,650**	**36,740**	**47,700**	**55,670**	**76,320**	**69,470**	**100,170**
Associate Members								
Central Lancashire	6,780	6,590	13,370	13,410	20,320	21,456	25,520	28,161
Wigan	5,050	5,090	10,140	9,780	15,300	15,648	18,840	20,538
Warrington	4,500	4,590	9,090	3,800	13,870	6,080	17,330	7,980
Cheshire West and Chester	4,150	4,320	8,470	13,170	13,030	21,072	16,150	27,657

Source: RSS 2008, DCLG 2010

Summary

4.40 This section has set out the approach undertaken to arrive at the final housing demand figures taken forward into the Overview Study Research Report. The following key points present an important context for the analysis in the Research Report to balance supply and demand:

- The latest household growth projections have been analysed using data published by the DCLG in November 2010.
- The calculation of future household growth using household survey responses have not been utilised within this assessment as these are not considered to represent a reliable data source for projecting forward long term requirements (i.e. up to 15 years or 2031). However, consideration has been given of alternative figures which have been developed following a similar process as that used in RSS in existing SHMAs or emerging research outputs;
- Consideration has been given of the requirements by dwelling type. This has been undertaken using the proportional splits calculated within individual authority SHMAs and HNSs. These have primarily been based on the recorded responses to housing needs surveys and are therefore reflective of household expectations for different property types; and
- Consideration has been given to the levels of need for affordable housing estimated through the SHMAs and HNSs. Whilst due to methodological differences these cannot be directly compared with the overall levels of household growth estimated through the RSS or DCLG projections, the scale of need is an important consideration for the analysis within the Research Report when considering the balance between supply and demand for housing.

5. HOUSING SUPPLY OVERVIEW

Approaching the calculation of the land available for housing

5.1 The current national planning guidance continues to place significant emphasis on understanding the capacity to deliver housing in facilitating an evidence and policy based approach to encouraging development. The Coalition Government is in the process of starting a radical reform of the planning system including the introduction of a national planning framework. However, in the interim the existing Planning Policy Statements and Guidance notes continue to represent national policy.

5.2 PPS3 was introduced to respond to the Barker Review of Housing Supply and the necessary step-change in housing delivery, through a new, more responsive approach to land supply at the local level. Update statements from the Coalition Government suggest that this focus will be retained in the future. The requirements for authorities set within PPS 3 are therefore a key consideration for this research and include:

- Identify specific, deliverable sites for the first five years of a plan that are ready for development and to keep this topped up over time in response to market information;
- Identify specific, developable sites for years 6-10, and ideally years 11-15, in plans to enable the five year supply to be topped up; and
- Where it is not possible to identify specific sites for years 11-15 of the plan, indicate broad locations for future growth.

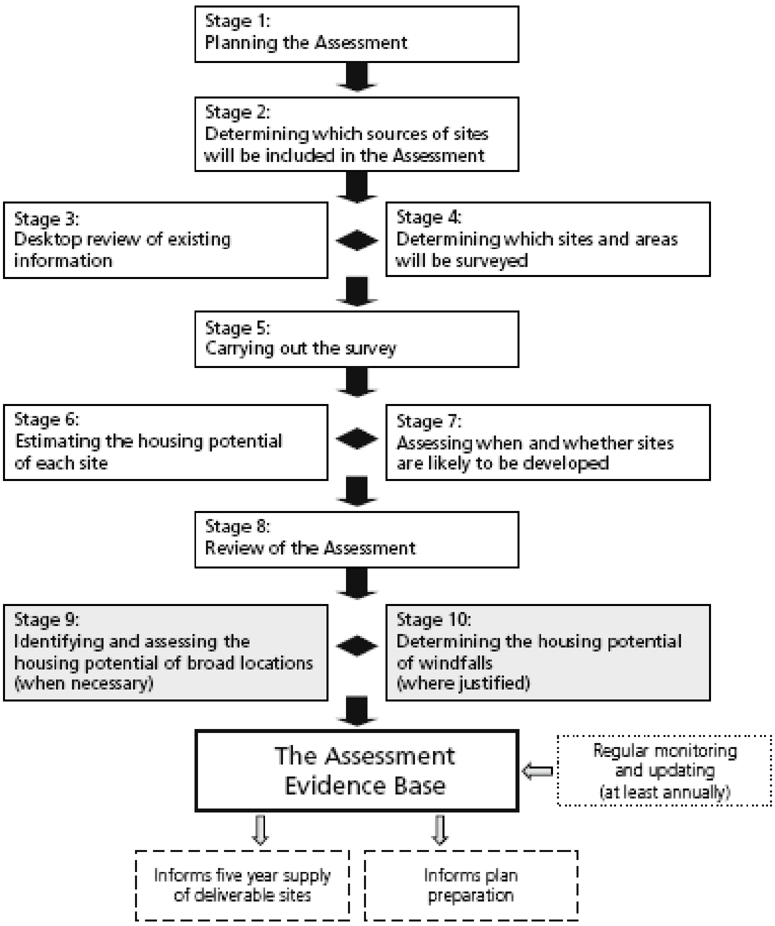
5.3 In July 2007 the DCLG issued new Practice Guidance to undertake an assessment of housing land supply using an evidence publication called a Strategic Housing Land Availability Assessment (SHLAA). This replaced the previously developed Urban Capacity Studies and set a prescriptive methodology to assessing the potential supply of land available for housing. The primary role of this exercise was identified as being to:

- Identify sites with potential for housing
- Assess their housing potential; and
- Assess when they are likely to be developed.

5.4 The Guidance notes that the Assessment findings will be particularly relevant at the issues and options stage of development plan preparation and will identify:

- The recent pattern of housing development;
- The choices available to meet the need and demand for more housing and provide a basis for making decisions about how to shape places in the future; and
- Whether action would need to be taken to ensure sites will become deliverable (including infrastructure investment) or whether plan policies need to be reviewed to enable identified sites to be developed for housing.
- The full Assessment Process as detailed within the DCLG Guidance is displayed in diagrammatic form below:

Figure 5.1 – The Strategic Housing Land Availability Assessment process and outputs



Source: Communities and Local Government, Strategic Housing Land Availability Assessment: Practice Guidance, 2007

5.5 The clear approach to defining the land supply has ensured a relatively strong level of consistency in the methodologies applied to different authorities therefore ensuring that figures can be compared and contrasted. However, there are still a number of areas of potential flexibility within the methodology, including for example the local setting of site densities, factoring in approaches to moderating risk and the application of policy-on assessments of supply. These potential areas of variance have been considered when examining the SHLAA evidence bases of each of the authorities, with a summary of the approach taken included in this section. This has informed the overall recommendations presented in the research report.

5.6 It is important to recognise that the evidence base within the SHLAAs are built from a starting policy-off position insofar as they do not take account of growth objectives other than those reflected in existing allocations and planning permissions. They do however, take account of policy constraints, for example Green Belt boundaries. To date the majority of SHLAAs produced have relied upon the RSS context in terms of housing growth targets and the identification of five year and ten year supplies. As outlined in Section 4 this will continue to evolve going forward having a bearing on the information presented here.

Appraising the Evidence Base – Assumptions and Methodologies for creating a composite evidence base

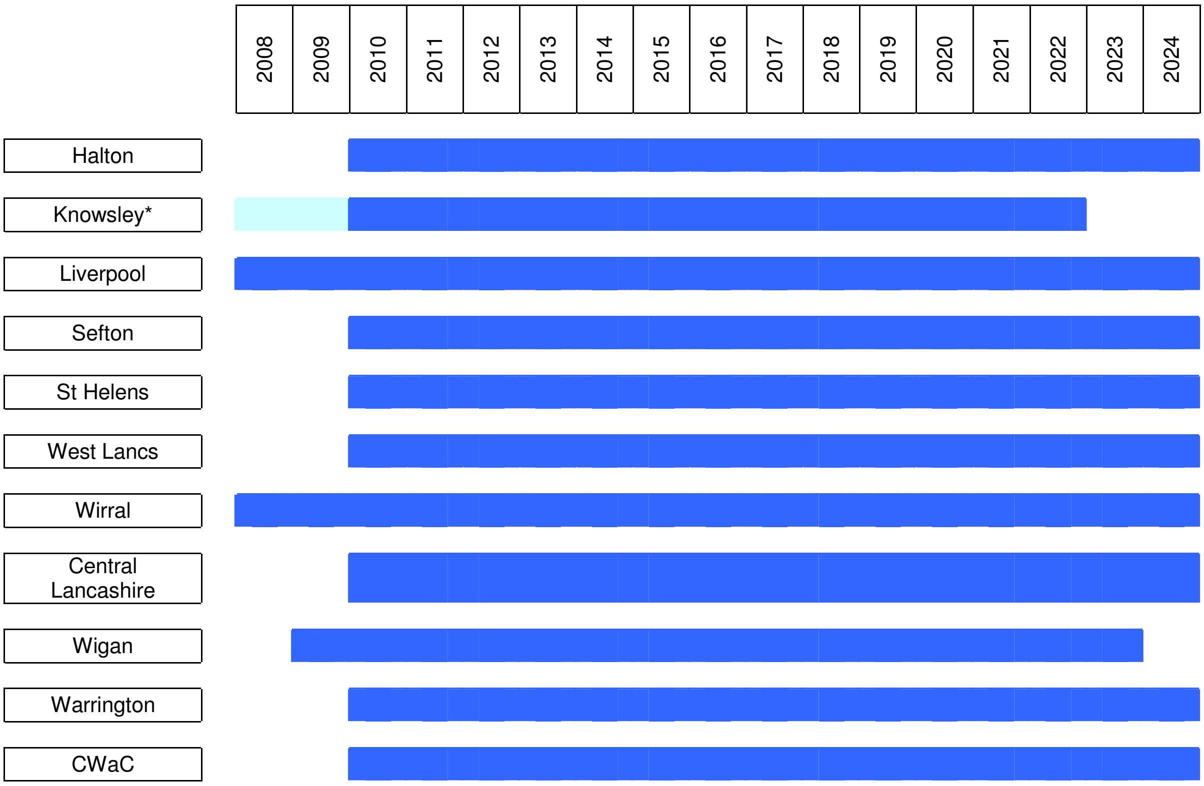
Creating a consistent Supply position – Considering the various start-dates of the SHLAAs

5.7 As noted within the Housing Demand Section the SHLAAs have all been completed and updated at various times. Indeed this has occurred throughout the research process, with the results of partial reviews and updates included within this analysis to provide the most-up-to date picture possible.

5.8 This means it is not possible to have an exactly aligned and consistent supply position across all of the authorities without making a number of assumptions. The process which has been adopted to develop a 'best fit' picture is shown below.

5.9 The following table sets out the 'base date' of each of the SHLAAs.

Figure 5.2 – Base dates / time periods for each SHLAA



Source: Various Local Authority SHLAAs, 2010. In a number of cases the SHLAA evidence base extends beyond 2024 (i.e. 15/16 years +). **Knowsley have undertaken a partial update looking specifically at the SHLAA sites but not all sites*

5.10 Critically the start date of the assessment is dependent upon the inclusion of updates to individual Councils' evidence base by assessing the progress, based on the annual monitoring report data, of sites with planning permission. For example, factoring in completions which have occurred on individual sites which have therefore reduced the overall capacity. Whilst most of the authorities have undertaken an update of the SHLAA information, even if they haven't published fully updated SHLAA documents, Liverpool, Wirral and Wigan's SHLAAs are all based upon information which has not been updated in this manner. The same is also true of Knowsley where whilst SHLAA sites without planning permission have been updated from the published SHLAA report, the list of sites with planning permissions have not been updated to this financial year and the supply position therefore needs to be taken back to this 'base date'.

5.11 In order to therefore provide a headline update to the supply position for these authorities, authority level completions have been 'netted' off the potential supply identified within the authorities. The results of this process are used to present the final supply figures included within the Overview Study Research Report. It is important to recognise that this does not take account of the fact that through a full review, further sites may be identified to replace those upon which completions have occurred therefore extending the time period covered by the SHLAA.

5.12 Whilst this process provides a headline update of the supply it does not allow for updates to site specific information, in particular the analysis of capacity by house type (considered later in the section).

5.13 The final supply position is displayed in the following table which shows the figures involved in the updating of the supply to a consistent base date, 2010.

Figure 5.3: Final Supply Figures

Authority	SHLAA base date	Identified Potential 10 Year SHLAA Housing Supply (Dwellings)	Dwellings completed from SHLAA base date (where applicable i.e. SHLAA base date pre 2010)	Total Potential 10 year supply estimated as of 2010 (a)	Potential Supply identified beyond 10 year supply (b)	Total Potential Supply (a + b)
Core Authorities						
Halton	2010	8,393	/	8,393	2,875	11,268
Knowsley*	2008 (update to SHLAA sites in 2010)	5,696	475	5,221	171	5,392
Liverpool**	2008	29,436	3,202	26,234	17,686	43,920
Sefton	2010	4,639	/	4,639	203	4,842
St Helens	2010	7,588	/	7,588	1,372	8,960
West Lancashire***	2010	2,612	/	2,612	2,608	5,220
Wirral	2008	11,153	939	10,214	11,003	21,217
Total Core Area	**n/a**			**64,900**	**35,919**	**100,819**
Associate Authorities						
Central Lancashire	2010	17,351	/	17,351	7,785	25,136
Wigan	2009	33,891	n/a	33,891	1,773	35,664
Warrington	2010	3,650	/	3,650	3,028	6,678
Cheshire West and Chester****	2010	15,786	/	15,786	28,170	43,956

Source: Various authority SHLAAs 2011, Annual Monitoring Reports 2010, GVA 2011 – Note: Knowsley supply data is based on early draft information derived from an update to the SHLAA in 2010/11. The final published figures in the SHLAA 2011 update are likely to differ from those listed in this document. **Note: Liverpool's SHLAA supply figure is net and so a net completions figure is used to update. ***Note: West Lancashire data based on an early draft SHLAA (autumn 2010). Subsequent analysis (March 2011) has shown the 10-15 year supply figure to be overestimated by up to 500 dwellings. **** Note: CWaC SHLAA remains in draft form*

Understanding the make-up of the Housing Land Supply and the Assumptions applied to arrive at the final capacity

5.14 The Overview Study Research Report presents the most up-to-date figures available at the time of the research provided by individual authorities. These represent the outputs in many cases of ongoing monitoring and review beyond the data published in the latest SHLAA documents.

5.15 Whilst the final SHLAA figures have been used within the research report our appraisal of the approaches and information underpinning these figures has involved a number of levels of assessment and evaluation. This has been undertaken in order for the assessment of the balance between supply and demand to be based upon an understanding of points of potential difference in the approach taken to assessing the potential amount of housing which can be delivered in the individual authorities.

5.16 The Overview Study Research Report sets out the outputs of the approach explained below in terms of a qualitative assessment of the supply position within the section titled 'Appraising the Evidence Base Methodology – Housing' (paragraphs 4.58 – 4.82).

5.17 This assessment has involved a number of stages of analysis through the extended research process, which has included:

- A headline calculation of the proportion of sites taken forward within the SHLAA against the total number initially assessed – This process was undertaken using the data supplied by the authorities in July 2010 and resulting from a series of one-to-one meetings with authorities. Whilst this was not intended to represent a conclusive approach for understanding the appraisal approach it provided an important benchmark for understanding the impact of different assessments around the treatment of sites in relation to policy constraints on arriving at a potential supply for consideration through the SHLAA. The results of this process have not been included within this report but have been used to inform the research process;
- Consideration of the different densities used by the authorities to generate potential capacities for individual sites. The use of different densities can clearly have a significant impact on the overall potential supply. Lower densities will clearly result in a smaller potential capacity on a site by site basis than the application of higher densities. This assessment was undertaken using the full SHLAA databases supplied between May and July 2010, with additional analysis of the approach provided in the following sub-section;

- The current economic and property climate has meant that consideration has had to be given to delivery ‘risks’ particularly in establishing the five year supply. The approach to assessing the level of risk and the impact on potential capacity has varied with the SHLAA guidance offering a broad framework for this process. Through the assessment, consideration has therefore been given to the approach taken to factoring in risk or moderating the capacity of potential residential land. The summaries of this process are presented in the final research report; and
- Comparison of the rate of historical completions i.e. delivery against the potential delivery rates required to bring forward housing development within the timescales set out within the SHLAAs if the potential was to be realised in reality. This assessment has drawn upon the net rates of completions supplied by authorities as shown in the following table.

Figure 5.4: Net Completion Rates 2003 – 2010

Authorities	Net Dwellings Completed							
	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	Average completion rate 03 - 10
Core Authorities								
Halton	177	405	741	419	466	395	114	388
Knowsley	202	243	484	432	311	186	12	267
Liverpool	1,548	1,225	1,517	2,104	1,486	2,278	924	1,583
Sefton	476	413	423	321	728	253	387	429
St. Helens	631	783	530	600	436	240	399	517
West Lancashire	416	417	202	344	81	130	109	243
Wirral	443	102	220	506	564	334	200	338
Total Core Area	**3,893**	**3,588**	**4,117**	**4,726**	**4,072**	**3,816**	**2,145**	**3,765**
Associate Authorities								
Central Lancashire	1,431	1,680	1,636	970	1,217	1,135	616	1,241
Wigan	772	628	932	1,105	1,641	776		976
Warrington	452	1,085	1,269	1,362	1,565	633	388	965
Cheshire West and Chester	1,062	1,117	1,336	799	707	723	733	925

Source: Authority data, 2010

Understanding the potential breakdown of supply by house type

5.18 In order to balance supply and demand it is useful to understand not only the total capacity but also its broad distribution in terms of different house types. This allows a more sophisticated assessment of supply and represents one potential factor to consider when examining the potential for demand and supply to be redistributed between authorities.

5.19 The analysis below was **built from the information supplied by the authorities between May and July 2010. This does not therefore take account of any updates to SHLAA information supplied by the authorities after August 2010**. The information supplied since July has on the whole taken the form of final SHLAA supply figures by phase and the analysis has not sought to update the full database of sites analysed during the final stages of the research. The analysis is used as one element of the 'tests' undertaken in Key Task 3 to understand the potential relationship between the supply and demand for different stock types within the various authorities.

5.20 The outputs of the process are presented in figure 4.27 of the Overview Study Research Report.

Summarising the Approach

5.21 A number of the SHLAAs included a clear indication of the potential house type which was envisaged as most likely on individual sites. Where this was the case this information was utilised in providing a proportional breakdown of supply by house type.

5.22 The majority of the SHLAA databases, however, supplied by the authorities did not specifically identify the potential supply by property type envisaged as most likely for each site. To allow comparisons to be made between each authority, analysis was undertaken drawing on the density assumptions presented in Figure 5.5. These have been used to determine the type of housing scheduled to be delivered on each site. Therefore where a site density was 45dph it was assumed that it would come forward as a 'medium density mix' – mix of semi-detached and town house properties.

Figure 5.5 – Housing Density Assumptions

Dwellings per Hectare	Type of Housing
< 30	Suburban Family Housing (*Predominantly Detached Dwellings*)
31 - 50	Medium Density Mix (*Mix of Semi-Detached and Town Houses*)
51 - 70	Mixed Flats and Houses (*Mix of Semi-Detached, Town Houses and Flats*)
70 +	Apartments (*Apartments Only*)

Source: GVA Grimley, 2010

5.23 Due to the different datasets within each authorities' SHLAA database a number of methodologies and assumptions were applied to produce the housing type breakdowns presented in the Overview Study Research Report.

5.24 A full breakdown of the individual approaches used for each authority are not presented here, however, some common methods were applied:

- Where site densities were provided in the SHLAA databases and linked to individual sites these have been assigned to one of the housing mix types as detailed in the table above;
- Where site densities were not provided the most appropriate figure representing the site's potential capacity or yield has been taken and divided by the site area. The resultant density has then been assigned to a house type as above; and
- In a number of cases further professional judgement was taken to assign sites based on broad descriptions or to moderate for outliers produced from the two steps above.

Understanding the spatial distribution of supply by type

5.25 The following plans show the location of the sites in terms of their classification into the different property type 'typologies'. It is important to note that the data underpinning these plans has in a number of cases been superseded[28].

5.26 Going forward a repeat of this exercise will be useful for the authorities across the study area in understanding the geographical distribution of supply and the extent to which new development can serve to better 'balance' local and strategic housing markets.

[28] Figures 5,6 to 5.9 exclude data for CWaC as their SHLAA was not available in July 2010 and was still being prepared while this study was being completed.

Figure 5.6 – Suburban Family Housing sites

Source: Various Local Authority SHLAAs, 2010

Figure 5.7 – Mix of Semi-detached and Townhouse sites

Source: Various Local Authority SHLAAs, 2010

Figure 5.8 – Mix of Flats and Houses sites

Source: Various Local Authority SHLAAs, 2010

Figure 5.9 – Apartment only sites

Source: Various Local Authority SHLAAs, 2010

Summary

5.27 This section has set out the approach undertaken to arrive at the final housing Supply figures taken forward into the Research Report. The following key points present an important context for the analysis in the Research Report to balance supply and demand:

- The final updated SHLAA figures have been used to represent the considered capacity for housing for each of the authorities in the Overview Study Research Report. Where a risk assessment calculation has been undertaken this has been taken into account and the 'net' supply figure used in the overall assessment of supply;
- The potential supply of residential development identified by individual authorities through their SHLAA's has been 'updated', where necessary, to present the 'best' available picture of the identified potential supply available as of December 2010;
- The appraisal of the assumptions used to arrive at the housing potential, including development densities, rates of delivery and the site sifting process has been used to highlight the different approaches taken. The implications of these differences have been taken into account in the assessment of the final supply figures within the Overview Study Research Report;
- The disaggregating of supply by property type provides an important context when considering the balance between demand and supply. A summary of the approach taken has been set out. It is important to note that this analysis is based on the data made available to the research team between May and July 2010.

PART B: DATA PROFORMA APPENDICES –

Note: These proformas summarise the published evidence base documents as of July 2010. Figures included within these proformas may differ from those presented in Part A where updates have been undertaken since the publication of research documents.

STRATEGIC HOUSING MARKET ASSESSMENT – INDIVIDUAL AUTHORITIES

SHMA Pro-Forma: Halton Housing Needs and Market Assessment Survey, 2006, DCA

Future Housing Requirements

1. Does the HMA include calculations of an annual dwelling requirement that deviates away from the RSS requirement? (If no go to Q 6)	NO - The report does not include a definitive per annum figure, but rather states the predicted amount of housing required in Halton in the three years from 2006. - The (then) RPG figure of 330 dpa is not disputed.
2. What is the preferred annual dwelling requirement?	- Gross and Net figures are not provided. Instead the report states that: • 1,802 existing households requiring market housing will be moving within Halton in the next three years (from 2006). • 1,975 new households will be moving within Halton in the next three years (from 2006) of whom 1,223 households express a preference for private sector housing
3. Are a range of possible dwelling requirements presented i.e. scenario based? (If no go to Q 5).	NO
4. What are the annual Gross / Net dwelling requirements under each scenario?	N/A
4.1. Has a scenario been developed using an economic forecast? If so what forecasting house or forecasting source has been used?	NO
4.2. Has a scenario been developed which does not use the ONS national population / household projections? If so what demographic model is used to create projections?	- Demographic change has been used to calculate future demand. This was calculated using 2003 ONS data. - This data was not used in a separate scenario.
4.3. Has the scenario development process taken account of capacity as identified within the authorities SHLAA? If yes outline how this	NO

has been factored in.	
5. What time period has been assumed and what is the total number of houses required over the period based on the preferred scenario? (i.e. to 2026, 2031 etc)	Time Period used: 3 years Total Dwellings Required: Not stated
5.1. Does the dwelling requirement take account of under/over supply against plan targets? If yes what was the under / over supply and over what time period is this calculated?	NO
6. Is the housing requirement broken down into different types of housing (e.g. detached, semi, terraced…)?	- As no requirement has been stated in the report, only the house type preferences of "newly forming" and "existing households" were included. - This information has been set out in Tables 1 and 2 in the "Notes and Comments" section below.
6.1. Please detail the breakdown in terms of both housing numbers and proportions?	n/a
6.2. How is the breakdown calculated? For example is it based upon household size through household projections or is based on the findings of a housing needs survey?	- Survey results
7. Does the analysis of future housing requirements include a sub-area breakdown? If so describe how the sub-areas have been identified and how they are used in policy?	- The report contains information on the preferred location of accommodation (by Halton sub-areas) for existing households seeking to move to market housing. - This information is set out in Table 3 in the "Notes and Comments" section below.

<u>Housing Need / Affordable housing</u>

1. Has a primary housing survey been conducted? (if No go to Q 3)	- The overall assessment of housing need is calculated using the ODPM Basic Needs Assessment Model, which is structured from the survey data.

	- This survey was carried out in line with the ODPM's "Local Housing Needs Assessment: A Guide to Good Practice." The survey consisted of the following: 1. A postal questionnaire to 11,576 households between November and December 2005. 2,321 responses were received. 2. Face to face interviews with 300 respondents. 3. A housing market survey utilising the Land Registry and Halifax House Price databases of Halton and adjoining Merseyside and Cheshire districts. 4. A telephone survey of estate agents on the supply and cost of private rented housing. 5. Secondary data analysis drawing upon Housing Strategy Statistical Appendix and Housing Register data on the need and flow of social stock, the 2001 Census, household and population projections and other national research.
2. What is the date of the survey? Is it a full survey or an update of an earlier version?	- Full survey. Postal questionnaire took place between November and December 2005.
3. What is the annual requirement for affordable housing?	Annual Requirement: 176 units. - This figure is the total annual level of outstanding affordable need after allowing for current re-let supply.
4. How has the annual requirement been calculated? For example is it based on the results of a primary needs survey, solely secondary data sources or a combination of both?	- Combination of primary and secondary sources.
5. Is waiting list data used to calculate current housing need? If so how is this broken down to identify priority housing need?	Yes - Increases in waiting lists were used as part of the calculation to work out how many new households intend to form each year. Further assessment of these newly forming households was undertaken to determine how many have insufficient income to buy or ret in the market and therefore fall into need.
6. What household projection figure is used to inform future demand – i.e. is this based on ONS figures, a scenario from the future housing requirements section or the survey?	- The survey data was used.

7. Does the calculation of need take account of private rented stock to absorb affordable need? Is this quantified in any way, if so please note?	- No
8. Is a breakdown given between social rented and intermediate housing for this target? If so what is the proportional breakdown?	- No recommended split between affordable housing types was included in the report.
9. Is a breakdown given as to the size requirements of affordable housing?	Partly. - The report does not state a recommended level of supply by housing type / size. Instead it simply replicates the demand identified by the survey data. - The survey results are replicated in Tables 4 and 5 in the "Notes and Comments" section below.
9.1. How is this size requirement calculated? For example is it based on waiting list data, survey results or a combination of data sources? If the latter please note and explain.	- Survey results.

Specific Housing Requirements

1. Is a specific requirement for elderly housing identified? Is this quantified if so note the total requirement and any annualised figures?	- The report states that over the three years (from 2006) there will be an overall requirement of 748 sheltered accommodation units for older people. - This is split between 435 in the affordable sector and 313 in the private market.
2. Are there any other specific housing requirements noted and quantified? If so please identify the numbers required.	- The report identified that over the three years from 2006, the following amount of Supported Housing will be required: • 103 units of independent accommodation with a visiting support worker. • 29 units of independent accommodation with a live in carer.

NOTES / COMMENTS:

- Halton Borough Council formally commissioned DCA to carry out a Housing Needs Survey in September 2005.

Table 1: Type by Size of Market Housing Accommodation Needed by New Forming Households Seeking Market Housing										
Type	**One Bed**		**Two Bed**		**Three Bed**		**Four + Bed**		**Total**	
	No	**%**	**No**	**%**	**No**	**%**	**No**	**%**	**No**	**%**
Semi-Detached	0	0.00%	157	48.01%	170	51.99%	0	0.00%	327	100.00%
Detached	27	18.62%	80	55.17%	23	15.86%	15	10.34%	145	100.00%
Terraced	44	11.03%	246	61.65%	109	27.32%	0	0.00%	399	100.00%
Flat / Maisonette	39	30.71%	88	69.29%	0	0.00%	0	0.00%	127	100.00%
Bed-Sit / Studio	21	50.00%	21	50.00%	0	0.00%	0	0.00%	42	100.00%
Bungalow	0	0.00%	21	100.00%	0	0.00%	0	0.00%	21	100.00%
Total	**131**		**613**		**302**		**15**		**1,061**	

Table 2: Preferred Type by Size of Accommodation of Existing Households Seeking to Move to Market Housing										
Type	**One Bed**		**Two Bed**		**Three Bed**		**Four + Bed**		**Total**	
	No	**%**	**No**	**%**	**No**	**%**	**No**	**%**	**No**	**%**
Semi-Detached	0	0.00%	98	15.01%	430	65.85%	125	19.14%	653	100.00%
Detached	0	0.00%	24	3.29%	300	41.15%	405	55.56%	729	100.00%
Terraced	0	0.00%	16	23.19%	0	0.00%	53	76.81%	69	100.00%
Flat / Maisonette	21	60.00%	14	40.00%	0	0.00%	0	0.00%	35	100.00%
Bungalow	0	0.00%	169	70.12%	43	17.84%	29	12.03%	241	100.00%
Supported Housing	0	0.00%	12	100.00%	0	0.00%	0	0.00%	12	100.00%
Total	**21**		**333**		**773**		**612**		**1,739**	

Table 3: Preferred Location of Accommodation of Existing Households Seeking to Move to Market Housing	
Location	**% Responses**
Hough Green, Ditton, Halebank, Hale	12.60%
Kingsway, Appleton, West Bank	6.20%

Upton Rocks, Birchfield, Farnworth, Halton View	33.00%
Old Runcorn, Higher Runcorn, Weston Village, Weston Point	18.00%
Castlefields, Windmill Hill, Norton, The Brow, Murdishaw	8.90%
Sandymoor, Daresbury, Preston Brook	12.60%
Beechwood, Palacefields, Hallwood Park	8.70%
Total	**100.00%**

Table 4: Preferred Type by Size of Accommodation of Existing Households Seeking to Move to Affordable Housing

Type	One Bed		Two Bed		Three Bed		Four Bed		Five Bed		Total	
	No	%	No	%	No	%	No	%	No	%	No	%
Semi-Detached	0	0.00%	74	23.80%	127	40.80%	111	35.40%	0	0.00%	312	100.00%
Detached	0	0.00%	16	17.30%	53	55.60%	26	27.10%	0	0.00%	95	100.00%
Terraced	0	0.00%	65	39.90%	87	53.70%	0	0.00%	10	6.40%	162	100.00%
Flat / Maisonette	40	43.40%	52	56.60%	0	0.00%	0	0.00%	0	0.00%	92	100.00%
Bungalow	141	45.50%	97	31.20%	72	23.40%	0	0.00%	0	0.00%	310	100.00%
Supported Housing	0	0.00%	62	100.00%	0	0.00%	0	0.00%	0	0.00%	62	100.00%
Total	**181**		**366**		**339**		**137**		**10**		**1,033**	

Table 5: Type of Accommodation by Tenure Required by Existing Households Seeking to Move to Affordable Housing

Type	Council Rent		HA Rent		HA Shared Ownership		Total
	No	%	No	%	No	%	No
Semi-Detached	230	33.82%	82	23.91%	0	0.00%	312
Detached	95	13.97%	0	0.00%	0	0.00%	95
Terraced	91	13.38%	71	20.70%	0	0.00%	162
Flat / Maisonette	66	9.71%	26	7.58%	0	0.00%	92
Bungalow	184	27.06%	115	33.53%	10	100.00%	309
Supported Housing	14	2.06%	49	14.29%	0	0.00%	63

Total	**680**	**100.00%**	**343**	**100.00%**	**10**	**100.00%**	**1,033**

SHMA Pro-Forma: Draft Knowsley Strategic Housing Market Assessment, DCA, 2010

Future Housing Requirements

1. Does the HMA include calculations of an annual dwelling requirement that deviates away from the RSS requirement? (If no go to Q 6)	YES
2. What is the preferred annual dwelling requirement?	741 market units per annum plus 568 affordable units per annum (total 1309 per annum). - The 2009 Housing Needs Study update data suggests that there will be a total shortfall of 741 market units per annum will be required to meet demand, after allowing for market housing turnover. Gross figure not provided. - Using the CLG model, the HMA calculates that an additional 568 affordable units per annum will be required for a ten year period to address backlog and to meet housing need arising, after allowing for turnover of stock and existing anticipated supply of such units. - The RSS target for Knowsley between 2003 and 2021 is 450 dpa. However, up to the HMA base date of April 2008 there had been a shortfall, this combined with proposed demolitions means that the RSS target should be revised up to 550 dpa between 2008 and 2027 (2027 is beyond initial RSS period – RSS target was extrapolated for the period 2021 – 2027).
3. Are a range of possible dwelling requirements presented i.e. scenario based? (If no go to Q 5).	NO
4. What are the annual Gross / Net dwelling requirements under each scenario?	N/A
4.1. Has a scenario been developed using an economic forecast? If so what forecasting house or forecasting source has been used?	NO - The following economic drivers of housing demand have been used in the report (however they have not been used to develop an additional housing need scenario): 1. Annual Business Inquiry Employee Analysis 2. ONS Annual Population Survey July 2008 – June 2009

	3. ONS Claimant Count 2008 4. 2001 Census 5. Annual Survey of Hours and Earnings 2008 6. Core Housing Associations New Lettings Data 2007 / 2008 7. Knowsley Housing Need Study 2007
4.2. Has a scenario been developed which does not use the ONS national population / household projections? If so what demographic model is used to create projections?	NO. - ONS data has been used to predict population increases in Knowsley between 2006 and 2031, as well as predicted household formation increases between 2006 and 2029, however this data has not been used to develop an additional housing need scenario.
4.3. Has the scenario development process taken account of capacity as identified within the authorities SHLAA? If yes outline how this has been factored in.	N/A
5. What time period has been assumed and what is the total number of houses required over the period based on the preferred scenario? (i.e. to 2026, 2031 etc)	- No alternative scenarios carried out. The report states that the RSS (plus existing shortfall) target is 550 dpa, this figure has been used between 2008 – 2027 (therefore beyond the RSS period). The report states that the actual demand over this period is 741 dpa for market units and 568 dpa for affordable units (for a ten year period).
5.1. Does the dwelling requirement take account of under/over supply against plan targets? If yes what was the under / over supply and over what time period is this calculated?	- The report states that actual identified demand (741 dpa for market units and 568 dpa for affordable units) is higher than both the baseline RSS figure of 450 dpa, and the RSS plus existing shortfall figure of 550 dpa. - The time period used is 2008 – 2027.
6. Is the housing requirement broken down into different types of housing (e.g. detached, semi, terraced…)?	BROKEN DOWN BY NUMBER OF BEDROOMS, RATHER THAN PROPERTY TYPE.
6.1. Please detail the breakdown in terms of both housing numbers and proportions?	

Housing Type / Size	1-bedroom	2-bedroom	3-bedroom	4-bedroom plus
Market Housing	10%	30%	40%	20%

Affordable Housing – Social Rented	20%	50%	20%	10%
Affordable Housing – Intermediate	20%	70%	10%	0%

6.2. How is the breakdown calculated? For example is it based upon household size through household projections or is based on the findings of a housing needs survey?	2007 HOUSING NEEDS SURVEY (RE-WEIGHTED 2009)
7. Does the analysis of future housing requirements include a sub-area breakdown? If so describe how the sub-areas have been identified and how they are used in policy?	NO – BUT FINAL HMA WILL INCLUDE SUB-AREA BREAKDOWNS BASED ON AREA PARTNERSHIP BOARDS.

<u>Housing Need / Affordable housing</u>

1. Has a primary housing survey been conducted? (if No go to Q 3)	No. - Data from the 2007 Knowsley Housing Needs Survey was used and re-weighted to reflect the Borough's population in 2009.
2. What is the date of the survey? Is it a full survey or an update of an earlier version?	- 2007 data used, re-weighted to reflect 2009 population level.
3. What is the annual requirement for affordable housing?	Annual Requirement: 568 dwellings for a ten year period.
4. How has the annual requirement been calculated? For example is it based on the results of a primary needs survey, solely secondary data sources or a combination of both?	- CLG Needs Assessment Model is used to calculated the annual shortfall of social housing units. This based on addressing the backlog over a 10 year period. - Data taken from the 2009 Housing Needs Study Up-date and secondary data from CORE, HSSA and local authority records.
5. Is waiting list data used to calculate current housing need? If so how is this broken down to identify priority housing need?	No
6. What household projection figure is used to inform future demand – i.e. is this based on ONS figures, a scenario from the future	- ONS data used in the 2007 Housing Needs Survey

housing requirements section or the survey?	
7. Does the calculation of need take account of private rented stock to absorb affordable need? Is this quantified in any way, if so please note?	No mention made in the SHMA.
8. Is a breakdown given between social rented and intermediate housing for this target? If so what is the proportional breakdown?	- Yes. These figures are based on a 25% affordable housing requirement across residential developments – subject to individual site viability analysis. The affordable housing split is recommended as: Social Rented: 75% Intermediate: 25%
9. Is a breakdown given as to the size requirements of affordable housing?	Yes - Information is detailed in Table 1 in the "notes and comments" section below.
9.1. How is this size requirement calculated? For example is it based on waiting list data, survey results or a combination of data sources? If the latter please note and explain.	2007 Housing Needs Survey (updated to 2009)

Specific Housing Requirements

1. Is a specific requirement for elderly housing identified? Is this quantified if so note the total requirement and any annualised figures?	Yes - The report states that there is a total sheltered housing need of 172 dwellings. This figure has not been annualised, and is identified within the 2007 Housing Needs Study. No timeframe is given regarding the period in which this need is required. Table 2 in the "notes and comments" section disaggregates this need by tenure.
2. Are there any other specific housing requirements noted and quantified? If so please identify the numbers required.	- The housing requirements of the following household groups have been analysed, however, apart from Older People, no need has been quantified: 1. Households with support needs 2. Older people 3. Minority Ethnic Households 4. Gypsy and Traveller Households 5. Students - The data regarding 1, 2 and 3 of the above was primary data from the 2007 Knowsley Housing Needs Study, which was re-weighted in line with the 2009 population

	levels.

NOTES / COMMENTS:

Table 1: Future Affordable Sector Requirements by Bedroom Size				
Tenure	**1 - Bed**	**2- Bed**	**3- Bed**	**4- Bed +**
Social Rent	20%	50%	20%	10%
Intermediate	20%	70%	10%	0%

	Table 2: Demand for Sheltered Housing		
	Private Market	**Affordable Sector**	**Total**
Existing Households	24	23	**47**
In-Migrant Households	55	70	**125**
Total	**79**	**93**	**172**

SHMA Pro-Forma: Sefton Strategic Housing Market Assessment 2008, Fordham Research, June 2009

Future Housing Requirements

1. Does the HMA include calculations of an annual dwelling requirement that deviates away from the RSS requirement? (If no go to Q 6)	Yes, although this was based on a 'Balancing Housing Market' analysis only. The Study was carried out before the change of government and specifically defers to the RSS target.
2. What is the preferred annual dwelling requirement?	Gross: 11,728 Net: 909 All tenures
3. Are a range of possible dwelling requirements presented i.e. scenario based? (If no go to Q 5).	Yes
4. What are the annual Gross / Net dwelling requirements under each scenario?	Gross: See Figure 1 Net: See Figure 2
4.1. Has a scenario been developed using an economic forecast? If so what forecasting house or forecasting source has been used?	
4.2. Has a scenario been developed which does not use the ONS national population / household projections? If so what demographic model is used to create projections?	
4.3. Has the scenario development process taken account of capacity as identified within the authorities SHLAA? If yes outline how this has been factored in.	The scenario looks at the potential increase in employment within Sefton. This data is not used within the report to model potential changes in demand for housing.
5. What time period has been assumed and what is the total number of houses required over the period based on the preferred	Next two years 2009 – 2010 No long term projection guidance given Total Dwellings Required: over 900 additional units per

scenario? (i.e. to 2026, 2031 etc)	annum (of all tenures) over the next two years - 55% market / 45% affordable (36% social rented; 9% intermediate)
5.1. Does the dwelling requirement take account of under/over supply against plan targets? If yes what was the under / over supply and over what time period is this calculated?	BHM technique – No
6. Is the housing requirement broken down into different types of housing (e.g. detached, semi, terraced…)?	By size of dwelling, but only in a general sense
6.1. Please detail the breakdown in terms of both housing numbers and proportions?	See Figure 2
6.2. How is the breakdown calculated? For example is it based upon household size through household projections or is based on the findings of a housing needs survey?	Based on SHMA survey data
7. Does the analysis of future housing requirements include a sub-area breakdown? If so describe how the sub-areas have been identified and how they are used in policy?	The total sample achieved in the survey is insufficient for a BHM analysis to be conducted for all six sub-areas in Sefton; however it is possible to provide information on the geographical differences in housing demand across the Borough by aggregating the sub-areas into two larger areas. The most appropriate division of the Borough in terms of socio-economic characteristics of the resident households is between the north and central part of Sefton and south Sefton. The north and central part of Sefton contains the sub-areas of Southport, Formby, Maghull/Aintree and Crosby, whilst the south part of Sefton contains the sub-areas of Bootle and Netherton.

Housing Need / Affordable housing

1. Has a primary housing survey been conducted? (if No go to Q 3)	Yes
2. What is the date of the survey? Is it a full	Full – Local household survey, January 2008

survey or an update of an earlier version?	
3. What is the annual requirement for affordable housing?	Annual Requirement: 2,398 (gross) Net: 246 See Figure 3 for more detail
4. How has the annual requirement been calculated? For example is it based on the results of a primary needs survey, solely secondary data sources or a combination of both?	Combination of survey and secondary data
5. Is waiting list data used to calculate current housing need? If so how is this broken down to identify priority housing need?	No
6. What household projection figure is used to inform future demand – i.e. is this based on ONS figures, a scenario from the future housing requirements section or the survey?	It follows CLG Strategic Housing Market Assessment Practice Guidance and PPS3. It largely uses survey based data
7. Does the calculation of need take account of private rented stock to absorb affordable need? Is this quantified in any way, if so please note?	Yes. A split is made of the total affordable housing requirement arising in Sefton, and the net need arising from those households needing new dwellings that are not catered for by the private sector.
8. Is a breakdown given between social rented and intermediate housing for this target? If so what is the proportional breakdown?	Social Rented: 80% Intermediate: 20% (suggest delete figure 4 – doesn't represent final SHMA findings)
9. Is a breakdown given as to the size requirements of affordable housing?	Not precisely. SHMA gives broad indication that the majority of affordable housing should be ¾ bed family dwellings.
9.1. How is this size requirement calculated? For example is it based on waiting list data, survey results or a combination of data sources? If the latter please note and explain.	Combination of data sources

Specific Housing Requirements

1. Is a specific requirement for elderly housing identified? Is this quantified if so note the total requirement and any annualised figures?	ONS population projections indicate that the number of people aged 60 or over will increase by 10.3% across the Borough over the twenty year period. This may have a significant impact on local housing requirements as these households may be more likely to require some form of specialist accommodation, particularly the 85+ age group which shows an increase of 69.2%. It is calculated that if the rate of residence in specialist accommodation amongst the relevant demographic group remains the same as was recorded in the 2001 Census, then the number of people living in a medical or care establishment would increase to **5,441 by 2026**. This would represent some 2.0% of all people in Sefton and an increase in the number of people in this accommodation of 49.8%.
2. Are there any other specific housing requirements noted and quantified? If so please identify the numbers required.	Frail elderly; Persons with a medical condition; Persons with a physical disability; A learning disability; A mental health problem; A severe sensory disability See Figure 5

Figure 1

Table 19.4 Demand IV: Total demand by tenure and size required

Tenure	Size requirement				Total
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Market housing	1,061	3,055	3,577	1,396	9,088
Intermediate	40	44	30	0	113
Social rented	585	794	844	305	2,528
Total	1,685	3,892	4,451	1,701	11,728

Source: Sefton SHMA household survey January 2008

Figure 2.

Table 19.7 Balancing Housing Markets results for Sefton (per annum)					
Tenure	Size requirement				Total
	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	
Market housing	-543	283	700	60	500
Intermediate	26	32	20	0	79
Social rented	-108	-68	326	180	330
Total	-624	247	1,046	240	909

Source: Sefton SHMA 2008 (combination of data sources)

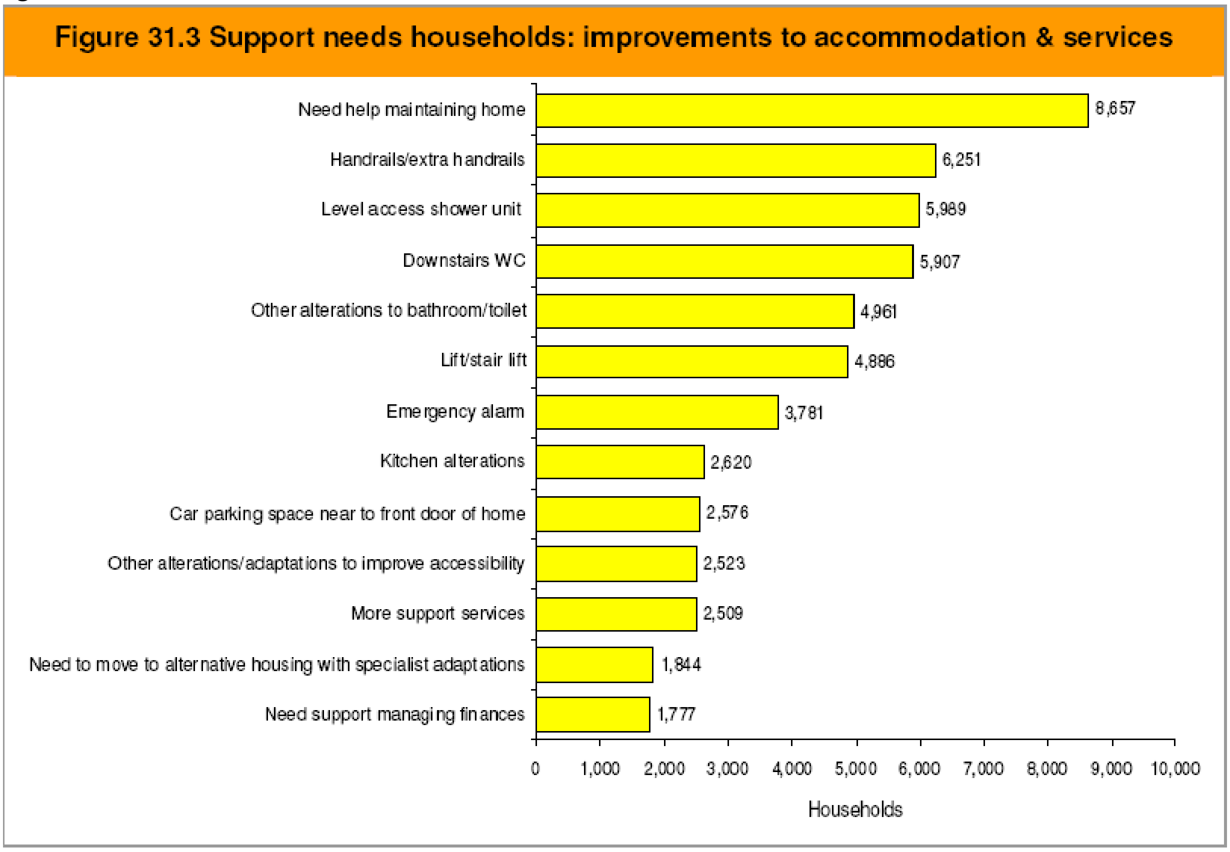
Figure 3

Table 5.2 Net housing need and sub-area							
Sub-area	Housing need						
	Gross annual need	Gross annual supply	Net annual housing need	% of net shortfall	Supply as % of need	Net need per 1,000 households	Total need over the 5-year period
Southport	1,610	374	1,236	51.6%	23.2%	32.1	6,180
Formby	169	16	153	6.4%	9.3%	16.9	765
Maghull / Aintree	267	96	171	7.1%	35.8%	11.4	855
Crosby	634	233	401	16.7%	36.8%	19.7	2,005
Bootle	798	521	277	11.6%	65.2%	15.7	1,385
Netherton	584	424	160	6.6%	72.7%	10.2	800
Total	4,062	1,664	2,398	100.0%	41.0%	20.6	11,990

Figure 4

Table 5.3 Social rented and intermediate housing requirements in Sefton				
	Equity based intermediate products	Intermediate rent	Social rented	Total
Total gross annual need	116	333	3,613	4,062
Total gross annual supply	0	68	1,596	1,664
Net annual need	116	265	2,017	2,398
% of net shortfall	5%	11%	84%	100%

Figure 5



Source: Sefton SHMA household survey January 2008

NOTES / COMMENTS:

.1 *Summary of BHM Model*

- A 'Balancing Housing Markets' (BHM) model looks at the whole local housing market, considering the extent to which supply and demand are 'balanced' across tenure and property size.
- It has a different purpose to the Practice Guidance needs assessment model and assesses the household moves that are likely to take place considering the prevailing income to housing cost ratios to produce a pragmatic estimate of the demand for new housing of various tenures.
- The BHM model compares the likely future demand for housing in Sefton recorded within the SHMA household survey January 2008, against the likely supply of housing derived from secondary data sources.
- The analysis reveals that overall in Sefton there is a shortage of around 909 units per annum (excess of demand over supply). Just under half of this shortfall is shown to be for affordable housing, with around a fifth of the affordable requirement being for some form of intermediate housing.

- When looking more closely at property sizes it was found that in the market sector the main shortages are for three bedroom homes, with a shortfall also found for two and four bedroom dwellings and a surplus recorded for one bedroom dwellings.
- In the intermediate sector there is a demand for all accommodation sizes except four bedroom homes. In the social rented sector the main requirement is for three and four bedroom accommodation, with a surplus of one and two bedroom properties recorded. The surplus of one bedroom accommodation reflects their inability to meet most housing needs, unpopularity and inflexibility.

.2 *Recommendations*

- Whilst there is evidence that demand exists to support in excess of 500 new dwellings per year within Sefton as allowed by the RSS figure, the current market climate means that it is inappropriate to pursue any more than this figure currently. Additionally, the Sefton SHMA explicitly accepts the RSS figure.
- It is recommended that some 60% of new housing in Sefton should be market with 40% affordable. Within the affordable sector, 20% should be intermediate and 80% social rented. This recommendation is made subject to the findings of economic viability assessment study. New social rented accommodation in the Borough should contain three and four bedrooms, whilst new market homes should have two, three or four bedrooms.

SHMA Pro-Forma: St Helens Housing Needs and Market Assessment, 2006, DCA

Future Housing Requirements

1. Does the HMA include calculations of an annual dwelling requirement that deviates away from the RSS requirement? (If no go to Q 6)	NO - The report does not include a definitive per annum figure, but rather states the amount of housing required in St Helens in the three years from 2006.
2. What is the preferred annual dwelling requirement?	- Gross and Net figures are not provided. Instead the report states that: • 4,273 existing households requiring market housing will be moving within St Helens Borough in the next three years (2006). Of this number, 3,901 plan to move into owner-occupied accommodation. • 2,191 concealed households require market housing in St Helens over the three years from 2006 • 4,233 households are expected to in-migrate to St Helens in the three years from 2006
3. Are a range of possible dwelling requirements presented i.e. scenario based? (If no go to Q 5).	No
4. What are the annual Gross / Net dwelling requirements under each scenario?	n/a
4.1. Has a scenario been developed using an economic forecast? If so what forecasting house or forecasting source has been used?	No
4.2. Has a scenario been developed which does not use the ONS national population / household projections? If so what demographic model is used to create projections?	- Population estimates have been used to calculate future demand. This was calculated using 2004 based ONS data. - This data was not used in a separate scenario.
4.3. Has the scenario development process taken account of capacity as identified within the authorities SHLAA? If yes outline how this	No

has been factored in.	
5. What time period has been assumed and what is the total number of houses required over the period based on the preferred scenario? (i.e. to 2026, 2031 etc)	Time Period used: 3 years Total Dwellings Required: Not stated
5.1. Does the dwelling requirement take account of under/over supply against plan targets? If yes what was the under / over supply and over what time period is this calculated?	No
6. Is the housing requirement broken down into different types of housing (e.g. detached, semi, terraced…)?	- As no requirement has been stated in the report, only the house type preferences of “existing moving households” and “concealed households” were included. - This information has been set out in Tables 1 and 2 in the “Notes and Comments” section below.
6.1. Please detail the breakdown in terms of both housing numbers and proportions?	n/a
6.2. How is the breakdown calculated? For example is it based upon household size through household projections or is based on the findings of a housing needs survey?	- Survey results
7. Does the analysis of future housing requirements include a sub-area breakdown? If so describe how the sub-areas have been identified and how they are used in policy?	- The report contains information on the preferred location of accommodation (by St Helens sub-areas) for “existing moving households” and “concealed households wishing to move to market housing. - This information is set out in Tables 3 and 4 in the “Notes and Comments” section below.

Housing Need / Affordable housing

1. Has a primary housing survey been conducted? (if No go to Q 3)	- The overall assessment of housing need is calculated using the DCLG Basic Needs Assessment Model, which is structured from the survey data. - The survey consisted of:

	1. A postal questionnaire to 16,160 households in St Helens between April and June 2006. 2,982 responses were received. 2. A housing market survey utilising the Land Registry and Halifax House Price databases of St Helens. 3. A telephone survey of estate agents on the supply and cost of private rented housing in the Borough. 4. Secondary data analysis drawing upon Housing Strategy Statistical Appendix and Housing Register data on the need and flow of social stock, the 2001 Census, household and population projections and other national research.
2. What is the date of the survey? Is it a full survey or an update of an earlier version?	- Full survey. Postal questionnaire took place between April and June 2006.
3. What is the annual requirement for affordable housing?	Annual Requirement: 306 dpa
4. How has the annual requirement been calculated? For example is it based on the results of a primary needs survey, solely secondary data sources or a combination of both?	- Combination of primary and secondary sources.
5. Is waiting list data used to calculate current housing need? If so how is this broken down to identify priority housing need?	No
6. What household projection figure is used to inform future demand – i.e. is this based on ONS figures, a scenario from the future housing requirements section or the survey?	- The survey data was used
7. Does the calculation of need take account of private rented stock to absorb affordable need? Is this quantified in any way, if so please note?	No
8. Is a breakdown given between social rented and intermediate housing for this target? If so what is the proportional breakdown?	- No recommended split between affordable housing types was included in the report.
9. Is a breakdown given as to the size requirements of affordable housing?	Partly - The report does not state a recommended level of supply by housing type / size. Instead it simply replicates

	the demand identified by the survey data. - The data used is the control total of 2,285 implied existing households moving within St Helens over the next three years who require affordable housing. - This information is set out in Table 5 in the "Notes and Comments" section below.
9.1. How is this size requirement calculated? For example is it based on waiting list data, survey results or a combination of data sources? If the latter please note and explain.	- Survey results

Specific Housing Requirements

1. Is a specific requirement for elderly housing identified? Is this quantified if so note the total requirement and any annualised figures?	- The report states that over the three years (from 2006) there will be an overall requirement of 1,262 sheltered accommodation units for older people. - This is split between 757 in the affordable sector and 505 in the private market sector.
2. Are there any other specific housing requirements noted and quantified? If so please identify the numbers required.	- The report identified that over the three years from 2006, the following amount of Supported Housing will be required: • 501 units of independent accommodation with external support • 438 units of HA sheltered housing • 115 extra care units

NOTES / COMMENTS:

Table 1: Existing Moving Households - Type and Size Preferences

Type	One Bed		Two Bed		Three Bed		Four Bed		Five + Bed		Total	
	No	%	No	%	No	%	No	%	No	%	No	%
Semi-Detached	0	0.00%	159	17.15%	1,268	58.30%	181	19.15%	20	20.41%	1,628	38.10%
Detached	0	0.00%	69	7.44%	646	29.70%	764	80.85%	78	79.59%	1,557	36.44%
Terraced	0	0.00%	159	17.15%	148	6.80%	0	0.00%	0	0.00%	307	7.18%
Bedsit / Flat / Maisonette	30	23.44%	38	4.10%	0	0.00%	0	0.00%	0	0.00%	68	1.59%

Bungalow	23	17.97%	502	54.15%	113	5.20%	0	0.00%	0	0.00%	638	14.93%
Houseboat / Caravan / Mobile Home	75	58.59%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	75	1.76%
Total	**128**	**100.00%**	**927**	**100.00%**	**2,175**	**100.00%**	**945**	**100.00%**	**98**	**100.00%**	**4,273**	**100.00%**

Table 2: Concealed Households - Type and Size Preferences

Type	**One Bed**		**Two Bed**		**Three Bed**		**Four + Bed**		**Total**	
	No	**%**	**No**	**%**	**No**	**%**	**No**	**%**	**No**	**%**
Semi-Detached	81	20.82%	560	47.86%	389	66.16%	0	0.00%	1,030	47.01%
Detached	0	0.00%	0	0.00%	87	14.80%	44	100.00%	131	5.98%
Terraced	156	40.10%	410	35.04%	112	19.05%	0	0.00%	678	30.94%
Bedsit / Flat / Maisonette	152	39.07%	107	9.15%	0	0.00%	0	0.00%	259	11.82%
Bungalow	0	0.00%	67	5.73%	0	0.00%	0	0.00%	67	3.06%
Supported Housing	0	0.00%	26	2.22%	0	0.00%	0	0.00%	26	1.19%
Total	**389**	**100.00%**	**1,170**	**100.00%**	**588**	**100.00%**	**44**	**100.00%**	**2,191**	**100.00%**

Table 3: Preferred Location of Accommodation of Existing Households Seeking to Move to Market Housing

Location	**% Responses**
Windle	7.70%
Newton	6.80%
Billinge & Seneley Green	7.70%
Earlestown	2.50%
Town Centre	2.70%
Blackbrook	2.10%
Rainford	11.00%
Haydock	5.50%
Rainhill	9.40%
Bold	8.20%
West Park	2.50%
Eccleston	18.50%
Moss Bank	2.10%
Sutton	9.60%
Thatto Heath	3.20%
Parr	0.50%

Total	**100.00%**

Table 4: Preferred Location of Accommodation of Concelaed Households Seeking to Move to Market Housing	
Location	**% Responses**
Windle	8.10%
Newton	5.70%
Billinge & Seneley Green	8.00%
Earlestown	1.60%
Town Centre	13.00%
Blackbrook	5.10%
Rainford	5.40%
Haydock	8.30%
Rainhill	9.00%
Bold	4.60%
West Park	3.10%
Eccleston	13.50%
Moss Bank	12.70%
Sutton	0.00%
Thatto Heath	1.90%
Parr	0.00%
Total	**100.00%**

Table 5: Size and Type Preferences of Existing Hosueholds Moving Within St Helens Requiring Affordable Housing

Type	**One Bed**		**Two Bed**		**Three Bed**		**Four + Bed**		**Total**	
	No	**%**	**No**	**%**	**No**	**%**	**No**	**%**	**No**	**%**
Semi-Detached	0	0.00%	141	18.63%	627	71.74%	192	86.49%	960	42.01%
Detached	0	0.00%	33	4.36%	68	7.78%	0	0.00%	101	4.42%
Terraced	0	0.00%	83	10.96%	144	16.48%	30	13.51%	257	11.25%
Flat / Maisonette	239	55.32%	128	16.91%	0	0.00%	0	0.00%	367	16.06%
Bungalow	23	5.32%	342	45.18%	35	4.00%	0	0.00%	400	17.51%
Houseboat / Caravan / Mobile Home	170	39.35%	30	3.96%	0	0.00%	0	0.00%	200	8.75%
Total	**432**	**100.00%**	**757**	**100.00%**	**874**	**100.00%**	**222**	**100.00%**	**2,285**	**100.00%**

SHMA Pro-Forma: West Lancashire District Council, Housing Market Assessment, May 2009, Nevin Leather Associates

Future Housing Requirements

1. Does the HMA include calculations of an annual dwelling requirement that deviates away from the RSS requirement? (If no go to Q 6)	Yes - The HMA states that annual level of demand for housing between 2008 – 2021 (and beyond) is in the region of 280 dwellings. This is slightly below the 300 dpa set by the RSS to 2021.
2. What is the preferred annual dwelling requirement?	288 dwellings per year 2008 – 2031(this is the 280 figure above, plus vacancies to allow for movement between stock). This compares to 300 pa specified in RSS to 2021 - No net annual dwelling requirement figures provided. - The figure is taken from the CLG household projections adjusted to take account of ONS population projections.
3. Are a range of possible dwelling requirements presented i.e. scenario based? (If no go to Q 5).	YES
4. What are the annual Gross / Net dwelling requirements under each scenario?	- Demographic trend forecast: 329 dpa - CLG trend forecast scenario: 386 dpa - Higher Migration scenario: 415 dpa - West Lancashire Economic Review trend participation scenario: 575 dpa - West Lancashire Economic Review more economically active scenario: 357 dpa
4.1. Has a scenario been developed using an economic forecast? If so what forecasting house or forecasting source has been used?	- All of the scenarios assume that household size reduces from 2.49 in 2001 to 2.19 by 2021. - The report states that the CLG's demographic trend forecast is the most realistic (using ONS data). - The regional strategic Housing Market Assessment for the north-west includes a higher migration scenario, which uses the 2004 (rather than 2006) based ONS

	projections, as well as a CLG trend forecast - Scenarios have also been provided which were contained in the West Lancashire Economic Review (GVA Grimley 2009). These scenarios were linked to employment forecast by Experian and Oxford Economics and run until 2021.
4.2. Has a scenario been developed which does not use the ONS national population / household projections? If so what demographic model is used to create projections?	Yes - The HMA replicates scenarios contained in The West Lancashire Economic Review (GVA Grimley 2009) which are linked to employment forecasts produced by Experian and Oxford Economics.
4.3. Has the scenario development process taken account of capacity as identified within the authorities SHLAA? If yes outline how this has been factored in.	No.
5. What time period has been assumed and what is the total number of houses required over the period based on the preferred scenario? (i.e. to 2026, 2031 etc)	-Time Period used: 2008 - 2032 Total Dwellings Required: 7,200 See Figure 1 for more details
5.1. Does the dwelling requirement take account of under/over supply against plan targets? If yes what was the under / over supply and over what time period is this calculated?	- No it is not taken into account, apart from briefly mentioning that the annual dwelling requirement is below the RSS target.
6. Is the housing requirement broken down into different types of housing (e.g. detached, semi, terraced…)?	No The HMA states that more detailed information regarding employment growth is required before any consideration of future dwelling requirements by type, size and tenure is undertaken.
6.1. Please detail the breakdown in terms of both housing numbers and proportions?	
6.2. How is the breakdown calculated? For example is it based upon household size through household projections or is based on the findings of a housing needs survey?	

7. Does the analysis of future housing requirements include a sub-area breakdown? If so describe how the sub-areas have been identified and how they are used in policy?	- No sub-area breakdown is included in the HMA.

Housing Need / Affordable housing

1. Has a primary housing survey been conducted? (if No go to Q 3)	No
2. What is the date of the survey? Is it a full survey or an update of an earlier version?	
3. What is the annual requirement for affordable housing?	Annual Requirement: 540 dwellings The report recommends that at least 22% of the RSS target of 300 dpa should be affordable (66 dpa).
4. How has the annual requirement been calculated? For example is it based on the results of a primary needs survey, solely secondary data sources or a combination of both?	- The annual requirements have been calculated through the use of an affordability model developed by Nevin Leather Associates, originally used by the North West Regional Assembly. The model was designed in line with CLG official guidance, and makes use of secondary data sources.
5. Is waiting list data used to calculate current housing need? If so how is this broken down to identify priority housing need?	- The HMA states that information on the backlog of households currently in housing need, as well as information on homelessness, overcrowding and concealment is estimated from a variety of data sources. These include housing registers, local authority HSSA returns, homelessness returns, the 2001 Census, the Survey of English Housing and CLG household forecasts.
6. What household projection figure is used to inform future demand – i.e. is this based on ONS figures, a scenario from the future housing requirements section or the survey?	- The gross number of newly forming households is estimated from CLG household projections. - The number of existing households falling into need is estimated from housing register data and from 2001 Census data on migration. - Data on the distribution of the incomes of households

	on backlog need, newly formed households, and existing households falling into need is taken from the Survey of English Housing.
7. Does the calculation of need take account of private rented stock to absorb affordable need? Is this quantified in any way, if so please note?	The report states that a maximum of 365 private rented dwellings per annum could contribute to meeting the affordable housing requirements. However, the HMA states that this supply cannot be deducted from the affordable requirement on a unit-by-unit basis as not all of the private rented accommodation will be suitable.
8. Is a breakdown given between social rented and intermediate housing for this target? If so what is the proportional breakdown?	- A breakdown is provided within the HMA. The report states that the split between social rented and intermediate housing should be 50:50.
9. Is a breakdown given as to the size requirements of affordable housing?	Partly
9.1. How is this size requirement calculated? For example is it based on waiting list data, survey results or a combination of data sources? If the latter please note and explain.	The HMA does not provide a definitive breakdown by housing type, it instead recommends that future affordable provision should move away from flats and towards two, three and four-bedroom houses.

Specific Housing Requirements

1. Is a specific requirement for elderly housing identified? Is this quantified if so note the total requirement and any annualised figures?	- A section of the HMA covers housing for the elderly and how needs will change as demographics alter over time. However, a requirement is not quantified.
2. Are there any other specific housing requirements noted and quantified? If so please identify the numbers required.	- Brief sections of the HMA are devoted to people with disabilities, BME groups, younger people and families, however their requirements are not quantified.

Figure 6

Table 5.4 Overall future number of households

	Household growth			Dwelling requirement		
	Annual average	2008-2021	2008-2032	Annual average	2008-2021	2008-2032
ONS/CLG trend forecast	375	4875	9000	386	5,021	9,270
Demographic trend	320	4160	7680	329	4,277	7,896
Higher migration	403	5239	9672	415	5,395	9,960
Trend participation	558	7254	13392	575	7,472	13,973
More economically active	347	4511	8328	357	4,641	8,568
Current RSS provision				300	3,900	7,200

Note: Dwelling requirements have been derived using a 3% dwelling vacancy rate

.3 SHMA Pro-Forma: Wirral Housing Need and Market Assessment, Fordham Research, September 2007

Future Housing Requirements

1. Does the HMA include calculations of an annual dwelling requirement that deviates away from the RSS requirement? (If no go to Q 6)	YES
2. What is the preferred annual dwelling requirement?	Described in the report 'a latent demand for 1,633 new dwellings per annum'. Does not specify gross/net Gross: Net:
3. Are a range of possible dwelling requirements presented i.e. scenario based? (If no go to Q 5).	Yes Annual requirement – 1,767 (CLG Model, Table 16.2) Annual Requirement – 528 (BHM Model, Table S3)
4. What are the annual Gross / Net dwelling requirements under each scenario?	Not specified whether gross or net figure – Balancing Housing Market model predicts demand for 1,663 new houses per annum based on household projections. 68% market; 32% affordable. See Figure 1 for breakdown Report notes (p158) This is a measurement of an overall latent demand, not the measure of any sensible response to it. The RSS figure may well, when the SHMA comes to be considered through the policy process, remain the best overall solution. CLG model predicts 1,342 new households each year in Wirral 2006-2011 RSS target is 250 dwellings each year. The RSS Panel report, which is the current stage which the RSS has reached, has increased the draft target for Wirral to 500 dwellings/ per annum
4.1. Has a scenario been developed using an economic forecast? If so what forecasting	NO

house or forecasting source has been used?	
4.2. Has a scenario been developed which does not use the ONS national population / household projections? If so what demographic model is used to create projections?	NO
4.3. Has the scenario development process taken account of capacity as identified within the authorities SHLAA? If yes outline how this has been factored in.	NO
5. What time period has been assumed and what is the total number of houses required over the period based on the preferred scenario? (i.e. to 2026, 2031 etc)	The report does not reach a firm conclusion over how many units are required each year, in total or give any indication that numbers should be over a specified period. Based on the research conducted for the study, the total new housing units required each year is 1,633 across all tenures. However, this is based on latent demand and not necessarily indicative of a sensible number of houses to be built each year. See following text from p158 of report This is a measurement of an overall latent demand, not the measure of any sensible response to it. The RSS figure may well, when the SHMA comes to be considered through the policy process, remain the best overall solution. The report does not specify a period over which this applies
5.1. Does the dwelling requirement take account of under/over supply against plan targets? If yes what was the under / over supply and over what time period is this calculated?	NO
6. Is the housing requirement broken down into different types of housing (e.g. detached, semi, terraced…)?	YES The report provides information on the housing requirement by size of accommodation.
6.1. Please detail the breakdown in terms of	- This information is detailed in Table 1 in the "Notes and

both housing numbers and proportions?	Comments" section below.
6.2. How is the breakdown calculated? For example is it based upon household size through household projections or is based on the findings of a housing needs survey?	- Balancing Housing Markets (BHM) model.
7. Does the analysis of future housing requirements include a sub-area breakdown? If so describe how the sub-areas have been identified and how they are used in policy?	Yes- Other than the HMRI area the other sub-areas are broadly aligned with wards, although the ward of Upton is divided, between the wealthier north and the less affluent Woodchurch Neighbourhood Management Area (which is much smaller and distinct from the main HMRI Pathfinder area). Map – See Figure 2

Housing Need / Affordable housing

1. Has a primary housing survey been conducted? (if No go to Q 3)	Yes
2. What is the date of the survey? Is it a full survey or an update of an earlier version?	Household survey (2006)
3. What is the annual requirement for affordable housing?	Annual Requirement: 1,767
4. How has the annual requirement been calculated? For example is it based on the results of a primary needs survey, solely secondary data sources or a combination of both?	CLG Needs Assessment Model Demand for affordable housing (housing of an adequate standard which is cheaper than which is generally available in the local housing market) is estimated using the balancing housing markets model. See Figure 3 for diagram of model
5. Is waiting list data used to calculate current housing need? If so how is this broken down to identify priority housing need?	No
6. What household projection figure is used to	Past trend data about households who have recently

inform future demand – i.e. is this based on ONS figures, a scenario from the future housing requirements section or the survey?	formed in the Council area
7. Does the calculation of need take account of private rented stock to absorb affordable need? Is this quantified in any way, if so please note?	No
8. Is a breakdown given between social rented and intermediate housing for this target? If so what is the proportional breakdown?	Yes Social Rented: 78.7% Intermediate: 21.3%
9. Is a breakdown given as to the size requirements of affordable housing?	Yes
9.1. How is this size requirement calculated? For example is it based on waiting list data, survey results or a combination of data sources? If the latter please note and explain.	Balancing Housing Markets (BHM) model.

Specific Housing Requirements

1. Is a specific requirement for elderly housing identified? Is this quantified if so note the total requirement and any annualised figures?	Not quantified
2. Are there any other specific housing requirements noted and quantified? If so please identify the numbers required.	Yes- Frail elderly Persons with a physical disability A learning disability A mental health problem Those with a severe sensory disability Those with a non-visible condition such as epilepsy or diabetes Others

NOTES / COMMENTS:

Table 1: Housing Need by Tenure and Property Size					
Tenure	**One Bedroom**	**Two Bedroom**	**Three Bedroom**	**Four + Bedroom**	**Total**
Owner-Occupied	-33	1,225	-755	99	536
Private Rent	-72	-648	-182	-29	-931
Intermediate	-1	45	129	18	191
Social Rent	-128	1,267	356	344	1,839
Total	**-234**	**1,889**	**-452**	**432**	**1,635**

.4 Summary of BHM Research Findings

- The Balancing Housing Markets (BHM) model uses past trends and future housing expectations to estimate the nature of future new housing on the basis that it should improve the balance (primarily of tenure and dwellings size) so that the housing stock better meets the demands and needs of the population. This is consistent with Government thinking on this issue.
- The BHM model has been developed by Fordham Research from a line of model building that dates back a decade and a half to the 'gross flows' methodology. We examine the aspirations and expectations of households, and find the (means tested) expectations of households to be (surprisingly) rational, and therefore a valid basis for part of the model.
- If the BHM model is run assuming that the private rented sector contains only those able to afford the market, the outcome in Wirral is to suggest little demand for market housing. This, however, is mistaken, as a substantial part of the private rented population is only there because of Housing Benefit, and would if there were capacity, be in the social rented sector.
- Adjusting for this fact, the overall demand/need for new housing in Wirral is 1,633 new dwellings per annum, of which 68% would be market housing. The main shortage is in 2-bed dwellings, but also in 4-bed. There is a surplus of 3-bed homes, which is not surprising as this is the dominant size category, and the main current source of supply.
- A figure of 1,633 dwarfs the current RSS target of 250 pa. However it is quite similar to the CLG household growth forecast for the next five years, which is 1,342 when adjusted to a 2006 basis. Therefore the demand/need for new housing is very much greater than the target. Since the North West has, outside the main conurbations, implemented a strategy of restraint, this is not very surprising. What is surprising is the amount by which demand exceeds the target. A factor of twice would not be very surprising (we found that in Trafford MBC for example). However a factor of seven times is notable.

Figure 14.1 Summary of the BHM process

The BHM process involves matching size, type and tenure of dwelling supply against both housing demand (i.e. housing that the household involved can afford) and housing need (in cases where the household cannot afford the size/location of housing that it requires). So far as possible expectations of future moves are used. The main area where this is not possible is net in-migration, since clearly future in-migrants are not surveyed. Hence in-migration is estimated from recorded recent in-migrants.

The process of arriving at an allocation of sizes and tenures of housing, matching supply with demand, is complex. It typically involves upwards of 20 iterations. The combination of technical analysis and judgement involved is informed by the stakeholder comments gathered at the start of the SHMA, and by secondary data on the area. However the process cannot, if it is to be a reliable guide to that market, be based on a simple formula. The nature of the interactions between supply and demand across 5 subgroups of tenures and 4 sizes of dwelling cannot be made into a mechanical analysis without losing practical relevance to the market(s) in question.

The combination of quantitative and qualitative analysis in one calculation process is a novel one. It is prompted by the complexity of the task. As a result of its origin, the process cannot be made completely transparent (as can an arithmetic calculation) but enough cross checking can be done to reassure a detached observer. In most cases the obvious cross-check for the affordable part of the calculation is the CLG Needs Model discussed above. The market side of the calculation is more easily checked against stakeholder evidence.

Source: Wirral SHMA Fordham Research 2007

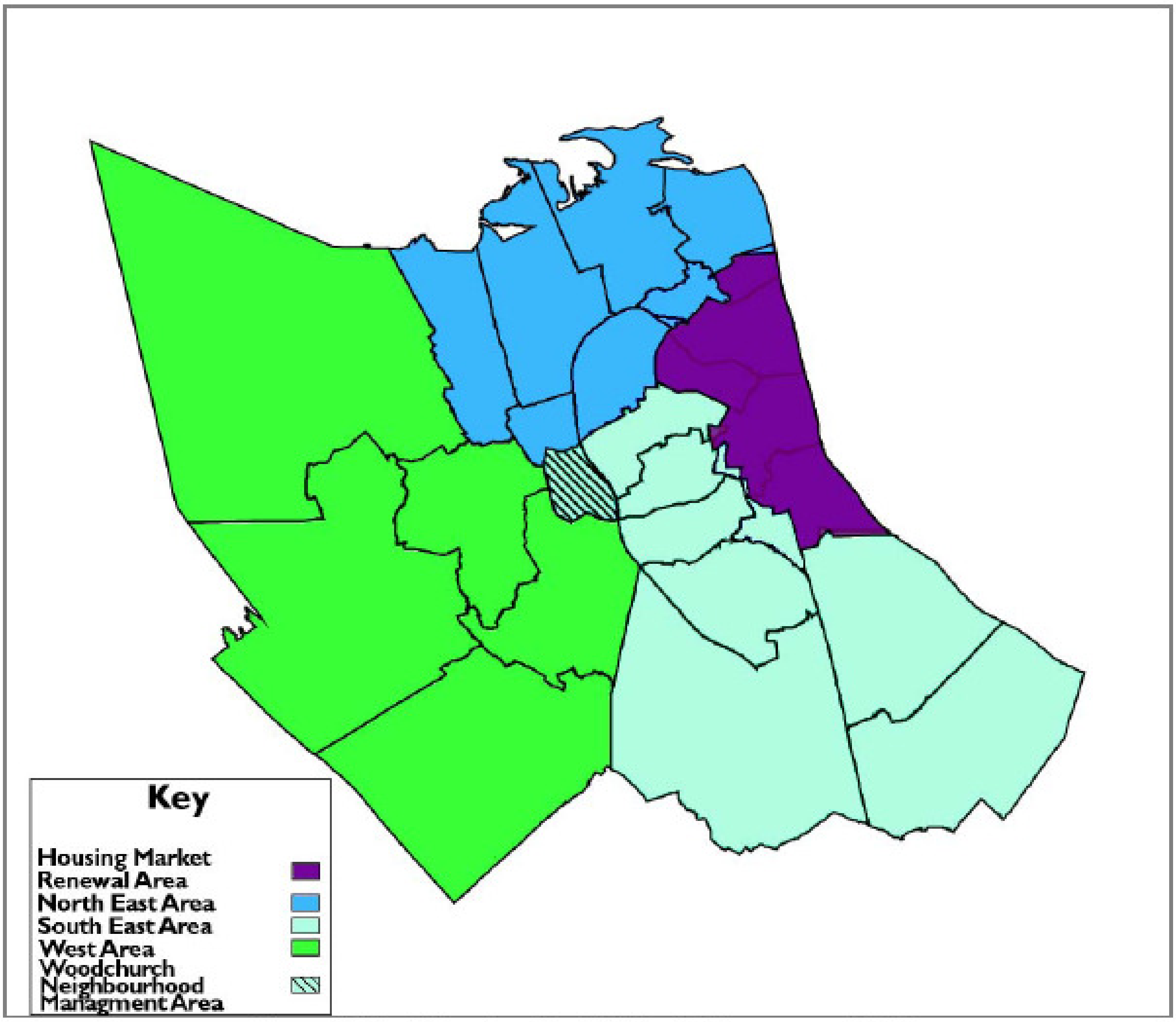
Figure 7. Net Housing Demand

Table 14.3 BHM Results for Wirral

Tenure	Size of accommodation				
	1	2	3	4+	TOTAL
Owner-Occupied	-33	1,225	-755	99	536
Private Rent	-72	-648	-182	-29	-931
Intermediate	-1	45	129	18	190
Social Rent	-128	1,267	356	344	1,838
TOTAL	-234	1,888	-453	432	1,633

Source: Wirral Housing Need & Market Assessment 2006

Figure 8. Sub-areas analysed within BHM survey

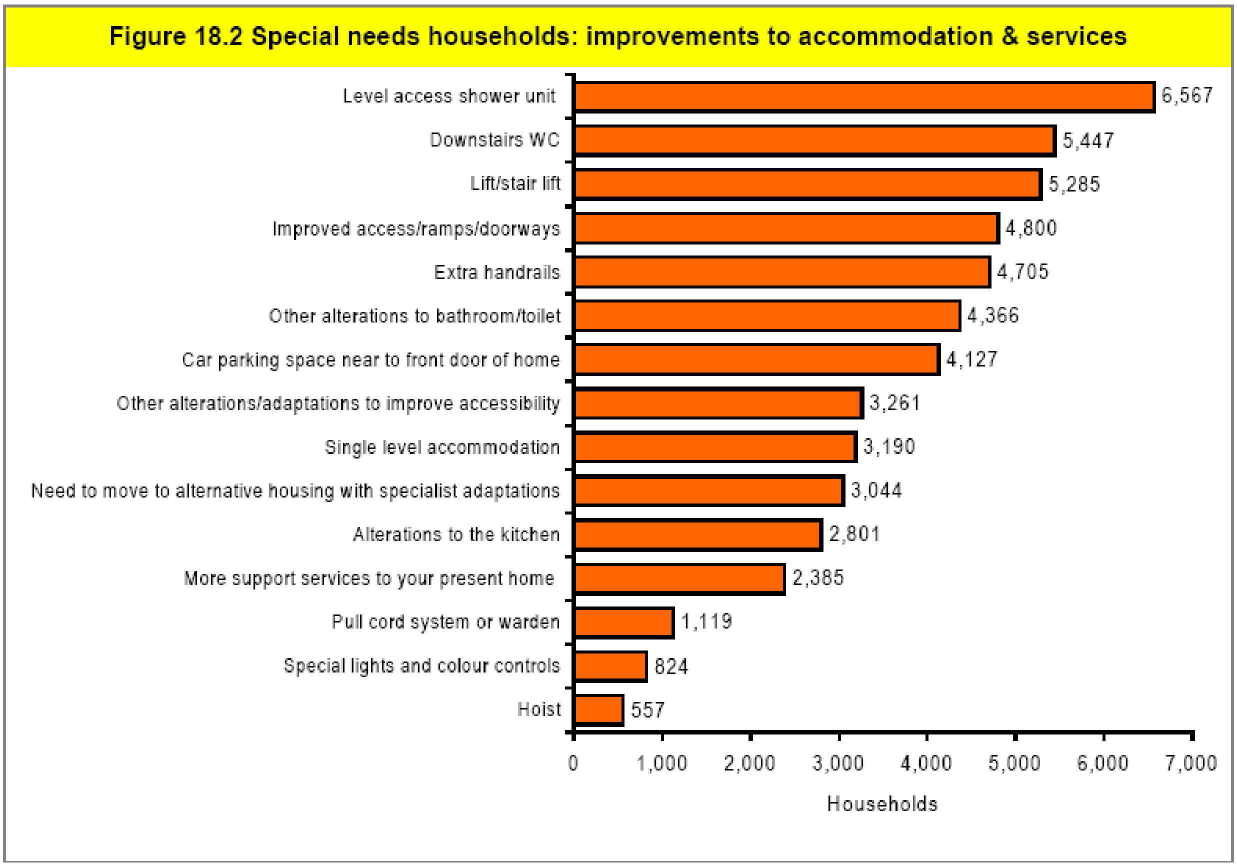


Source: Wirral Housing Need & Market Assessment 2006

Figure 9

Table 16.1 Outline of housing needs assessment model
CURRENT NEED Minus AVAILABLE STOCK Plus NEWLY ARISING NEED Minus FUTURE SUPPLY OF AFFORDABLE UNITS Equals NET SHORTFALL (OR SURPLUS) of affordable units

Figure 10. Requirements of specific needs groups



Source: Wirral Housing Need & Market Assessment 2006

Figure 11. Comparison Of Housing Demand Forecasts to 2026

Table S8 Scenarios of future housing change

Item	2006	2026	Change
Household numbers with RSS target level	137,000	142,000	4%
CLG forecast rate for 2006 to 2011	137,000	164,000	20%
BHM based level of demand for 2006	137,000	170,000	25%

SHMA Pro-Forma: Cheshire West and Chester Strategic Housing Market Assessment, 2009, arc4 Limited

Future Housing Requirements

1. Does the HMA include calculations of an annual dwelling requirement that deviates away from the RSS requirement? (If no go to Q 6)	No- It should be pointed out that Cheshire West and Chester has been awarded Growth Point Status. This means that the Authority is tasked with delivering an additional 2,700 homes between 2006 / 2007 and 2016 / 2017 on top of the 11,853 homes set by the RSS. This is 14,553 homes in total. However, the Authority does not deviate away from the RSS requirements throughout the SHMA.
2. What is the preferred annual dwelling requirement?	ONS household projections indicate that the total number of households in Cheshire West and Chester will increase from 138,000 in 2006 to 171,000 by 2031. This equates to an annual increase of 1,320 which compares with the RSS allocation of 1,317 each year.
3. Are a range of possible dwelling requirements presented i.e. scenario based? (If no go to Q 5).	No
4. What are the annual Gross / Net dwelling requirements under each scenario?	
4.1. Has a scenario been developed using an economic forecast? If so what forecasting house or forecasting source has been used?	
4.2. Has a scenario been developed which does not use the ONS national population / household projections? If so what demographic model is used to create projections?	
4.3. Has the scenario development process taken account of capacity as identified within the authorities SHLAA? If yes outline how this has been factored in.	
5. What time period has been assumed and what is the total number of houses required over the period based on the preferred	Time Period used: 2003 - 2021

scenario? (i.e. to 2026, 2031 etc)	Total Dwellings Required:23700 (based on RSS figures)
5.1. Does the dwelling requirement take account of under/over supply against plan targets? If yes what was the under / over supply and over what time period is this calculated?	
6. Is the housing requirement broken down into different types of housing (e.g. detached, semi, terraced…)?	Yes
6.1. Please detail the breakdown in terms of both housing numbers and proportions?	Houses 61% (815), flats 12.6% (166), bungalows 25.6% (337). There is a realisation that this is an aspiration, and unlikely to be achievable.
6.2. How is the breakdown calculated? For example is it based upon household size through household projections or is based on the findings of a housing needs survey?	Housing Needs Survey.
7. Does the analysis of future housing requirements include a sub-area breakdown? If so describe how the sub-areas have been identified and how they are used in policy?	Yes, within the SHMA the requirements are broken down into wards, and also into the three former districts. This will help us to plan what type of development is needed in each ward. There has also been a breakdown into household type and property size.

Housing Need / Affordable housing

1. Has a primary housing survey been conducted? (if No go to Q 3)	Yes
2. What is the date of the survey? Is it a full survey or an update of an earlier version?	Full survey of 43239 households (6465 responses) was undertaken in 2009.
3. What is the annual requirement for affordable housing?	Gross annual shortfall of 1,314 affordable houses – this is a measure of the degree of inbalance between supply and demand, rather than a target. A figure of 35% affordable housing on all new developments is suggested (this would give 460 per annum).
4. How has the annual requirement been calculated? For example is it based on the results of a primary needs survey, solely	Largely based on primary needs survey, but also using a range of secondary data. A viability study of the SHMA was also undertaken to ascertain what level of affordable

secondary data sources or a combination of both?	housing would, in general, be acceptable.
5. Is waiting list data used to calculate current housing need? If so how is this broken down to identify priority housing need?	
6. What household projection figure is used to inform future demand – i.e. is this based on ONS figures, a scenario from the future housing requirements section or the survey?	Housing needs survey and past trends.
7. Does the calculation of need take account of private rented stock to absorb affordable need? Is this quantified in any way, if so please note?	It has been considered, and prices considered in the needs assessment model to consider the extent to which households can afford open market prices. The rents have also been compared with the income profile of newly forming households.
8. Is a breakdown given between social rented and intermediate housing for this target? If so what is the proportional breakdown?	Yes, The SHMA gives 64% social rented, and 36% intermediate, and the economic viability study suggests a 75% social rented, 25% intermediate split, with a target of 35% affordable housing on all developments.
9. Is a breakdown given as to the size requirements of affordable housing?	Yes, aspirational figures are houses 42.3%, flats 31.5% and bungalows 26.2%. Requirement from the survey shows a gross need of 590 smaller general needs (one and two bedroom) properties, 402 larger general needs (three or more bedroom) properties, and 322 older persons (one and two bedroom) properties.
9.1. How is this size requirement calculated? For example is it based on waiting list data, survey results or a combination of data sources? If the latter please note and explain.	Survey results

Specific Housing Requirements

1. Is a specific requirement for elderly housing identified? Is this quantified if so note the total	Yes, but not quantified in separate figures.

requirement and any annualised figures?	
2. Are there any other specific housing requirements noted and quantified? If so please identify the numbers required.	Yes, but none quantified other than Gypsy and Traveller requirements. Specific requirements of families, those with special support requirements, homeless households and black and ethnic minorities.

NOTES / COMMENTS:

- Data for the 2009 SHMA has been prepared on a unitary ward basis. This information is then aggregated to the former Districts and for Cheshire West and Chester as a whole.

SHMA Pro-Forma: Warrington Borough Council, Strategic Housing Market Assessment Update, Fordham Research, May 2009

Future Housing Requirements

1. Does the HMA include calculations of an annual dwelling requirement that deviates away from the RSS requirement? (If no go to Q 6)	The SHMA does not specifically recommend a higher figure than the current (or rather previous) RRS figure, instead it simply presents need as one strand of the evidence which should at least inform decisions on planned future levels of housing provision.
2. What is the preferred annual dwelling requirement?	- The report states that: "The original 2007 SHMA contained a Balancing Housing Markets (BHM) analysis that identified the amount and type of additional accommodation required to rebalance the housing stock in the Borough to address future demand for housing. The decline in the number of household moves taking place subsequent to the market downturn means that it is no longer appropriate to assess the scale of housing demand." - However, the report has been able to use information from the updated datasets to estimate the imbalances that are likely to exist by tenure and accommodation type.
3. Are a range of possible dwelling requirements presented i.e. scenario based? (If no go to Q 5).	n/a
4. What are the annual Gross / Net dwelling requirements under each scenario?	n/a
4.1. Has a scenario been developed using an economic forecast? If so what forecasting house or forecasting source has been used?	n/a
4.2. Has a scenario been developed which does not use the ONS national population / household projections? If so what demographic model is used to create projections?	n/a
4.3. Has the scenario development process taken account of capacity as identified within the authorities SHLAA? If yes outline how this	n/a

has been factored in.	
5. What time period has been assumed and what is the total number of houses required over the period based on the preferred scenario? (i.e. to 2026, 2031 etc)	n/a
5.1. Does the dwelling requirement take account of under/over supply against plan targets? If yes what was the under / over supply and over what time period is this calculated?	n/a
6. Is the housing requirement broken down into different types of housing (e.g. detached, semi, terraced…)?	Yes
6.1. Please detail the breakdown in terms of both housing numbers and proportions?	One Bed Flat = 7.6% Two Bed Flat = 8.9% Two Bed House = 19.9% Three Bed House = 36.8% Four + Bed House = 26.8%
6.2. How is the breakdown calculated? For example is it based upon household size through household projections or is based on the findings of a housing needs survey?	Based on 2007 household needs survey, updated with 2009 data
7. Does the analysis of future housing requirements include a sub-area breakdown? If so describe how the sub-areas have been identified and how they are used in policy?	Yes – See pages 64 & 65 of the 2009 Report. The original SHMA (2007) identified five sub-areas based on owner occupied markets and three sub-areas based on private rented markets. Both the 2007 SHMA and 2009 update adopts the three private rented sub markets as the basis for local analysis as the survey findings are statistically sound at this level. See Tables 1a – c

Housing Need / Affordable housing

1. Has a primary housing survey been	Yes

conducted? (if No go to Q 3)	
2. What is the date of the survey? Is it a full survey or an update of an earlier version?	- A full household survey was completed for the 2007 SHMA between February and March 2007 using postal questionnaires. - In total 2,304 postal questionnaires were completed. - The data was updated for 2009 using two measures. The first re-weighted the data using the latest information on the structure of households in Warrington. The second measure was through updating the financial profile of households to reflect the changes recorded since the original report.
3. What is the annual requirement for affordable housing?	Annual Requirement: 171 dwellings The 2009 SHMA Update identified that total net annual need estimate in the Borough for the next five years is 171. This is somewhat lower than the 419 net annual need recorded previously in the SHMA. The explanation offered is that gross need has been reduced by affordability (although the Government model takes no account of access to financial capacity i.e. a 15% deposit and hence considers need on a theoretical basis) and also the supply of affordable housing having increased. It is acknowledged that housing need will increase as the housing market stabilises but the housing needs assessment element of the SHMA is a 'snapshot' that assesses need at a particular point in time. The reality is that net annual affordable need will fluctuate between 171 and 419 per annum over the plan period.
4. How has the annual requirement been calculated? For example is it based on the results of a primary needs survey, solely secondary data sources or a combination of both?	- 2007 primary household needs survey, updated with 2009 secondary data
5. Is waiting list data used to calculate current housing need? If so how is this broken down to identify priority housing need?	No
6. What household projection figure is used to inform future demand – i.e. is this based on ONS figures, a scenario from the future housing requirements section or the survey?	- Updated 2009 ONS data was used to re-weight the 2007 household needs survey
7. Does the calculation of need take account of private rented stock to absorb affordable need?	Yes - The report states that between 2007 and 2009 343

Is this quantified in any way, if so please note?	Housing Benefit assisted lettings in the private rented sector were made per annum. - The report goes on to state that "whilst it is clear that the private rented sector does make a significant contribution to accommodating households in housing need, it is not viewed as an adequate equivalent by these households. Analysis of the data shows that of all the private tenant households claiming housing benefit, 54% need or would like to move home in the next two years, principally to a social rented home.
8. Is a breakdown given between social rented and intermediate housing for this target? If so what is the proportional breakdown?	Yes: The analysis indicates that 31.3% of all future housing should be affordable. The Report (2009) however recommends that 35% of future developments should be secured as affordable with 90% of this social rented and 10% as intermediate.
9. Is a breakdown given as to the size requirements of affordable housing?	Yes: This information is split between social rent and intermediate housing, and is set out in Table 2 in the "Notes and Comments" section below.
9.1. How is this size requirement calculated? For example is it based on waiting list data, survey results or a combination of data sources? If the latter please note and explain.	- A combination of data sources. - The updated datasets were used to estimate the imbalances that are likely to exist. - The approach used was based on similar sources of data to the Balanced Housing Markets analysis that was presented in the original SHMA. However, a different method was used to derive the net demand profile to ensure that the data remained relevant during the current "period of housing market flux."

Specific Housing Requirements

1. Is a specific requirement for elderly housing identified? Is this quantified if so note the total requirement and any annualised figures?	One particular area of interest for the Council within this SHMA update report is the ability of under-occupied older persons only households to afford market accommodation. The data suggests that only 13.9% of these households would require affordable accommodation were they to move home now. This equates to 1,337 households. More specifically the data indicates that of the under-occupied older person only households that stated an intention to move within the next five years, 18.5% (200 households)

	would require affordable accommodation.
2. Are there any other specific housing requirements noted and quantified? If so please identify the numbers required.	No

NOTES / COMMENTS:

- This proforma covers the update report to the 2007 SHMA. A SHMA would usually have a longevity of more than two years, however the notable changes in market conditions since the 2007 report has led to the 2009 update being produced. The update report uses the most recent secondary data then available.
- The 2009 update states that 68.7% of all new dwellings should be market accommodation, with 27.2% as social rent and 4.1% intermediate housing.

Table 1a: Profile of Accommodation Required in the Central Easst Sub Area					
Housing Tenure	**One Bed Flat**	**Two Bed Flat**	**Two Bed House**	**Three Bed House**	**Four + Bed House**
Market	7.20%	11.00%	23.50%	40.10%	18.20%
Intermediate	57.60%	14.60%	1.10%	14.90%	6.80%
Social Rent	8.80%	2.80%	44.40%	27.50%	16.60%

Table 1b: Profile of Accommodation Required in the South Sub Area					
Housing Tenure	**One Bed Flat**	**Two Bed Flat**	**Two Bed House**	**Three Bed House**	**Four + Bed House**
Market	5.40%	4.30%	18.60%	30.70%	41.00%
Intermediate	36.30%	14.20%	17.80%	9.10%	22.60%
Social Rent	14.40%	0.00%	16.70%	68.90%	0.00%

Table 1c: Profile of Accommodation Required in the North West Sub Area					
Housing Tenure	**One Bed Flat**	**Two Bed Flat**	**Two Bed House**	**Three Bed House**	**Four + Bed House**
Market	11.10%	8.90%	14.30%	36.00%	29.70%
Intermediate	66.30%	13.50%	16.90%	3.30%	0.00%
Social Rent	17.20%	0.00%	57.20%	25.50%	0.00%

Table 2: Profile of Accommodation Required in Warrington					
Tenure	**1 Bed Flat**	**2 Bed Flat**	**2 Bed House**	**3 Bed House**	**4+ Bed House**
Intermediate Housing	53.60%	14.00%	6.60%	12.60%	13.30%
Social Rent	11.90%	1.50%	43.10%	32.50%	11.10%

SHMA Pro-Forma: (Wigan) Greater Manchester Strategic Housing Market Assessment, December 2008, Deloitte MCS Ltd and GVA Grimley

Future Housing Requirements

1. Does the HMA include calculations of an annual dwelling requirement that deviates away from the RSS requirement? (If no go to Q 6)	Yes - The report states on a Greater Manchester level, the RSS provision of 9,600 dpa lies between the high and low-end forecasts detailed in the report.
2. What is the preferred annual dwelling requirement?	- The baseline scenario states that Wigan will see annual housing growth of 1,000 dpa.
3. Are a range of possible dwelling requirements presented i.e. scenario based? (If no go to Q 5).	Yes
4. What are the annual Gross / Net dwelling requirements under each scenario?	- The report does not quantify the Accelerated Growth or Five-Year Trend figures, but instead represents them in a graph (Graph 1 in the "Notes and Comments2 section below).
4.1. Has a scenario been developed using an economic forecast? If so what forecasting house or forecasting source has been used?	Yes: - The Greater Manchester Forecast Model (GMFM) developed by Oxford Economics has been used. This model provides a useful base for the assessment of future economic growth and housing requirements. - The model has then been used to provide three scenarios; Baseline; Accelerated Growth, Five-Year Trend and Downturn.
4.2. Has a scenario been developed which does not use the ONS national population / household projections? If so what demographic model is used to create projections?	No
4.3. Has the scenario development process taken account of capacity as identified within the authorities SHLAA? If yes outline how this has been factored in.	Yes - The report has reviewed sites with extant PP as well as those identified in the SHLAA

5. What time period has been assumed and what is the total number of houses required over the period based on the preferred scenario? (i.e. to 2026, 2031 etc)	Time Period used: 2007 - 2026 Total Dwellings Required: The total dwellings required under each scenario has only been stated for the Greater Manchester region.
5.1. Does the dwelling requirement take account of under/over supply against plan targets? If yes what was the under / over supply and over what time period is this calculated?	No
6. Is the housing requirement broken down into different types of housing (e.g. detached, semi, terraced…)?	Yes - This is forecast using data from the ONS, Oxford Economic and the 2001 Census. - The data is presented by demand by residents occupation
6.1. Please detail the breakdown in terms of both housing numbers and proportions?	- This information has been replicated in Graphs 3 and 4 in the "Notes and Comments" section below. - Table 1 in the "Notes and Comments" section details the total requirement by housing type as forecast by the baseline model between 2007 – 2026
6.2. How is the breakdown calculated? For example is it based upon household size through household projections or is based on the findings of a housing needs survey?	- The property requirement mix is forecasted using the data listed in section 6. - The report states that "the major drivers of change in terms of housing mix is…assumed to be the change in occupational structure in the Manchester City Region (as a proxy for change in the relative mix of earnings) and the way in which different occupations demand different types.
7. Does the analysis of future housing requirements include a sub-area breakdown? If so describe how the sub-areas have been identified and how they are used in policy?	- No as the report is for the Greater Manchester area, the only sub-area breakdown is by authority. Disaggregation of data does not go any further.

<u>Housing Need / Affordable housing</u>

1. Has a primary housing survey been conducted? (if No go to Q 3)	No
2. What is the date of the survey? Is it a full survey or an update of an earlier version?	- n/a
3. What is the annual requirement for affordable housing?	Annual Requirement: 792 units.
4. How has the annual requirement been calculated? For example is it based on the results of a primary needs survey, solely secondary data sources or a combination of both?	- Secondary data sources (analysis of Council waiting lists).
5. Is waiting list data used to calculate current housing need? If so how is this broken down to identify priority housing need?	Yes - Waiting list data was used to identify those classed as a "Reasonable Preference Group." This comprised: • Homeless households or those facing eviction • Households living in poor conditions (i.e. serious disrepair; officially overcrowded; unsanitary) • Households which include someone with a medical condition, which is made difficult / worse by their current housing circumstances • Households needing to live in their area to avoid hardship (i.e. households member studying at a special school, close to relative / carer) • Persons at risk of violence or threats.
6. What household projection figure is used to inform future demand – i.e. is this based on ONS figures, a scenario from the future housing requirements section or the survey?	- Analysis of the following data sets from the housing waiting lists were used: • New household formation • Proportion of new households unable to buy or rent in the market • Existing households falling into need each year.
7. Does the calculation of need take account of private rented stock to absorb affordable need? Is this quantified in any way, if so please note?	Yes - The report states that those households which are able to meet their needs in the private market sector have been deemed as not being in housing need and thus are not included in the final figure.
8. Is a breakdown given between social rented	No

and intermediate housing for this target? If so what is the proportional breakdown?	
9. Is a breakdown given as to the size requirements of affordable housing?	Yes
9.1. How is this size requirement calculated? For example is it based on waiting list data, survey results or a combination of data sources? If the latter please note and explain.	- The size requirements for affordable housing have been presented / analysed in three ways: 1. Comparison of lettings to waiting / transfer lists to provide an indication of comparative pressures (Table 2) 2. Ratio of bids made to properties available to re-let (Table 3) 3. Turnover rates of social rented accommodation by size (Table 4)

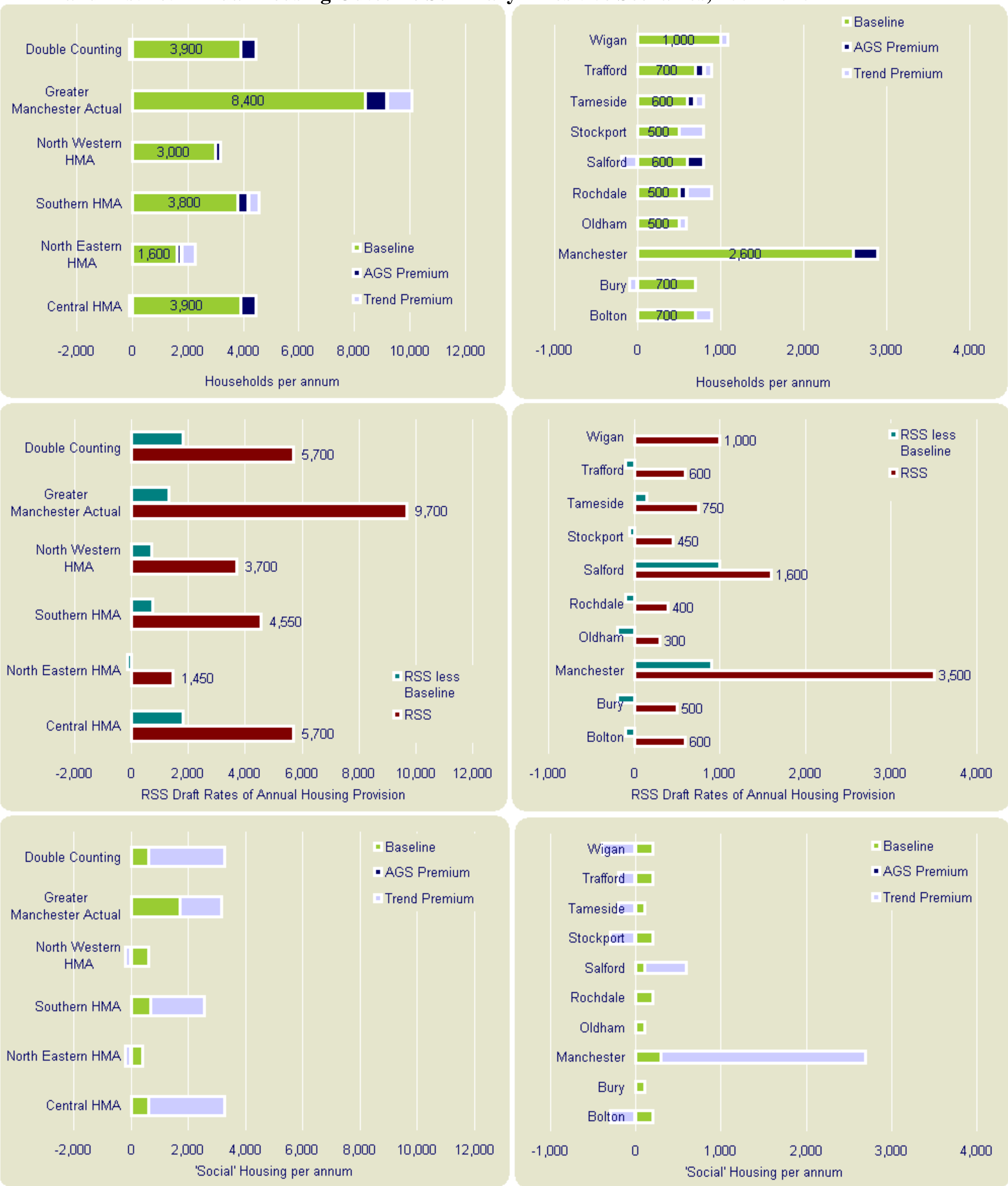
Specific Housing Requirements

1. Is a specific requirement for elderly housing identified? Is this quantified if so note the total requirement and any annualised figures?	- The report analyses the housing needs of the elderly, but does not quantify the need into an annualised figure
2. Are there any other specific housing requirements noted and quantified? If so please identify the numbers required.	- Further analysis has been carried out looking at young people as well as minority and migrant families.

NOTES / COMMENTS:

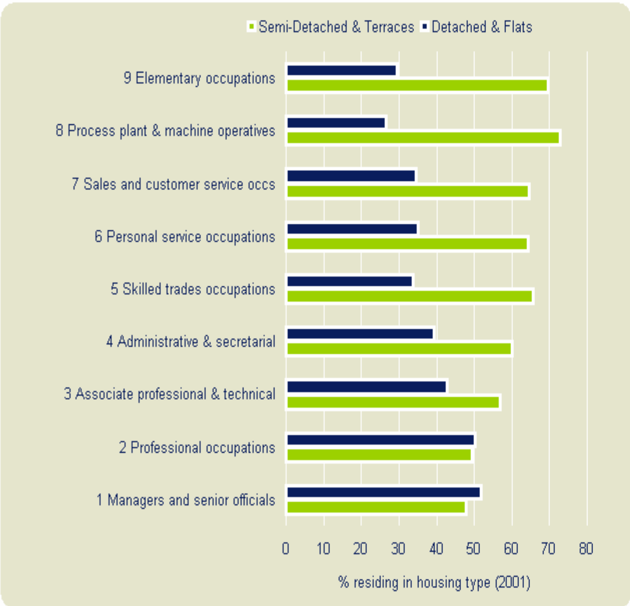
Graph 1:

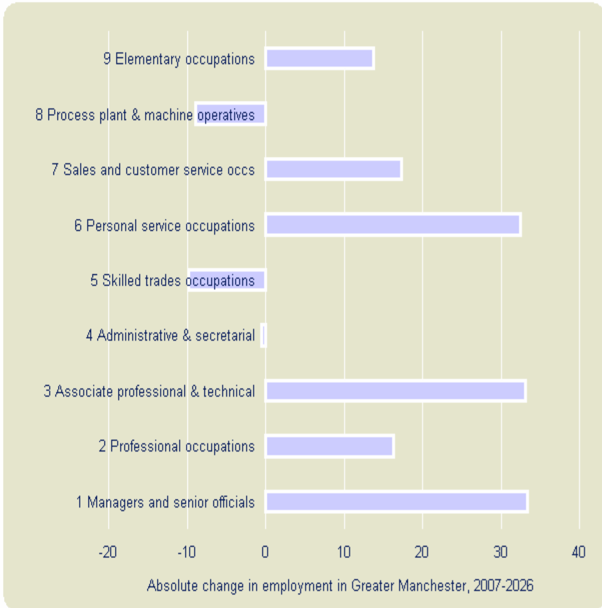
HMA and District Annual Housing Outcome Summary – Positive Scenarios, 2007-2026



(Source: Pg. 228 Oxford Economics GMFM, Deloitte Analysis. Subject to double counting)

Graphs 3 & 4:





(Source pg. 233)

Table 1:

Potential changes in demand for housing by type in the baseline, 2007-2026

		Detached	Semi-Detached	Terrace	Flat	Other
Greater Manchester	Absolute Change	47,600	19,200	-37,300	127,800	3,900
	Demand Mix Shift	2.1	-3.3	-7.1	8.1	0.3
HMAs & Districts	BOLTON	5,500	1,400	-3,000	7,000	100
	BURY	5,300	1,600	-2,700	6,800	100
	MANCHESTER	4,900	5,300	-13,700	58,300	2,500
	OLDHAM	2,600	900	-2,500	5,900	100
	ROCHDALE	4,100	1,100	-2,700	6,500	100
	SALFORD	2,700	1,400	-2,700	12,100	200
	STOCKPORT	5,800	1,100	-900	5,800	100
	TAMESIDE	3,100	1,400	-3,200	7,800	200
	TRAFFORD	5,700	2,000	-1,900	10,500	200
	WIGAN	7,900	2,800	-4,000	6,900	200
	NEHMA	9,800	3,500	-8,400	20,200	400
	SHMA	16,300	8,500	-16,500	74,700	2,800
	CHMA	13,300	8,800	-18,300	81,000	2,900
	NWHMA	21,500	7,300	-12,400	32,800	700

(Source: pg. 234)

Table 2:

Housing Requirements of Households in Need by Property Size

	Bedsit & 1 Bed	2 Bed	3 Bed	4+ Bed	Sheltered
Ratio of Bids Made to Total Stock (2007/08)					
Greater Manchester	4	4	3	2	1
Central HMA	3	4	3	2	#
Southern HMA	3	3	2	1	#
Northern Eastern HMA	4	4	3	2	#
North Western HMA	5	5	4	3	#
Bolton	10	5	4	2	2
Bury	3	2	2	2	0
Manchester	1	1	1	1	0
Oldham	5	5	3	2	#
Rochdale	4	2	2	1	0
Salford	4	5	4	3	1
Stockport	3	3	1	0	1
Tameside	4	6	3	3	#
Trafford	15	12	7	3	1
Wigan	4	6	4	3	2

(Source: pg 264)

Table 3:

Ratio of bids made to properties available to re-let

	Bedsit & 1 Bed	2 Bed	3 Bed	4+ Bed	Sheltered
Ratio of Bids Made to Properties Available to Re-let					
Greater Manchester	28	48	53	37	10
Central HMA	20	40	47	34	#
Southern HMA	19	47	48	28	#
Northern Eastern HMA	33	52	46	29	#
North Western HMA	30	46	58	44	#
Bolton	63	70	66	66	18
Bury	17	24	32	33	#
Manchester	10	14	21	24	1
Oldham	55	72	73	63	#
Rochdale	21	19	21	9	2
Salford	23	36	42	38	6
Stockport	23	43	27	21	4
Tameside	33	77	78	59	6
Trafford	31	137	240	72	12
Wigan	28	61	82	94	13

(Source: Local Authority Supplied Data, September 2008 pg. 265)

Table 4:

Turnover rates of Social Rented Accommodation by Size

	Bedsit & 1 Bed	2 Bed	3 Bed	4+ Bed	Sheltered
Turnover Rates by Property Size (Re-lets/stock) (2007/08)					
Bolton	16%	8%	6%	3%	12%
Bury	15%	8%	5%	7%	0%
Manchester	10%	7%	4%	4%	15%
Oldham	9%	7%	5%	2%	#
Rochdale	20%	12%	9%	11%	20%
Salford	20%	13%	10%	9%	14%
Stockport	12%	7%	4%	2%	18%
Tameside	12%	7%	4%	5%	#
Trafford	47%	9%	3%	5%	11%
Wigan	16%	9%	5%	3%	16%

(Source: Local Authority Supplied Data, June 2008 pg. 266)

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT – INDIVIDUAL AUTHORITIES

SHLAA Supply Pro-Forma: Halton Borough Council, November 2009

What is the supply of land / sites total and by phase?	- 418 suitable sites totalling 369.54ha were identified, which could bring forward 11,522 dwellings over the SHLAA period. Supply by phase is: Years 0 – 5 (2009 – 2014): 3,583 dwellings Years 6 – 10 (2014 – 2019): 5,165 dwellings Years 11 – 15 (2019 – 2024): 2,020 dwellings Years 16+ (2024+): 754 dwellings. - The RSS stated that there should be an average annual target of 500 dpa in Halton between 2003 – 2021. The Growth Point target adds an additional 100 dpa between 2008 / 2009 and 2016 / 2017, resulting in an overall target for Halton of 600 dpa for the 6 years of Growth Point. - The SHLAA states that Halton is expected to exceed the RSS and Growth Point targets over the SHLAA period.
What methodology / classification has been used in defining 0-5, 5-10, 10-15 years etc?	- The placing of a site in a specific phase was underpinned by the section of the SHLAA guidance that states “a site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time.” This is a judgement about economic viability and the capacity of a developer to complete and sell the housing over a certain period. - Years 0 – 5: Only sites with some planning status and a reasonable prospect of delivery were included in this phase. Sites had to comply with all of the deliverability tests detailed in paragraph 54 of PPS3. - An economic viability assessment was conducted on those sites without PP that were categorised into the 0 – 5 year phase. Where sites had PP it was assumed that they were economically viable. This assumption was on the basis that developers would have to pay a raft of upfront fees to gain PP and would only do this where the scheme could be constructed economically and sold successfully. Sites were placed in phases 6 – 10 and 11 – 15 where they were deemed developable (met deliverability tests in PPS3), but had no prospect of being brought forward in the immediate future.
What density and build-out rate classifications have been applied?	- Density figures of 30 / 40 / 50 dwellings per ha (dph) were used. - A density of 30 dph was applied in areas of established low density (large detached housing / extensive gardens). - In town centre sites and those located around railway stations a density of 50 dph was applied. However this was reduced on larger sites to take account of the need for open spaces. - Remaining sites a density of 40 dph was used. - For those sites with expired PP a new recommended density was applied.

	- The site densities for apartment schemes currently under construction was maintained, however those with extant PP not under construction were predominantly assumed to be developed for housing. - The build out rates for sites were capped at 20 dpa for the first year and then increased to 40 dpa in the following years. - Following stakeholder consultation, sites with potential for more than 300 dwellings were assumed to be developed by two developers. Where this was the case a higher build out rate of 70 dpa was assumed from the second year of construction onwards.
Has supply been disaggregated below LA level?	Yes
What is supply at disaggregated level? (including by phase if possible)	- Tables detailing the disaggregated information are set out in the "notes and comments" section at the foot of this document.
How have the sub-areas been defined?	- One way in which the sites have been disaggregated is by their planning status. Each phase has been broken down into the following categories; allocations with PP; allocations without PP; unallocated without PP; sites with deliverability potential. The information is provided in Table 1 in the notes and comments section. - The appendices include the supply by phase for each of the sites identified in the SHLAA (due to size this has not been reproduced in this proforma) - The split between greenfield and PDL sites by phase is set out in Table 2.
Have any sites been excluded from the SHLAA? If so, why?	- Sites which were deemed unsuitable to develop due to environmental / access / flooding etc reasons were excluded. As well as these, sites considered as valuable employment land, deemed as open space or were located in the Green Belt were also excluded. Sites that were partially located in the Green Belt were amended to exclude Green Belt land from their areas.
How have sites been identified for inclusion within the SHLAA? What type of sites have been included?	- As well as sites identified from the 2008 SHLAA were used and the second call for sites exercise, a number of new sites were identified via: 1. Looking at sites with extant and expired PP, and the likelihood of them being brought forward in the next 5 years. 2.Existing UDP allocations which have not been developed. 3. Sites found through analysis of the National Land Use Database. 4 Redevelopment schemes, including the Castlefields Regeneration Action Area, Runcorn Docklands, Hale Bank and West Bank in Widnes.
Did the SHLAA include a call for sites exercise?	- The SHLAA 2008 process included a call for sites exercise between November and December 2007. These sites were used in the SHLAA 2009 document, and were added to by a second call for sites exercise between February and March 2009.

Has the SHLAA been informed by a comprehensive economic viability exercise?	- Partly
If yes, is this a separate document or referenced development appraisals?	- Detailed economic viability tests were not undertaken for all the sites identified by the SHLAA. A fairly basic economic viability test was carried out to determine whether those sites which didn't have PP were viable. The financial appraisal form is included in the SHLAA appendices, but individual test results are not.
If no, is the SHLAA underpinned by developer feedback?	- The Mid Mersey Growth Point Councils, although producing independent SHLAAs, agreed that it was logical to establish a singular, formal stakeholder group on a Mid Mersey geographical basis, so as to ensure consistency in the assumptions underpinning each SHLAA. - Two stakeholder groups were formed. An "active" group who regularly attended workshops. Their expertise was used in assessing the deliverability and developability of sites. Members of the "active" group included house builders, landowners, RSLs, the HCA and estate agents. A second "wider" group were formed who were kept informed of progress.

NOTES / COMMENTS:

- This proforma covers the second SHLAA assessment published by Halton Council, which is for a 15 year period from 2009 / 2010. The initial SHLAA was produced with a start period of 2008 / 2009.
- The RSS groups the Boroughs of Warrington, Halton and St. Helens within the same housing market area entitled "Mid Mersey." The three Councils also collectively form the Mid Mersey Growth Point which has increased the importance of a sub-regional focus in relation to the availability of land.
- All three Councils agreed to produce an independent SHLAA, but would do so following common principles and methodology. Each authority has also committed to ensuring that the results of their individual SHLAAs are capable of aggregation to the sub-regional level.
- For Halton, the Mid Mersey Growth Point will facilitate the redevelopment of the Runcorn Docklands as a fully-integrated scheme of approximately 4,000 dwellings. Within the time period covered by Halton's SHLAA, it is estimated that the Runcorn Docks site has the capacity to bring forward 1400 dwellings. Overall, the Growth Point status means Halton must deliver an additional 100 dpa between 2008 / 2009 and 2016 / 2017, resulting in a total of 600 dpa when combined with the RSS targets of 500 dpa.
- Runcorn Docks is owned by Peel Holdings, and is a designated SHLAA site with anticipated housing development in all three phases, plus additional delivery in years 16+. At the time of the SHLAA publication, Runcorn Docks had not received PP, however Peel are in the process of

bringing the site forward. Once the site enters the planning process it will be re-phased in the SHLAA.

Table 1: Phased Disaggregated Housing Supply by Planning Status

	Years 0 - 5		**Years 6 - 10**		**Years 11 - 15**		**Year 16+**	
Type	Dwellings	Number of Sites	Dwellings	Number of Sites	Dwellings	Number of Sites	Dwellings	Number of Sites
Allocations With PP	434	12	329	1	0	0	0	0
Allocations Without PP	496	15	831	8	320	2	0	0
Unallocated With PP	1,283	88	298	10	0	0	0	0
Sites With Deliverability Potential	1,370	54	3,707	201	1,700	45	754	6
Total	**3,583**	**169**	**5,165**	**220**	**2,020**	**47**	**754**	**6**

Table 2: Overall Dwelling Numbers - Greenfield / PDL Supply Split

	Years 0 - 5		**Years 6 - 10**		**Years 11 - 15**		**Years 16+**	
	PDL	*Greenfield*	*PDL*	*Greenfield*	*PDL*	*Greenfield*	*PDL*	*Greenfield*
Total Dwellings	1,675	1,908	1,336	3,829	849	1,171	550	204
%age Split	46.75%	53.25%	25.87%	74.13%	42.03%	57.97%	72.94%	27.06%

SHLAA Supply Pro-Forma: Knowsley Metropolitan Borough Council, March 2010, WYG Planning and Design.

What is the supply of land / sites total and by phase?	- The total supply of housing identified by the SHLAA is 5,628 dwellings. When broken down by phase this amounts to: Years 0 – 5 (2008 – 2013): 3,319 dwellings Years 6 – 10 (2013 – 2018): 2,068 dwellings Years 11 – 15 (2018 – 2023): 241 dwellings. - This supply has been "risk assessed" with the assumption that 20% of all dwellings will not be delivered. It is this "risk assessed" supply which will be used. - The total risk assessed supply is 4,502 dwellings, when broken down by phase this amounts to: Years 0 – 5: 2,655 dwellings Years 6 – 10: 1,654 dwellings Years 11 – 193 dwellings - The RSS states that there should be a minimum annual target of 450dpa (net of demolitions) between 2003 and 2021. The RSS requirement over the 15 years SHLAA is 8,039 dwellings. (This takes into account Knowsley's delivery shortfall of 1,289 dwellings between 2003 – 2008). - The Council also expects to demolish 600 dwellings over the RSS period. As this has not been confirmed, these demolitions have not been considered in the required housing supply. - The risk assessed supply of 4,502 dwellings means that Knowsley will experience a shortfall of 3,537 dwellings below the RSS target over the 15 year SHLAA period.
What methodology / classification has been used in defining 0-5, 5-10, 10-15 years etc?	- Sites placed in years 0 – 5 are those with a high probability of delivery and are largely in compliance with planning policy. Many of these sites were put forward in the call for sites exercise, as this was deemed a clear indication of the site's availability for development in the short term. - Those sites placed in the years 6 – 10 bracket are identified as having good housing potential and have few significant constraints. However, these sites may require some assembly, or currently accommodate existing buildings or uses which may need to locate elsewhere. - Sites placed years 11 – 15 are those which are considered to offer realisable potential over the long term. These sites may be in a number of multiple ownerships or may have significant constraints (i.e. access / contamination), and such issues will need to be resolved over the longer term. In practice, no sites were identified in the SHLAA for this period.
What density and build-out rate	- The following developable areas for each site have been applied:

classifications have been applied?	Less than 0.40ha: 100% of developable area 0.40 – 2 ha: 90% of developable area Sites over 2 ha: 75% of developable area - On the whole, the following development densities have been applied (some more specific densities have been applied to sites where particular evidence exists to alter them): Low density suburban mix (detached and semi-detached): 30 dph Low to medium density mix (town houses and semi-detached): 40 dph Medium density urban mix (mainly town houses): 50 dph High density urban mix (town houses and apartments: 60 dph Apartments (up to six storey): 70 dph and above.
Has supply been disaggregated below LA level?	Yes
What is supply at disaggregated level? (including by phase if possible)	- Tables setting out the disaggregated information are in the “notes and comments” section at the foot of this document.
How have the sub-areas been defined?	- Supply has been disaggregated in two ways. The first is via land use / opportunity type (Table 2), the second is by settlement (Table 3). This data has not been risk assessed.
Have any sites been excluded from the SHLAA? If so, why?	- Due to cost efficiencies, sites under 0.1ha in size were not visited during the site assessments. Instead, a 10% statistically representative sample of such sites was undertaken in order to calculate their likely contribution to the overall housing supply. - Sites located on Green Belt land have been excluded.
How have sites been identified for inclusion within the SHLAA? What type of sites have been included?	- An initial list of sites to be surveyed was produced by the Council. Sites which were identified by Knowsley’s Urban Capacity Study (2003) and had not received PP, or PP had lapsed were added for assessment. - Areas of green space which were deemed to be surplus / no longer in use were added to the SHLAA. - Discussions with Knowsley MBC’s Development Quality and Asset Management departments brought forward a number of suitable sites.
Did the SHLAA include a call for sites exercise?	- There were two call for sites exercises. The first occurred between October and December 2007. A second exercise was carried out between May and July 2008 when WYG became involved in the SHLAA process. It was also agreed between the Council and WYG that any further sites that were submitted following the publication of the draft report in August 2009 would be assessed at the final report stage.
Has the SHLAA been informed by a comprehensive economic viability exercise?	No

If yes, is this a separate document or referenced development appraisals?	
If no, is the SHLAA underpinned by developer feedback?	- Consultation with key stakeholders (including developers / social landlords / property agents and representatives of 4NW) occurred throughout the SHLAA process. This included two formal workshops as well as public consultation at the Draft Report stage. - WYG state in the report that these consultations formed a Housing Market Partnership in everything but name.

NOTES / COMMENTS:

- WYG was appointed in April 2008 to undertake a SHLAA for Knowsley Metropolitan Borough Council (MBC). The project forms part of a sub-regional review of housing land availability and has been undertaken in conjunction with the neighbouring authorities of Sefton and West Lancashire Councils.
- The SHLAA covered in this proforma concerns Knowsley MBC only.
- The base date for the SHLAA is 1st April 2008. Sites with an extant residential PP at this date have not been considered as potential sites in the assessment. However, the likely housing development from this source was quantified and included in the overall housing supply during the SHLAA period.
- The RSS – published September 2008, but with a start date of 2003 – set Knowsley's housing requirements at 450 dwellings per annum.
- Up until March 2008 there was a shortfall of 1,289 dwellings compared to the RSS requirement. Due to the current economic climate and the slowdown in house building, the Council has decided to distribute the dwellings shortfall over the latter part of the RSS plan period – in the seven years between 2014 and 2021.
- The SHLAA report concludes that there are insufficient housing sites in Knowsley, and that "there is a clear need for a separate study to be undertaken in order to consider the existing Green Belt boundary and identify broad locations where future housing growth could be accommodated."

Table 1: Identified Risk Assessed Housing Supply

Source	**2008 - 2013**	**2013 – 2018**	**2018 - 2023**	**Total**
Sites Identified by SHLAA	312	614	0	**926**
Allocated Sites	458	416	60	**934**
Actions Areas	1,208	624	133	**1,965**

Extant Planning Permissions	678	0	0	**678**
Total	2,655	1,654	193	**4,502**
RSS Requirement	2,250	2,987	2,802	**8,039**
Potential Over Supply	405	-1,332	-2,610	**-3,537**

Table 2: Sites Identified by SHLAA by Land Type (Not Risk Assessed)

Source	2008 - 2013	2013 - 2018	2018 - 2023	Total	Total %age
Urban Brownfield	313	405	0	718	62%
Urban Greenfield	77	363	0	440	38%
Total	**390**	**768**	**0**	**1,158**	**100%**

Table 3: Sites Identified by SHLAA by Settlement (Not Risk Assessed)

Settlement	2008 - 2013	2013 - 2018	2018 - 2023	Total	Total %age
Halewood	0	94	0	94	8.12%
Huyton	62	137	0	199	17.18%
Kirkby	133	39	0	172	14.85%
Knowsley Village	11	0	0	11	0.95%
Northwood	86	10	0	96	8.29%
Prescot	50	139	0	189	16.32%
Roby	2	9	0	11	0.95%
Southdene	7	0	0	7	0.60%
Stockbridge	21	303	0	324	27.98%
Westvale	5	0	0	5	0.43%
Whiston	13	37	0	50	4.32%
Total	**390**	**768**	**0**	**1,158**	**100%**

SHLAA Supply Pro-Forma: Liverpool City Council, March 2010, Roger Tym and Partners, supported by A. P. Sheehan and Co.

What is the supply of land / sites total and by phase?	- 1,122 sites in total, with potential to deliver 31,879 dwellings over SHLAA period. - The potential supply from the 1,122 SHLAA sites, together with extant PP, is around 48,500 dwellings. (nb This is a gross figure) - No information has been given about the size in hectares of the identified land supply. - The SHLAA has classified each site in terms of its achievability and development deliverability (with those being more difficult assumed to take longer to bring forward). - The SHLAA has carried out scenario testing whereby the ability to deliver certain levels of affordable housing per phase is ascertained. Rather than identify individual sites to be delivered per phase, the SHLAA details how many of the more difficult-to-deliver sites (Category 2 and 3) will be needed to be brought forward to meet the proposed levels of affordable housing under each scenario. - The report concludes that under all of the scenarios there will be a need to rely on the more significantly constrained Category 3 sites in order to meet the RSS targets. It goes on to state that even under the least stringent scenario test, all sites with PP together with all of the Category 1 and 2 sites would not be sufficient to meet the RSS target.
What methodology / classification has been used in defining 0-5, 5-10, 10-15 years etc?	- As well as assessing a sites suitability and availability, A. P. Sheehan carried out achievability assessments for all of the identified sites over 0.40ha in size (and some sites in the city centre over 0.2ha), as well as a sample of small sites below 0.40ha in size. Depending on the results, sites were placed in the following categories: Category 1: Sites which performed well against the assessments, and therefore had the fewest constraints. These were deemed capable of being made available for development in the first 5 years of the SHLAA. Category 2: Sites with a limited level of constraints and will be available for delivery after the first five years. These sites may be suitable for development depending individual circumstances and specific measures being proposed to overcome constraints. Category 3: Sites currently not developable due to significant constraints. For these sites to be considered appropriate for development it would have to be clearly demonstrated that the constraints can be mitigated. - All sites under 0.20ha deemed suitable for city-centre flats were moved into the 2013 – 2018 phase due to concerns about viability expressed by stakeholders. - After each site was placed in a category, A. P. Sheehan then tested the achievability of each site by applying different levels of affordable

	housing. The different scenarios were: Scenario 1: 0% of dwellings affordable Scenario 2: 5% of dwellings affordable Scenario 3: 15% of dwellings affordable Scenario 4: 25% of dwellings affordable Scenario 5: 40% of dwellings affordable
What density and build-out rate classifications have been applied?	- A sites developable area has been deduced by following the gross to net development rations outlined in the DETR "Tapping the Potential" (2000) document. - The following site densities were applied to each site depending on its use: Appropriate for flats and in Liverpool city centre: 165 dph Appropriate for flats and outside of Liverpool city cenrtre: 100 dph Appropriate for a mix of houses and flats: 53 dph Appropriate for houses: 36 dph
Has supply been disaggregated below LA level?	Yes
What is supply at disaggregated level? (including by phase if possible)	Phase-by-phase data is not available. However, the amount of dwellings that can be delivered in each disaggregated area are: City Centre: 7,419 dwellings Inner Area: 13,408 dwellings Outer Area: 11,052 dwellings
How have the sub-areas been defined?	- Liverpool's Core Strategy Preferred Options Report (Feb 2008) included a table under Preferred Option 5 ("The location and phasing of housing") which identified a potential pattern of housing growth in the period 2006 – 2024. In each 5-year period 85% of the housing growth would be directed to the Inner Area (the HMR area), about 50% of which would be in the city centre. The remaining 15% would be directed to the Outer Area (outside the HMR area). - A revised version of the Core Strategy Preferred Options report was published for consultation in January 2010. However, as the SHLAA was written in November 2009, the earlier February 2008 Preferred Options Report was used. Because, at the time of producing the SHLAA it was not confirmed whether the Council would adopt the 85/15 split, it was agreed to work to the city-wide dwelling targets rather than apportion growth to the various sub-areas. - However, despite the above, the SHLAA still disaggregated supply into three areas. However, these areas did not have specific targets and instead the deemed potential housing supply for each area was simply detailed in the SHLAA. The three areas are:

	1. The "City Centre," 2. The "Inner Area," which equates to that part of the New Heartlands HMR outside the City Centre. 3. The "Outer Area," which is the rest of the City outside of the Inner Area. It covers the four Housing SPD "Fringe Areas" – Eastern Fringe (North), Eastern Fringe (Central), Eastern Fringe (South) and Southern Fringe – as well as the more suburban areas between the Inner Area and the Fringe Areas.
Have any sites been excluded from the SHLAA? If so, why?	Yes - 2,070 sites were initially identified. A number of these were excluded for a variety of reasons. The predominant reasons were; inappropriate neighbouring uses; deliverability constraints (i.e. landlocked, shape of site); located on Green Belt; there was a strong case for retaining site as Open Space. Number of sites whittled down to 1,122. - Housing sites with PP for residential use at the study base date (which were likely to be developed) are not included in the final 1,122 sites. - However, no minimum size threshold was adopted, this enabled the identification of as many sites as possible (a number of other SHLAAs adopt a minimum site size between 0.25 – 0.40ha).
How have sites been identified for inclusion within the SHLAA? What type of sites have been included?	- Sites identified by drawing on those types listed in Figures 4 and 5 of the SHLAA Guidance. This was expanded slightly to include low quality / low value open space (utilising the findings of the Liverpool Open Space Study) as well as sites which were not deemed to have significant value as employment land in the Liverpool Employment Land Study (Stage 3 Report) (March 2009, GVA Grimley) - Roger Tym and Partners added a number of sites which had planning permission for residential use at the study base date where intelligence suggested that permission would not be implemented. - Of the final 1,122 sites, approximately 10% are greenfield (but not Green Belt).
Did the SHLAA include a call for sites exercise?	Yes. This was carried out by Liverpool City Council before Roger Tym and Partners were involved in the project.
Has the SHLAA been informed by a comprehensive economic viability exercise?	Yes
If yes, is this a separate document or referenced development appraisals?	- A. P. Sheehan completed development appraisals across a sample of 122 sites. Due to size they can not be included in a report, however they have been provided to the Council as "free-standing" documents. The assumptions adopted in these appraisals are detailed in the Methodology section of the SHLAA document. - A. P. Sheehan also carried out achievability assessments across a sample of the sites as well as testing each site with different levels of affordable housing scenarios. These different achievability scenarios

	were used in assessing the deliverability of all 1,122 sites.
If no, is the SHLAA underpinned by developer feedback?	- Stakeholders were invited to a number of consultation exercises during the SHLAA process.

NOTES / COMMENTS:

- In May 2009 Roger Tym and Partners were commissioned to undertake a SHLAA across Liverpool and Wirral. Different timescales have been set for the Liverpool and Wirral elements and separate reports will be produced. A New Growth Point SHLAA Statement will also be produced, which will establish whether the housing targets under the Mersey Heartlands New Growth Point as a whole – and for the Liverpool and Wirral parts of it – can be met.

- The SHLAA covered in this proforma concerns Liverpool only.

- The base date for the SHLAA is 1st April 2008.

- The RSS sets housing targets for the period 2003 to 2021, and makes provision for 35,100 dwellings in Liverpool (net of clearance replacement) over the period. This equates to an average net gain per annum of 1,950 dwellings in Liverpool, of which 90% should be delivered on PDL.

- In July 2008, the Government confirmed "Mersey Heartlands" as an NGP, which covered parts of Liverpool, Wirral and Sefton. The ambition for the Mersey Heartlands NGP is to achieve a level of housing growth that is 20% greater than the dwelling targets set by the RSS. This equates to a level of housing growth in Liverpool of 2,340 dwellings per annum (dpa) over the period 2008 – 2017, an increase of 390 dpa in relation to the RSS target of 1,950 dpa.

- Between the RSS being adopted in 2003 and the SHLAA base study date April 2008 there had been an undersupply of new housing development. This, combined with planned residential demolitions across the city as well as the increase in housing required under the Mersey Heartlands NGP increased the new housing supply target to 44,930 up until 2026.

It was estimated that the realistic housing supply over the SHLAA period from schemes with extant PP stood at 16,643 dwellings.

SHLAA Supply Pro-Forma: Sefton Metropolitan Borough Council, February 2010, WYG Planning and Design

What is the supply of land / sites total and by phase?	- The total supply of housing identified by the SHLAA is 6,567 dwellings. When broken down by phase this amounts to: 2008 – 2013: 3,932 dwellings 2013 – 2018: 2,296 dwellings 2018 – 2023: 339 dwellings - This supply has been “risk assessed” with the assumption that 20% of all dwellings will not be delivered. It is this “risk assessed” supply which will be used. - The total risk assessed supply is5,254 dwellings, when broken down by phase this amounts to: Years 0 – 5: 3,146 dwellings Years 6 – 10: 1,837 dwellings Years 11 – 15: 271 dwellings - The RSS states that there should be a minimum annual target of 500 dpa (net of demolitions) between 2003 and 2021. The RSS requirement over the 15 year SHLAA period is 7,915 dwellings. (This takes into account Sefton’s delivery shortfall of 415 dwellings between 2003 – 2008 which has been apportioned equally over the 13 remaining years of the RSS). - The risk assessed supply of 5,254 dwellings means that Sefton will experience a shortfall of 2,661 dwellings below the RSS target over the 15 year SHLAA period. (Do we need to insert a caveat now the RSS has been abolished?)
What methodology / classification has been used in defining 0-5, 5-10, 10-15 years etc?	- Sites placed in years 0 – 5 are those with a high probability of delivery and are largely in compliance with planning policy. Many of these sites were put forward in the call for sites exercise, as this was deemed a clear indication of the site’s availability for development in the short term. - Those sites placed in the years 6 – 10 bracket are identified as having good housing potential and have few significant constraints. However, these sites may require some assembly or currently accommodate existing buildings or uses which may need to locate elsewhere. - Sites placed in years 11 – 15 are those which are considered to offer realisable potential over the long term. These sites may be in a number of multiple ownerships or may have significant constraints (i.e. access / contamination), and such issues will need to be resolved over the longer term.
What density and build-out rate classifications have been	- The following developable areas for each site have been applied: Less than 0.40ha: 100% of developable area

applied?	0.40 – 2 ha: 90% of developable area Sites over 2 ha: 75% of developable area - On the whole, the following development densities have been applied (some more specific densities have been applied to sites where particular evidence exists to alter them): Low density suburban mix (detached and semi-detached): 30 dph Low to medium density mix (town houses and semi-detached): 40 dph Medium density urban mix (mainly town houses): 50 dph High density urban mix (town houses and apartments: 60 dph Apartments (up to six storey): 70 dph and above.
Has supply been disaggregated below LA level?	Yes
What is supply at disaggregated level? (including by phase if possible)	- Tables setting out the disaggregated information are set out in the "notes and comments" section at the foot of this document.
How have the sub-areas been defined?	- Supply has been disaggregated in two ways. The first is via land use / opportunity type (Table 2), the second is by settlement (Table 3). This data has not been risk assessed.
Have any sites been excluded from the SHLAA? If so, why?	- Due to cost efficiencies, sites under 0.1ha in size were excluded from the site assessments. Instead a 10% statistically representative sample of such sites was undertaken in order to calculate their likely contribution to the housing supply. - Sites located in the Green Belt have been excluded (unless previously developed). - All but one allocated employment site have been excluded for the SHLAA
How have sites been identified for inclusion within the SHLAA? What type of sites have been included?	- As well as the call for sites exercise and the utilisation of Council officer's knowledge of the area, an additional borough wide survey of suitable land was carried out. As well as this, Sefton's 2003 Urban Housing Capacity Study was analysed and any sites which did not have PP or had lapsed PP were included for consideration in the SHLAA. Furthermore, any sites with expired PP which were on the Council's Housing Land Availability and Development Database were brought forward for consideration.
Did the SHLAA include a call for sites exercise?	- There were two call for sites exercises. The first occurred between October and December 2007. A second exercise was carried out between May and July 2008 when WYG became involved in the SHLAA process. It was also agreed between the Council and WYG that any further sites that were submitted following the publication of the draft report in August 2009 would be assessed at the final report stage.
Has the SHLAA been informed	No

by a comprehensive economic viability exercise?	
If yes, is this a separate document or referenced development appraisals?	
If no, is the SHLAA underpinned by developer feedback?	- Consultation with key stakeholders (including developers / social landlords / property agents and representatives of 4NW) occurred throughout the SHLAA process. This included two formal workshops, the call for sites exercise, as well as public consultation at the Draft Report stage. - WYG state in the report that these consultations formed a Housing Market Partnership in everything but name.

NOTES / COMMENTS:

- WYG was appointed in April 2008 to undertake a SHLAA for Sefton Metropolitan Council (MBC). The project forms part of a sub-regional review of housing land availability and has been undertaken in conjunction with the neighbouring authorities of Knowsley and West Lancashire Councils.
- The SHLAA covered in this proforma concerns Sefton MBC only.
- Parts of south Sefton are included in the New Heartlands Housing Market Renewal Pathfinder, the main areas of activity are Bedford / Queens and Klondyke areas of Bootle.
- The base date for the SHLAA is 1st April 2008. Sites with extant residential PP at this date have not been considered as potential sites in the assessment. However, the likely housing development from this source was quantified and included in the overall housing supply during the SHLAA period.

Table 1: Identified Housing Supply

Source	2008 - 2013	2013 - 2018	2018 - 2023	Total
Sites Identified by SHLAA	1,323	1,536	271	**3,040**
Extant Planning Permissions	1,913	301	0	**2,214**
Total	3,146	1,837	271	**5,254**
RSS Requirements	2,660	2,660	2,596	**7,916**
Potential Over Supply	486	-823	-2,325	**-2,662**

Table 2: Sites Identified by SHLAA by Land Type (Not Risk Assessed)					
Source	**2008 - 2013**	**2013 - 2018**	**2018 - 2023**	**Total**	**Total %age**
Allocated Employment Sites	0	14	0	14	0.37%
Non-Allocated Employment Sites	198	425	212	835	21.97%
Other Urban PDL	1,012	1,269	78	2,359	62.08%
Urban Greenfield	273	212	49	534	14.05%
Major Developed Site in Green Belt	58	0	0	58	1.53%
Total	**1,541**	**1,920**	**339**	**3,800**	**100%**

Table 3: Sites Identified by SHLAA by Settlement (Not Risk Assessed)					
Settlement	**2008 - 2013**	**2013 - 2018**	**2018 - 2023**	**Total**	**Total %age**
Ainsdale	34	9	0	43	1.13%
Aintree	2	2	0	4	0.11%
Birkdale	86	70	17	173	4.55%
Blundellsands	0	0	6	6	0.16%
Bootle	622	464	64	1,150	30.26%
Crosby	27	81	67	175	4.61%
Formby	117	60	49	226	5.95%
Hightown	2	3	0	5	0.13%
Litherland	88	12	23	123	3.24%
Lydiate	13	3	0	16	0.42%
Maghull	35	92	0	127	3.34%
Melling	27	29	0	56	1.47%
Netherton	55	50	0	105	2.76%
Seaforth	60	0	89	149	3.92%
Sefton	107	0	0	107	2.82%
Southport	241	977	0	1,218	32.05%
Thornton	14	12	0	26	0.68%
Waterloo	11	56	24	91	2.39%
Total	**1,541**	**1,920**	**339**	**3,800**	**100%**

SHLAA Supply Pro-Forma: St Helens Council, November 2009

What is the supply of land / sites total and by phase?	- In total 450 sites were identified which could bring forward 8,682 dwellings during the 15 year SHLAA period. Supply by phase is: Years 0 – 5 (2009 – 2014): 3,895 dwellings Years 6 – 10 (2014 – 2019): 4,078 dwellings Years 11 – 15 (2019 – 2024): 709 dwellings - A further 440 dwellings have been identified as being deliverable from year 16 onwards, which increases the total amount of housing to 9,122 dwellings - The RSS has placed an annual target of 570 dpa for St Helens between 2003 – 2021. However, the Growth Point target increased this figure to 684 per annum between 2008 / 2009 to 2016 / 2017. - The SHLAA states that St Helens is predicted to meet the RSS and Growth Point targets during the first ten years of the SHLAA period. RSS targets will be met throughout the entire 15 year SHLAA period, however it is anticipated that cumulative RSS and Growth Point targets will not be met over the entire 15 year period.
What methodology / classification has been used in defining 0-5, 5-10, 10-15 years etc?	- The methodology of apportioning each site to a phase is unclear, however it appears that broadly the same method was used as the Warrington SHLAA. - The SHLAA does state that where a developer was involved with a site, that site was presumed to be economically viable and thus placed in years 0 - 5. For those sites where no info was available, a financial viability assessment was undertaken to appraise achievability. Where results demonstrated that a site was not economically viable, it was moved into either the 6 – 10 or 11 - 15 year phases.
What density and build-out rate classifications have been applied?	- Density figures of 30 / 40 / 50 dwellings per ha (dph) were used. - A density of 30 dph was applied in areas of established low density (large detached housing / extensive gardens). - In town centre sites and those located around railway stations a density of 50 dph was applied. However this was reduced on larger sites to take account of the need for open spaces. - For remaining sites a density of 40 dph was used. - For those sites with expired PP a new recommended density was applied. - The site densities for apartment schemes currently under construction was maintained, however those with extant PP not under construction were predominantly assumed to be developed for housing. - No assumed build-out rates were included in the SHLAA.

Has supply been disaggregated below LA level?	Yes
What is supply at disaggregated level? (including by phase if possible)	- Tables detailing the disaggregated information are set out in the "notes and comments" section at the foot of this document.
How have the sub-areas been defined?	- Each site has been disaggregated as to whether the land is PDL or green field. The RSS targets 65% of new dwellings to be developed on PDL. Table 1 in the notes and comments section of this document illustrates that this RSS target will be met. - The total supply has also been disaggregated by ward, however these figures have not been phased. These figures are detailed in Table 2.
Have any sites been excluded from the SHLAA? If so, why?	- Sites that were deemed to have potential as valuable employment land, were identified as open space, or were located in the Green Belt were excluded. Sites that were partially located in the Green Belt were amended to exclude Green Belt land from their areas.
How have sites been identified for inclusion within the SHLAA? What type of sites have been included?	- All sites included in the 2008 SHLAA were used. As well as the call for sites exercise, a number of new sites were brought forward having been identified via: 1. Looking at sites with extant and expired PP, and the likelihood of them being brought forward in the next 5 years. 2.Existing UDP allocations which have not been developed. 3. Sites found through analysis of the National Land Use Database. 4 The main St Helens RSL – Helena Partnerships – identified some sites suitable for residential development.
Did the SHLAA include a call for sites exercise?	Yes. The exercise commenced in February 2009 for six weeks. A total of 17 sites were put forward through the exercise.
Has the SHLAA been informed by a comprehensive economic viability exercise?	Partly
If yes, is this a separate document or referenced development appraisals?	- A simple proforma detailing the economic viability appraisal is included as Appendix 12 in the SHLAA document. No actual examples of a worked appraisal are included in the SHLAA
If no, is the SHLAA underpinned by developer feedback?	- The Mid Mersey Growth Point Councils, although producing independent SHLAAs, agreed that it was logical to establish a singular, formal stakeholder group on a Mid Mersey geographical basis, so as to ensure consistency in the assumptions underpinning each SHLAA. - Two stakeholder groups were formed. An "active" group who regularly attended workshops. Their expertise was used in assessing the deliverability and developability of sites. Members of the "active" group included house builders, landowners, RSLs, the HCA and estate agents.

	A second "wider" group were formed who were kept informed of progress.

NOTES / COMMENTS:

- The RSS groups the Boroughs of Warrington, Halton and St. Helens within the same housing market area entitled "Mid Mersey." The three Councils also collectively form the Mid Mersey Growth Point which has increased the importance of a sub-regional focus in relation to the availability of land.

- All three Councils agreed to produce an independent SHLAA, but would do so following common principles and methodology. Each authority has also committed to ensuring that the results of their individual SHLAAs are capable of aggregation to the sub-regional level.

- The first St Helens SHLAA (2008) had a base date of 31st March 2008. An update was produced with and published in November 2009 with a base date of 31st March 2009. It is this updated document which is summarised in this proforma.

- An Annual Completions Survey was carried out alongside the SHLAA visits in order to ascertain the number of residential completions between 1st April 2008 and 31st March 2009. There was a total of 441 residential completions during the period and this figure forms part of the housing supply. Sites under construction were assumed to be delivered during the 0 – 5 year phase and a total of 957 units were incorporated into this phase. Sites under construction delivering completions in years 11 – 15 represent large sites which may deliver completions sooner, but a maximum rate of 40 dwellings per annum was applied in the SHLAA.

- During 2008 / 2009 201 demolitions occurred meaning that the net completion figure for the period was 240 units. Demolitions are expected to reduce in the future.

	Table 1: Total Supply Disaggregated by Land Type							
	Years 0 - 5 (2009 - 2014)		**Years 6 - 10 (2014 - 2019)**		**Years 11 - 15 (2019 - 2024)**		**Years 16+ (2024+)**	
	PDL	*Green Field*	*PDL*	*Green Field*	*PDL*	*Green Field*	*PDL*	*Green Field*
Number of Dwellings	3,227	668	3,581	497	685	24	440	0
%age of Phase	83%	17%	88%	12%	97%	3%	100%	0%
Total Dwellings per Phase	**3,895**		**4,078**		**709**		**440**	

Table 2: Total Supply by Ward		
Ward	**Number of Sites**	**Total Dwellings**
Town Centre	61	2,404

Thatto Heath	36	1,160
Newton	28	1,133
Earlestown	41	635
Parr	39	616
Moss Bank	22	464
West Park	15	437
Bold	21	429
Eccleston	18	389
Haydock	28	381
Sutton	35	365
Windle	22	290
Rainhill	11	195
Blackbrook	13	118
Billinge & Seneley Green	23	53
Rainford	14	55
Total	**427**	**9,122**

SHLAA Supply Pro-Forma: West Lancashire District Council, March 2010, WYG Planning and Design

What is the supply of land / sites total and by phase?	- The total supply of housing identified by the SHLAA is 5,070 dwellings. When broken down by phase this amounts to: Years 0 – 5: 1,636 dwellings Years 6 – 10: 1,462 dwellings Years 11 – 20: 1,972 dwellings - This supply has been "risk assessed" with the assumption that 20% of all dwellings will not be delivered. It is this risk assessed supply which will be used. - The total risk assessed supply is 4,412 dwellings, when broken down by phase this amounts to: Years 0 – 5: 1,359 dwellings Years 6 – 10: 1,305 dwellings Years 11 – 20: 1,748 dwellings. - The RSS states that there should be a minimum annual target of 300 dwelling completions per annum between 2003 and 2021. The RSS requirement over the 20 year SHLAA period is 6,000 dwellings. (This takes account of West Lancashire's delivery shortfall of 40 dwellings between 2003 – 2008). - The risk assessed supply of 4,412 dwellings means that West Lancashire will experience a shortfall of 1,628 dwellings below the RSS target over the 20 year SHLAA period.
What methodology / classification has been used in defining 0-5, 5-10, 10-15 years etc?	- Sites placed in years 0 – 5 are those with a high probability of delivery and are largely in compliance with planning policy. Many of these sites were put forward in the call for sites exercise, as this was deemed a clear indication of the site's availability for development in the short term. - Those sites placed in the years 6 – 10 bracket are identified as having good housing potential and have few significant constraints. However, these sites may require some assembly or currently accommodate existing buildings or uses which may need to locate elsewhere. - West Lancashire has extended the third phase to include the years 11 – 20. Sites placed in this phase are those considered to offer realisable potential over the long term. These sites may be in a number of multiple ownerships or may have significant constraints (i.e. access / contamination), and such issues will need to be resolved over the longer term.
What density and build-out rate classifications have been applied?	- The following developable areas for each site have been applied: Less than 0.40ha: 100% of developable area

	0.40 – 2 ha: 90% of developable area Sites over 2 ha: 75% of developable area - On the whole, the following development densities have been applied (some more specific densities have been applied to sites where particular evidence exists to alter them): Low density suburban mix (detached and semi-detached): 30 dph Low to medium density mix (town houses and semi-detached): 40 dph Medium density urban mix (mainly town houses): 50 dph High density urban mix (town houses and apartments: 60 dph Apartments (up to six storey): 70 dph and above.
Has supply been disaggregated below LA level?	Yes
What is supply at disaggregated level? (including by phase if possible)	Tables setting out the disaggregated information are set out in the “notes and comments” section at the foot of this document.
How have the sub-areas been defined?	- Total supply has been disaggregated by how it was identified during the SHLAA process (Table 1) - Supply has been disaggregated by the main settlements for the first 10 years of the SHLAA period (Table 2). This information does not include all of the settlements that are projected to have an increase in dwellings (data has not been risk assessed). - Supply has also been disaggregated by land use / opportunity type. However, the information contained in this section contains sites on Urban Greenfields which have not been discussed at any other point in the SHLAA document. Because of this, these figures have not been replicated in the proforma.
Have any sites been excluded from the SHLAA? If so, why?	- Due to cost efficiencies, sites under 0.1ha in size were excluded from the site assessments. Instead, a 10% statistically representative sample of such sites was undertaken in order to calculate their likely contribution to the housing supply. - Sites located in the Green Belt have been considered in the assessment, but “parked” in a category that gives them no timescale for development, and no yield contributing towards RSS requirements, due to the need for a major policy constraint to be overcome (through the Development Plan process) before they can be developed. This approach was consistent with the approach used in Sefton’s and Knowsley’s SHLAAs.
How have sites been identified for inclusion within the SHLAA? What type of sites have been	- As well as the call for sites exercise a number of other methods were used to identify suitable sites. West Lancashire’s 2001 Urban Capacity Study was used as a starting point.Any UCS sites which did not have

included?	subsequent PP were included for consideration. Any sites with expired PP on the Council's Housing Land Database were brought forward, as well as any sites on the Council's Development Control System (Uniform) which had previously been rejected for housing purely on the basis of housing land supply. Redundant, Council-owned sites were put forward as well as any sites that had been raised with the Housing Services department as possible affordable housing development sites. Other sites were identified by officers looking at maps of the settlements, e.g. for undeveloped areas, groups of large gardens, etc.
Did the SHLAA include a call for sites exercise?	- There were two call for sites exercises. The first occurred between October and December 2007. A second exercise was carried out between May and July 2008 when WYG became involved in the SHLAA process. It was also agreed between the Council and WYG that any further sites that were submitted following the publication of the draft report in August 2009 would be assessed at the final report stage.
Has the SHLAA been informed by a comprehensive economic viability exercise?	No
If yes, is this a separate document or referenced development appraisals?	
If no, is the SHLAA underpinned by developer feedback?	- Consultation with key stakeholders (including developers / social landlords / property agents and representatives of 4NW) occurred throughout the SHLAA process. This included two formal workshops as well as public consultations at the Draft Report stage. - WYG state in the report that these consultations formed a Housing Market Partnership in everything but name.

NOTES / COMMENTS:

- WYG was appointed in April 2008 to undertake a SHLAA for West Lancashire Borough Council. The project forms part of a sub-regional review of housing land availability and has been undertaken in conjunction with the neighbouring authorities of Knowsley and Sefton Metropolitan Borough Councils.
- The SHLAA covered in this proforma concerns West Lancashire Borough Council only.
- The base date for the SHLAA is 1st April 2008. Sites with extant residential PP at this date have not been considered as potential sites in the assessment. However, the likely housing development from this source was quantified and included in the overall housing supply during the SHLAA period.

Table 1: Identified Risk Assessed Housing Supply				
Source	**Years 0 - 5**	**Years 6 - 10**	**Years 11 - 20**	**Total**
Strategic / Allocated Sites	150	550	600	**1,300**
SHLAA Sites	142	630	898	**1,670**
Commitments	967	0	0	**967**
Small Sites Allowance	100	125	250	**475**
Total	1,359	1,305	1,748	**4,412**
RSS Allocation	1,540	1,500	3,000	**6,040**
Potential Over / Under Supply	-181	-195	-1,252	**-1,628**

Table 2: Housing Supply by Main Settlement			
Settlement	**Years 0 - 5**	**Years 6 - 10**	**Total**
Skelmersdale	53	220	273
Burscough	10	222	232
Ormskirk	73	54	127
Tarleton	13	6	19
Scarisbrick	0	31	31
Up Holland	0	28	28
Rufford	20	27	47
Halsall	0	38	38
Hesketh Bank	5	26	31
Other	3	52	55

Note these figures are not subject to the 20% “risk assessment” reduction.

SHLAA Supply Pro-Forma: Cheshire West and Chester Council (Currently in production, in-house).

What is the supply of land / sites total and by phase?	TBC – still in production
What methodology / classification has been used in defining 0-5, 5-10, 10-15 years etc?	The SHLAA methodology was published for public consultation in September 2009. The methodology and approach being followed is informed by advice provided to the authority by external consultants who advised CLG on the SHLAA Practice Guidance. A site pro-forma has been used which details key site characteristics, constraints and measures needed to overcome constraints. An assessment of whether a site is suitable, available and achievable is then carried out, with a short commentary. Expected delivery timeframes are given on a year by year basis for each site, with deliverable sites (i.e. those being suitable, available and achievable) being placed in the 0 to 5 year delivery timeframe. The Housing Partnership, made up of representatives from the housing and development industry, will be asked to comment on the site assessments and delivery timeframes prior to publication of the SHLAA.
What density and build-out rate classifications have been applied?	This is still being agreed with the Housing Partnership, however it is likely that a density of 30dph is to be applied to most sites, with higher densities possible on city centre and highly sustainable urban sites. This will be discussed at the next Housing Partnership event in August 2010.
Has supply been disaggregated below LA level?	Yes
What is supply at disaggregated level? (including by phase if possible)	TBC – still in production
How have the sub-areas been defined?	The SHLAA will break down supply on a ward level
Have any sites been excluded from the SHLAA? If so, why?	Sites under 0.4ha have been excluded due to the number of sites which would require assessment across the area. It was suggested by the Housing Partnership that applying a minimum site size threshold would enable the SHLAA to focus on more strategic housing sites. Green Belt sites have been excluded from the first round of assessment. Should insufficient housing capacity be identified on non-green belt sites then

	strategic Green Belt sites and broad locations will be looked at.
How have sites been identified for inclusion within the SHLAA? What type of sites have been included?	Sites included in the former Ellesmere Port and Vale Royal SHLAA's were taken forward for consideration, including all sites put forward during previous call for site exercises. In addition, sites inherited from initial SHLAA work by Chester City Council were included. A call for sites was also undertaken in September 2009 for all of the Cheshire West and Chester area. 1. Sites located in existing residential areas which could intensified in terms of their development. 2. Redevelopment of existing housing 3. Previously developed vacant and derelict land / buildings. 4. Car parks and garage sites with development potential 5. Development of commercial buildings 6. Previously undeveloped vacant land 7. Land allocated for employment use 8. Greenfield sites 9. Open countryside sites adjacent to existing settlements 10. Local Authority owned land - Each site that met the above criteria was then assessed as to its suitability to deliver housing. Sites with PP involving a net dwelling gain will also be included
Did the SHLAA include a call for sites exercise?	Yes - A call for sites exercise was conducted in September 2009
Has the SHLAA been informed by a comprehensive economic viability exercise?	- No, however an economic viability appraisal was completed in October 2009 for Cheshire West and Chester as part of the Strategic Housing Market Area Assessment.
If yes, is this a separate document or referenced development appraisals?	Separate document available on the CWAC website.
If no, is the SHLAA underpinned by developer feedback?	A housing partnership, made up from a cross section of house builders, developers, landowners, estate agents and planning consultants has been established and meet at key stages during the production of the SHLAA. This has enabled study parameters to be agreed and the partnership will also be involved in assessing a range of typical SHLAA sites in terms of density and delivery timeframe in order to help inform the density and delivery assumptions used to assess the capacity of sites in the SHLAA. All assessments made in the SHLAA will be taken to the partnership for comments prior to final publication.

SHLAA Supply Pro-Forma: Warrington Borough Council, December 2009

What is the supply of land / sites total and by phase?	- 183 sites totalling 378ha were identified as being able to deliver housing during the SHLAA period. The amount of housing anticipated on these sites is 5,849 dwellings, and when broken down by phase is: Years 0 – 5 (2009 – 2014): 2,377 dwellings Years 6 – 10 (2014 – 2019): 1,639 dwellings Years 11 – 15 (2019 – 2024): 1,833 dwellings - The RSS stated that there should be an average annual target of 380 dpa net of clearance in Warrington between 2003 – 2021. - In June 2008 the Government stated that the Mid Mersey Growth Point should collectively deliver an additional 20% of housing above the RSS target. This increased Warrington's housing target to 456 dpa net of clearance between 2009 – 2017. - Over the early years of Warrington's plan life, housing delivery has considerably exceeded the annual average requirement. The SHLAA document also illustrates that the Borough is poised to significantly exceed all the RSS and Growth Point housing requirements over the 15-year SHLAA period.
What methodology / classification has been used in defining 0-5, 5-10, 10-15 years etc?	- The base date for the SHLAA is 1st April 2009. The methodology used in defining each phase has been taken from definitions found in PPS3. - Years 0 – 5: PPS3 defines "deliverable land for housing as a site which is available now, offers a suitable location for housing and for which there is a reasonable prospect that housing will be delivered on the site within five years. Only those sites identified in the SHLAA that were considered "suitable, available and achievable" over a five year period were placed in this phase. - PPS3 defines "developable" land for housing as a site in a suitable location for housing development with a reasonable prospect that the site is available for, and could be developed at the point envisaged. Sites identified as being "suitable, available and achievable" over the long term as well as being "suitable, likely to become available and achievable" were placed in the 6 – 15 years bracket. Further analysis was then carried out as to whether development would occur over the 6 – 10 year phase, or between years 11 – 15.
What density and build-out rate classifications have been applied?	- The report states that a development density of between 30 and 50 dph was applied. There is no other commentary expanding on this. As this SHLAA has been carried out in conjunction with Halton and St Helens Councils, it is assumed that the following specific densities have been applied to maintain a broadly similar methodology across all three SHLAAs: *- A density of 30 dph was applied in areas of established low density*

	(large detached housing / extensive gardens). *- In town centre sites and those located around railway stations a density of 50 dph was applied. However this was reduced on larger sites to take account of the need for open spaces.* *- For remaining sites a density of 40 dph was used.* *- For those sites with expired PP a new recommended density was applied.* *- The site densities for apartment schemes currently under construction was maintained, however those with extant PP not under construction were predominantly assumed to be developed for housing.* - The report states that the following build out rates / completion forecasts have been applied to each site: Maximum completion in first year on site: 15 dpa Maximum completions in subsequent years: 30 dpa Maximum completions in subsequent years where more than one developer is on site: 60 dpa. - The report does not state how a site is assumed to have more than one developer. If the same methodology as Halton is applied, it will be for sites with potential for more than 300 dwellings.
Has supply been disaggregated below LA level?	Yes
What is supply at disaggregated level? (including by phase if possible)	- Tables detailing the disaggregated information are set out in the “notes and comments” section at the foot of this document.
How have the sub-areas been defined?	- Each site has been disaggregated as to land type; PDL; green field; part PDL / part greenfield. Each phase also totals the amount of development per land type - Each phase is broken down further into projected delivery per annum.
Have any sites been excluded from the SHLAA? If so, why?	- Virgin Green Belt sites which do not have the potential to convert existing buildings have been excluded.
How have sites been identified for inclusion within the SHLAA? What type of sites have been included?	- At the outset, any potential housing site within the Borough was put forward. However, in line with the guidance in the RSS concerning Warrington, it was agreed with stakeholders that the focus of the SHLAA would be on: 1. Sites within the settlement boundary of Warrington town. 2. Sites within inset or greenbelt village boundaries as defined through Warrington’s UDP. 3. Sites within the Green Belt which propose the conversion of existing buildings.

Did the SHLAA include a call for sites exercise?	Yes. This was used as the first stage of the SHLAA land search.
Has the SHLAA been informed by a comprehensive economic viability exercise?	No
If yes, is this a separate document or referenced development appraisals?	
If no, is the SHLAA underpinned by developer feedback?	- The Mid Mersey Growth Point Councils, although producing independent SHLAAs, agreed that it was logical to establish a singular, formal stakeholder group on a Mid Mersey geographical basis, so as to ensure consistency in the assumptions underpinning each SHLAA. - Two stakeholder groups were formed. An “active” group who regularly attended workshops. Their expertise was used in assessing the deliverability and developability of sites. Members of the “active” group included house builders, landowners, RSLs, the HCA and estate agents. A second “wider” group were formed who were kept informed of progress.

NOTES / COMMENTS:

- The RSS groups the Boroughs of Warrington, Halton and St. Helens within the same housing market area entitled “Mid Mersey.” The three Councils also collectively form the Mid Mersey Growth Point which has increased the importance of a sub-regional focus in relation to the availability of land.
- All three Councils agreed to produce an independent SHLAA, but would do so following common principles and methodology. Each authority has also committed to ensuring that the results of their individual SHLAAs are capable of aggregation to the sub-regional level.
- Each site that met the three main SHLAA suitability requirements (listed above) were assessed as to how “deliverable” and “developable” they were. These were done in line with the SHLAA Guidance document and considered:
    - A sites suitability for housing
    - A sites availability for housing
    - The achievability of housing development
    - Whether any known constraints could be overcome
    -

Table 1: Disaggregated Supply Years 0 - 5								
Land Type	**Number of Sites**	**Area (Ha)**	**Forecast Completions per Years**					
			2009 / 2010	**2010 / 2011**	**2011 / 2012**	**2012 / 2013**	**2013 / 2014**	**Total**
PDL	87	146.76	283	539	581	515	401	**2,319**
Green Field	6	7.70	22	35	0	0	0	**57**
Part PDL / Part Green field	1	0.06	1	0	0	0	0	**1**
Total	94	154.52	306	574	581	515	401	**2,377**

Table 2: Disaggregated Supply Years 6 - 10								
Land Type	**Number of Sites**	**Area (Ha)**	**Forecast Completions per Years**					
			2014 / 2015	**2015 / 2016**	**2016 / 2017**	**2017 / 2018**	**2018 / 2019**	**Total**
PDL	20	109.77	421	391	358	263	206	**1,639**
Green Field	0	0	0	0	0	0	0	**0**
Part PDL / Part Green field	0	0	0	0	0	0	0	**0**
Total	20	109.77	421	391	358	263	206	**1,639**

Table 3: Disaggregated Supply Years 11 - 15								
Land Type	**Number of Sites**	**Area (Ha)**	**Forecast Completions per Years**					
			2019 / 2020	**2020 / 2021**	**2021 / 2022**	**2022 / 2023**	**2023 / 2024**	**Total**
PDL	47	48.77	414	223	222	73	190	**1,122**
Green Field	21	64.80	192	174	130	106	105	**707**
Part PDL / Part Green field	1	0.06	4	0	0	0	0	**4**
Total	69	113.63	610	397	352	179	295	**1,833**

SHLAA Supply Pro-Forma: Wigan Council, March 2010 (in conjunction with Over Arup & Partners Ltd)

What is the supply of land / sites total and by phase?	- The potential total supply of housing identified by the 2009 SHLAA is 33,188 dwellings. When broken down by phase this amounts to: Years 0 – 5: 8,796 dwellings Years 6 – 10: 23,498 dwellings Years 11 – 15: 866 dwellings Years 15+: 28 dwellings - The RSS states that there should be an annual target of 978 dpa between 2003 and 2021. - The 2009 SHLAA comments that Wigan will be able to satisfy its RSS targets over the initial 10 year SHLAA period. However, it does not comment about years 11 onwards, in particular whether the over-supply of the first 10 years can play a role in meeting later demand.
What methodology / classification has been used in defining 0-5, 5-10, 10-15 years etc?	- When placing a site in a particular phase, a number of key criteria were considered both individually and cumulatively. The most significant criteria were: - Planning Status: If a site had PP permission it was considered to be suitable for delivery in the 0 – 5 year phase, In addition, if the site had no PP but did not clash with policy and had limited constraints it too was placed in the initial phase. - Commercial Viability: If the site had issues with commercial viability or significant ownership constraints it was deemed to be deliverable beyond the initial 5 years supply. If the Council had prepared development briefs or masterplans, or the site was subject to public funding interventions, the site was included in the 0 – 5 year phase. - Contamination: If a site had significant contamination it was deemed not deliverable in the first 5 years supply and placed in a later phase. However, if the site had strong developer interest, or if the Council had prepared development briefs or masterplans, or the site was subject to public funding interventions, the site was included in the 0 – 5 year phase. - Existing Congestion Issues: If the site's surrounding area suffered high congestion and major improvements would be required to mitigate this, the site was deemed unlikely to be developed within the first 5 years of the SHLAA.
What density and build-out rate classifications have been applied?	- A development density of 40 dph has been applied. Exceptions to this are sites with PP where the actual density figure granted has been applied. However, the report states that where PP was granted before the economic downturn on high density schemes which are now considered

	unviable, a more conservative density has been applied.
Has supply been disaggregated below LA level?	Partly
What is supply at disaggregated level? (including by phase if possible)	- The disaggregated data in the 2009 SHLAA is too large to replicate in this proforma.
How have the sub-areas been defined?	- The 2007 SHLAA disaggregated the information by settlement and land use. However, the updated 2009 SHLAA has updated the dpa predictions and the data has not been disaggregated to the same effect. - The 2009 SHLAA does provide a schedule for each site, providing anticipated delivery density and site description.
Have any sites been excluded from the SHLAA? If so, why?	- The following sites were excluded from the SHLAA process: 1. Sites which were identified in the original 2007 assessment but have subsequently been developed for housing. 2. Green Belt sites (except previously developed land) 3. Sites in existing employment use where the ELR has not proposed their consideration for release 4. Sites which comprised valuable open space 5. Sites less than 0.25ha in size presently outside the planning system. - Small sites within the planning system (schemes of 9 or less dwellings with extant PP) are not listed individually in the 2009 SHLAA, nor have they been subject to detailed analysis. They have been assumed as readily available and deliverable within the first five years. An aggregate small sites total is included in the 0 – 5 year supply.
How have sites been identified for inclusion within the SHLAA? What type of sites have been included?	- The initial 2007 SHLAA identified sites from a number of sources including; the National Land Use Database; Wigan Urban Potential Study; Safeguarded Land allocated in Wigan's UDP; Existing developed sites in the Green Belt; sites with extant PP for housing. - For the 2009 update, as well as the consultation and new call for sites exercise, other sites were identified by Wigan and Leigh Housing as well as redundant sites resulting from the Building Schools for the Future project.
Did the SHLAA include a call for sites exercise?	- An initial call for sites exercise was undertaken from May to June 2007. It was subsequently extended further throughout 2008 and 2009 to ensure that all sites were identified in the SHLAA.
Has the SHLAA been informed by a comprehensive economic viability exercise?	No
If yes, is this a separate document or referenced	

development appraisals?	
If no, is the SHLAA underpinned by developer feedback?	- Consultation occurred throughout the SHLAA process with stakeholders including landowners, property developers, property consultants, planners and architects.

NOTES / COMMENTS:

- This proforma covers the 2009 update of the initial 2007 SHLAA report. As the update report was completed so close to the original assessment, the re-visiting of sites did not occur. The aim of the update was to take account of any changes in circumstances that have occurred, record any new information which has come forward and note any new sites identified.
- In January 2007 Arup was commissioned to assist Wigan Council in undertaking a combined Employment Land Review (ELA) and SHLAA. The two studies were undertaken in parallel, with the intention to allow a “comprehensive and transparent approach to site assessment and greater efficiency in the research.”
- The base date for the SHLAA is April 2007.

SHLAA Supply Pro-Forma: Central Lancashire (incorporating Chorley, Preston and South Ribble Councils), March 2009

What is the supply of land / sites total and by phase?	- The potential total supply of housing identified by the SHLAA is 22,944 dwellings. When broken down by phase this amounts to: Years 0 – 5: 7,456 dwellings Years 6 – 10: 7,181 dwellings Years 11 – 15: 8,307 dwellings - It is important to note that the above figures are the cumulative figures for all three Councils. Chorley's base date for the SHLAA is April 2009, whilst Preston and South Ribble have a base date of April 2008. The RSS states that there should be a target of 1,341 dpa across the Central Lancashire authorities (Chorley = 417 dpa / Preston = 507 dpa / South Ribble = 417 dpa). - The above figures show that the Central Lancashire Authorities are on target to meet the RSS housing requirements.
What methodology / classification has been used in defining 0-5, 5-10, 10-15 years etc?	- The SHLAA Guidance concerning a site's achievability and deliverability was used as a basis. - A high-level residual appraisal model was developed by GVA Grimley to assess a site's achievability. Most sites with PP were deemed economically viable and were not tested and were subsequently placed in the Years 0 – 5 phase, however a number were also placed in the 6 – 10 years phase (build-out rates were then applied as detailed below). All sites without PP were tested by the appraisal model. - The appraisal results showed that the majority of sites were developable in the short term, however a number of the sites were medium-term opportunities.
What density and build-out rate classifications have been applied?	- In regards to development densities, after consultation with stakeholders, the following densities were applied depending on a sites location: Preston City Centre: 50 – 100 dwellings per ha (dph) Preston Docks: 50 – 100 dph Inner Urban: 50 – 100 dph Suburban: 30 – 60 dph Rural Settlements: 30 – 60 dph Other Rural: 30 – 40 dph - Each site was then given an individual density multiplier. This figure was based on an assessment of the site's surrounding area. The only exceptions (apart from a few modifications due to changes in market conditions) were sites that already had PP for housing. In these instances

	the density submitted with the planning application was used. - Further assumptions were made about the net developable area of a site. These were: Less than 0.40 ha: 90% of site developed for housing 0.40 – 4.90 ha: 80% of site developed for housing 5 – 10 ha: 60% of site developed for housing Over 10 ha: 50% of site developed for housing - As developer activity has significantly slowed as a result of the housing market downturn, each sites build-out rate was then phased to reflect deliverability. The below build-out rates have been used to determine the phasing of development on a site (meaning larger sites will be spread out over numerous phases): 2008 – 2009: 12 units per annum 2009 – 2010: 24 units per annum 2010 – 2011: 36 units per annum 2011 – 2012 + : 50 units per annum - A number of larger sites had their build-out rates individually amended following more detailed investigations / consultations.
Has supply been disaggregated below LA level?	Yes
What is supply at disaggregated level? (including by phase if possible)	- Tables setting out the disaggregated information are set out in the "notes and comments" section at the foot of this document.
How have the sub-areas been defined?	- Supply has been disaggregated by Council. Each site has a detailed description, however only the basic dpa figures have been replicated in the proforma (Table 1). - Supply has also been disaggregated by land use (Table 2). However, the latter two phases have been combined and covers Years 6 – 15.
Have any sites been excluded from the SHLAA? If so, why?	- A size threshold for sites was applied. Sites that have a capacity of less than 10 dwellings were not included in the SHLAA assessments. However, they were included in the 0 – 5 year supply. As it is unlikely that all these smaller sites will be developed, the SHLAA assumed that 10% of the sites will not be brought forward. - Sites with nature conservations were not included in the SHLAA.. - Whilst sites in the Green Belt and designated public open space were initially brought forward for consideration, the site assessment criteria excluded such sites from being identified as potential housing land.
How have sites been identified for inclusion within the SHLAA? What type of sites have been	- Sites were broadly identified in line with the SHLAA guidance and included:

included?	- Sites with extant PP - Housing currently under construction - Sites on the National Land Use Database - Land allocated, but no longer required, for employment use - Land identified in current Local Plans as Safeguarded. - Surplus public sector land - Urban extensions
Did the SHLAA include a call for sites exercise?	A call for sites exercise was carried out.
Has the SHLAA been informed by a comprehensive economic viability exercise?	Yes
If yes, is this a separate document or referenced development appraisals?	- GVA Grimley produced a report which assesses the economic viability of sites, and the capacity of developers to complete and sell the housing over a certain period. This report is separate to the main SHLAA
If no, is the SHLAA underpinned by developer feedback?	- Central Lancashire has a Strategic Housing Market Partnership (HMP) which is comprised of key stakeholders such as house builders, social landlords and property agents. This group were kept informed and were consulted throughout the SHLAA process - In addition, a Panel was drawn from this HMP to directly inform the SHLAA work. Three Panel meetings occurred in early 2009 whereby members gave their views on the deliverability and developability of sites.

NOTES / COMMENTS:

- The housing markets of the Central Lancashire Authorities of Chorley, Preston and South Ribble cross administrative boundaries. In line with national and regional planing policy, all three Councils have worked collaboratively in producing a joint SHLAA.
- However, each Council has been given its own housing targets in the RSS. The SHLAA report therefore separately identifies the housing land availability situation in each authority.
- Preston and South Ribble Councils have a base date of April 2008, Chorley have a base date of April 2009.
- The three Central Lancashire Councils in conjunction with the Blackpool Councils were awarded Growth Point status in 2008. This initiative aims to deliver almost 21,200 homes in the Growth Point area by 2016 / 2017, which represents an accelerated provision of 5,000 homes above RSS targets between 2008 / 2009 and 2016 / 2017. This status obviously increases the amount of housing land required in the area. However, due to the current housing market conditions it has been recognised that there will be a delay in achieving this accelerated delivery. Because of this,

the housing provision requirements in the first 5 years of the SHLAA have not been increased above the RSS requirements.

- A number of the assumptions and supply figures are set to change in the 2010 SHLAA Update.

Table 1: Disaggregated Supply by Authority				
Authority	**Years 0 - 5**	**Years 6 - 10**	**Years 11 - 15**	**Total**
Chorley	2,482	1,435	4,119	8,036
Preston	2,617	2,594	1,260	6,471
South Ribble	2,357	3,152	2,928	8,437
Total	**7,456**	**7,181**	**8,307**	**22,944**

	Table 2: Disaggregated Supply by Land Type					
	Chorley		**Preston**		**South Ribble**	
	Brownfield	Greenfield	Brownfield	Greenfield	Brownfield	Greenfield
Years 0 - 5	1,721	543	1,451	416	1,562	545
Years 6 - 15	1,398	4,156	2,076	1,778	1,944	4,136
Total	**3,119**	**4,699**	**3,527**	**2,194**	**3,506**	**4,681**

(The above table has been replicated from the SHLAA document. However, the number of dwellings totals 21,726, not the 22,944 listed throughout the report. There is no explanation for this discrepancy).

EMPLOYMENT LAND DEMAND REVIEW – INDIVIDUAL AUTHORITIES

ELR Demand Pro-Forma: Halton, Joint Employment Land and Premises Study, BE Group, January 2010

What time period has been assumed for the demand calculations? (i.e. to 2026, 2031 etc)	2008-2026
Has a land take-up scenario of growth been included?	Yes
How many historical years of take-up have been used as a basis for projecting forward?	1992 – 2008 (except Knowsley: 1995/96 – 2008) - Halton, Sefton and West Lancs data is compiled from development completion records held by the respective Planning Departments. - Knowsley's data is based on sites that have been sold or let, not necessarily built on, in each year. - The 528.92 ha of employment land developed across all four authorities since 1995 / 96 (from the beginning of Knowsley's records) equates to an annual average take-up of 40.69 ha. - Analysis of the past ten and five years shows almost identical trends of just under 37 ha take-up per annum. - If existing trends continue, the report states that between 662.94 and 670.86 ha of employment land will need to required up to 2026. Table 1 in the "notes and comments" section illustrates demand using short and long term employment land take-up figures.
Has an employment take-up (Valuation Office Agency-based) scenario of growth been included?	- No, however VOA employment take-up data has been used to compare the predicted employment land required through the employment forecast model used in the ELR.
How many historical years of take-up have been used as a basis for projecting forward?	16 years for Halton, Sefton and West Lancs. 13 years for Knowsley.
Has an employment forecast (econometric) based scenario of growth been calculated?	Yes
What forecasting house has been used?	- Oxford Economics have produced economic forecasts for the study area using a demand-based model. - The ELR states that this type of model "relies on the understanding of the macroeconomic context,

	exploring past trends, and applying key economic relationships. The model accounts for the growth (or decrease) in the workforce; the movement to different types of employment and Government strategic policy that looks to actively change the local economy.”
What ‘base date’ (i.e. starting point) has been used?	The base date is April 2008
What plot ratios have been applied within the analysis (by sector / land use)?	Plot ratios are not used by the consultants in the report.
Are these based on guidance or local evidence base?	n/a
What employment densities have been applied within the analysis (by sector / land use)?	Offices: 20 sq m / worker Industrial: 30 sq m / worker (except transport and communications, which is 40 sq m / worker)
Are these based on guidance (EP or ELR / ODPM) or local evidence base?	- These figures have been taken from sources outlined in ODPM’s ELR guidance. Such sources include; SERPLAN’s The Use of Business Space 1997; South East Regional Assembly’s Use of Business Space and Changing Working Practices in the South East 2004; and the HCA’s Employment Floorspace Densities 2001.
Has an allowance been included for choice / churn within the analysis?	Not for the economic forecast model. However a 20% buffer was applied to the historic land-take-up demand forecast.
If so, what allowance has been included?	20% for the long term trend based forecast of land take-up model
What methodology has been applied?	20% is in line with RSS methodology
What justification has been included?	- It has been applied to the historic land take-up model to allow for churn, and to offer continuing range and choice
Have any other further contingency allowances been included?	- The employment forecast model predicts the total employment floorspace as at 2008, and then further predicts demand as at 2026 from these figures. - To sense-check the demand predictions, it also applies the predicted demand against the actual floorspace prevalent in 2008 (data taken from VOA figures). - This information is detailed in Table 2 in the “notes

	and comments" section below.
What comparative scenarios have been considered in the study?	RELS/RSS Forecasting Methodology. This was based on: - Baseline data of land supply availability (April 2005) and annual take-up rates, supplied to the 2005 RELS study by individual local authorities - Calculations for a 16 year period i.e. 2005-2021 - Adjustments to the base take-up rates to reflect economic growth, not just historic take-up projected forward. This was on the basis of 'recent success' and sought to link GVA increase to the take-up rate. The assumptions applied were an 18.5 % increase for Merseyside & Halton, but only 4.25 % for Lancashire -Introduction of a further 20 percent 'flexibility factor' for both Merseyside & Halton and Lancashire to establish land need (reflecting the need for a continuing supply of sites by range, type and quality to allow choice).
What is the total land demand under each scenario?	- The RELS / RSS forecasts each had a number of scenarios applied to them. The employment land demand for each scenario (up to 2021) is outlined in Table 3 in the below "notes and comments" section. - The original RELS / RSS forecast was then extended (under two scenarios) to 2026 so as to be in line with all other demand predictions in the ELR. - The first scenario simply extended RELS / RSS forecasts to 2026, whilst the second scenario used the aforementioned long term employment land take-up rates. Both of these take-up rates were then enhanced by the RELS / RSS uplift and flexibility factors. - The forecasts are outlined in Table 4 in the "notes and comments" section below. - Para 12.25 recommends that long term trend based forecast of land take-up are used, including a 20% buffer to allow for churn and choice. - Para 12.13 states that LA's should not use the RELS/RSS disaggregated figs as a basis for

	employment land need forecasting
What is the total land demand by sector under each scenario?	Not disaggregated to this level
Has demand been disaggregated below LA level?	No
If so, how have sub-areas been defined?	n/a
And what is demand at this level? By sector if available?	n/a

NOTES / COMMENTS:

	Table 1: Employment Land Demand Using Historic Land Take-Up Figures					
	Short Term Land Take-Up			**Long Term Land Take-Up**		
Authority	**Take-Up Rate (ha p.a.)**	**Need 2008 - 2026 (ha)**	**Need With 20% Buffer (ha)**	**Take-Up Rate (ha p.a.)**	**Need 2008 - 2026 (ha)**	**Need With 20% Buffer (ha)**
Halton	18.15	326.70	392.04	14.47	260.46	312.55
Knowsley	6.72	120.96	145.08	12.73	229.14	274.97
Sefton	3.48	62.64	75.17	3.01	54.18	65.02
West Lancs	8.60	154.80	185.76	7.06	127.08	152.50
Total	**36.95**	**665.10**	**798.05**	**37.27**	**670.86**	**805.03**

Table 2: Economic Forecast Employment Land Demand						
Authority	**Employment Land Demand to 2026 (Oxford Economic Forecasts) (Ha)**			**Employment Land Demand to 2026 (Oxford Economic Forecast with VOA Data) (Ha)**		
	Office	**Industrial**	**Total**	**Office**	**Industrial**	**Total**
Halton	-29.99	-1.77	**-31.76**	-13.68	-9.04	**-22.72**
Knowsley	-9.30	7.40	**-1.90**	-2.10	54.72	**52.62**
Sefton	-5.46	4.53	**-0.93**	-1.96	12.94	**10.98**
West Lancs	-9.67	6.22	**-3.45**	-1.54	32.34	**30.80**
Total	**-54.42**	**16.38**	**-38.04**	**-19.28**	**90.96**	**71.68**

	Table 3: RELS / RSS Land Forecasts to 2021 (Ha)			
	Halton	**Knowsley**	**Sefton**	**West Lancs**
RELS / RSS Forecast	69.19	95.00	24.14	157.83

Scenario 1	10.22	48.62	5.90	118.21
Scenario 2	44.90	106.02	-16.76	61.42
Scenario 3	-9.92	57.92	-28.18	37.87

- For Table 3, the rationale behind each methodology is as follows:

Scenario 1: Removal of 20% RELS / RSS Flexibility Factor

Scenario 2: Application of Long Term Take-Up Rates (including uplift and flexibility factor)

Scenario 3: Application of Long Term Take-Up Rates with Removal of 20% RELS / RSS Flexibility Factor

Table 4: RELS / RSS Based Forecasts to 2026

Authority	RELS / RSS Forecast to 2021 (Ha)	2021 - 2026 Take-Up (RELS / RSS Annual Take-Up Rate) (Ha)	Total Additional Land to 2026	RELS / RSS Forecast to 2021 (Ha)	2021 - 2026 Take-Up (Long Term Take-Up Rate) (Ha)	Total Additional Land to 2026
Halton	69.19	110.49	179.68	69.19	102.90	172.09
Knowsley	95.00	87.03	182.03	95.00	90.55	185.55
Sefton	24.14	34.20	58.34	24.14	21.40	45.54
West Lancs	157.83	74.50	232.33	157.83	44.15	201.98

ELR Demand Pro-Forma: Knowsley, Joint Employment Land and Premises Study, BE Group, January 2010

What time period has been assumed for the demand calculations? (i.e. to 2026, 2031 etc)	2008-2026
Has a land take-up scenario of growth been included?	Yes
How many historical years of take-up have been used as a basis for projecting forward?	1992 – 2008 (except Knowsley: 1995/96 – 2008) - Halton, Sefton and West Lancs data is compiled from development completion records held by the respective Planning Departments. - Knowsley's data is based on sites that have been sold or let, not necessarily built on, in each year. - The 528.92 ha of employment land developed across all four authorities since 1995 / 96 (from the beginning of Knowsley's records) equates to an annual aveage take-up of 40.69 ha. - Analysis of the past ten and five years shows almost identical trends of just under 37 ha take-up per annum. The longer-term trend (across the start-date of all four authorities) is 37.27 ha - If such trends continue, the report states that between 662.94 and 670.86 ha of employment land will need to required up to 2026. Table 1 in the "notes and comments" section illustrates demand using short and long term employment land take-up figures.
Has an employment take-up (Valuation Office Agency-based) scenario of growth been included?	- No, however VOA employment take-up data has been used to compare the predicted employment land required through the employment forecast model used in the ELR.
How many historical years of take-up have been used as a basis for projecting forward?	long-term Knowsley 13 years, Others 16 years medium term all 10 years short term all 5 years
Has an employment forecast (econometric) based scenario of growth been calculated?	Yes

What forecasting house has been used?	- Oxford Economics have produced economic forecasts for the study area using a demand-based model. - The ELR states that this type of model "relies on the understanding of the macroeconomic context, exploring past trends, and applying key economic relationships. The model accounts for the growth (or decrease) in the workforce; the move to different types of employment and Government strategic policy that looks to actively change the local economy." Forecast was not used to determine demand
What 'base date' (i.e. starting point) has been used?	The base date appears to be 2008
What plot ratios have been applied within the analysis (by sector / land use)?	Not specified
Are these based on guidance or local evidence base?	n/a
What employment densities have been applied within the analysis (by sector / land use)?	Offices: 20 sq m / worker Industrial: 30 sq m / worker (except transport and communications, which is 40 sq m / worker)
Are these based on guidance (EP or ELR / ODPM) or local evidence base?	- These figures have been taken from sources outlined in ODPM's ELR guidance. Such sources include; SERPLAN's The Use of Business Space 1997; South East Regional Assembly's Use of Business Space and Changing Working Practices in the South East 2004; and the HCA's Employment Floorspace Densities 2001.
Has an allowance been included for choice / churn within the analysis?	Not for the employment forecast model. However a 20% buffer was applied to the historic land-take-up demand forecast.
If so, what allowance has been included?	20% for the historic land take-up model
What methodology has been applied?	20% is in line with RSS methodology
What justification has been included?	- It has been applied to the historic land take-up model to allow for churn, and to offer continuing range and choice

Have any other further contingency allowances been included?	- The employment forecast model predicts the total employment floorspace as at 2008, and then further predicts demand as at 2026 from these figures. - To sense-check the demand predictions, it also applies the predicted demand against the actual floorspace prevalent in 2008 (data taken from VOA figures). - This information is detailed in Table 2 in the "notes and comments" section below.
What comparative scenarios have been considered in the study?	RELS/RSS Forecasting Methodology. This was based on: - Baseline data of land supply availability (April 2005) and annual take-up rates, supplied to the 2005 RELS study by individual local authorities - Calculations for a 16 year period i.e. 2005-2021 - Adjustments to the base take-up rates to reflect economic growth, not just historic take-up projected forward. This was on the basis of 'recent success' and sought to link GVA increase to the take-up rate. The assumptions applied were an 18.5 % increase for Merseyside & Halton, but only 4.25 % for Lancashire -Introduction of a further 20 percent 'flexibility factor' for both Merseyside & Halton and Lancashire to establish land need (reflecting the need for a continuing supply of sites by range, type and quality to allow choice).
What is the total land demand under each scenario?	- The RELS / RSS forecasts each had a number of scenarios applied to them. The employment land demand for each scenario (up to 2021) is outlined in Table 3 in the below "notes and comments" section. - The original RELS / RSS forecast was then extended (under two scenarios) to 2026 so as to be in line with all other demand predictions in the ELR. - The first scenario simply extended RELS / RSS forecasts to 2026, whilst the second scenario used the aforementioned long term employment land take-up rates. Both of these take-up rates were then enhanced by the RELS / RSS uplift and flexibility factors.

	- The forecasts are outlined in Table 4 in the "notes and comments" section below. - The report does not state which forecast / scenario is the preferred option regarding overall employment land demand. However, it does conclude that "irrespective of which take-up rate source is applied, substantial additional supply is needed (on top of existing supply) for West Lancs (202 – 232 ha), Knowsley (182 – 186 ha), Halton (172 – 180 ha) and Sefton (45 – 58 ha).
What is the total land demand by sector under each scenario?	Not disaggregated to this level
Has demand been disaggregated below LA level?	No
If so, how have sub-areas been defined?	n/a
And what is demand at this level? By sector if available?	n/a

NOTES / COMMENTS:

	Table 1: Employment Land Demand Using Historic Land Take-Up Figures					
	Short Term Land Take-Up			**Long Term Land Take-Up**		
Authority	**Take-Up Rate (ha p.a.)**	**Need 2008 - 2026 (ha)**	**Need With 20% Buffer (ha)**	**Take-Up Rate (ha p.a.)**	**Need 2008 - 2026 (ha)**	**Need With 20% Buffer (ha)**
Halton	18.15	326.70	392.04	14.47	260.46	312.55
Knowsley	6.72	120.96	145.08	12.73	229.14	274.97
Sefton	3.48	62.64	75.17	3.01	54.18	65.02
West Lancs	8.60	154.80	185.76	7.06	127.08	152.50
Total	**36.95**	**665.10**	**798.05**	**37.27**	**670.86**	**805.03**

Table 2: Economic Forecast Employment Land Demand

Authority	Employment Land Demand to 2026 (Oxford Economic Forecasts) (Ha)			Employment Land Demand o 2026 (Oxford Economic Forecats with VOA Data) (Ha)		
	Office	Industrial	Total	Office	Industrial	Total
Halton	-29.99	-1.77	**-31.76**	-13.68	-9.04	**-22.72**
Knowsley	-9.30	7.40	**-1.90**	-2.10	54.72	**52.62**
Sefton	-5.46	4.53	**-0.93**	-1.96	12.94	**10.98**
West Lancs	-9.67	6.22	**-3.45**	-1.54	32.34	**30.80**
Total	**-54.42**	**16.38**	**-38.04**	**-19.28**	**90.96**	**71.68**

	Table 3: RELS / RSS Land Forecasts to 2021 (Ha)			
	Halton	Knowsley	Sefton	West Lancs
RELS / RSS Forecast	69.19	95.00	24.14	157.83
Scenario 1	10.22	48.62	5.90	118.21
Scenario 2	44.90	106.02	-16.76	61.42
Scenario 3	-9.92	57.92	-28.18	37.87

- For Table 3, the rationale behind each methodology is as follows:

Scenario 1: Removal of 20% RELS / RSS Flexibility Factor

Scenario 2: Application of Long Term Take-Up Rates (including uplift and flexibility factor)

Scenario 3: Application of Long Term Take-Up Rates with Removal of 20% RELS / RSS Flexibility Factor

Table 4: RELS / RSS Based Forecasts to 2026						
Authority	**RELS / RSS Forecast to 2021 (Ha)**	**2021 - 2026 Take-Up (RELS / RSS Annual Take-Up Rate) (Ha)**	**Total Additional Land to 2026**	**RELS / RSS Forecast to 2021 (Ha)**	**2021 - 2026 Take-Up (Long Term Take-Up Rate) (Ha)**	**Total Additional Land to 2026**
Halton	69.19	110.49	179.68	69.19	102.90	172.09
Knowsley	95.00	87.03	182.03	95.00	90.55	185.55
Sefton	24.14	34.20	58.34	24.14	21.40	45.54
West Lancs	157.83	74.50	232.33	157.83	44.15	201.98

ELR Demand Pro-Forma: Liverpool Employment Land Study Stage 3, GVA Grimley, March 2009

What time period has been assumed for the demand calculations? (i.e. to 2026, 2031 etc)	To 2026
Has a land take-up scenario of growth been included?	Yes
How many historical years of take-up have been used as a basis for projecting forward?	Three take-up based scenarios were tested: 1. 1993 – 2008 (average annual take up: 12 ha pa. Gross land required 2009 – 2026: 204 ha). 2. 1998 – 2008 (average annual take up: 15.75 ha pa. Gross land required 2009 – 2026: 267.80 ha). 3. 2003 – 2008 (average annual take up: 22.04 ha pa. Gross land required 2009 – 2026: 374.90 ha). These figures have been netted off to allow a total of 32.30 ha of employment land to be lost to other uses: 1. 1993 – 2008: Net land required 2009 – 2026: 171.70 ha 2. 1998 – 2008: Net land required 2009 – 2026: 235.50 ha 3. 2003 – 2008: Net land required 2009 – 2026: 342.60 ha
Has an employment take-up (Valuation Office Agency-based) scenario of growth been included?	Yes, the VOA Commercial and Industrial Floorspace Statistics.
How many historical years of take-up have been used as a basis for projecting forward?	1998 – 2007 - This forecast predicts a net employment land requirement between 2009 – 2026 of -121 ha. When disaggregated by property type, this is: 1. Offices (B!): 30 ha 2. Industrial (B2): -100.50 ha 3. Warehousing (B8): -51.10 ha - The gross employment land requirement is -88.70 ha)
Has an employment forecast (econometric) based scenario of growth been calculated?	Yes

What forecasting house has been used?	- Cambridge Econometrics and SQW - These employment forecasts are from 2007 and only provide data to 2020. in order to provide employment land forecasts to 2026, land requirements by use class were projected forward a further six years to 2026. - In regards to the economic downturn, a further scenario was developed which revised the 2007 Cambridge Economic forecasts to take account of the credit crunch and recession. - The total employment land demand (not recession adjusted) forecast is 782.40 ha, an increase on the 2008 supply of 135.60 ha. The demand by use class is detailed in Table 1 in the below "notes and comments" section. - The recession adjusted employment land demand forecast is 639.45 ha, a decrease on the 2008 supply of 7.35 ha. The demand by use class is detailed in Table 2 in the below "notes and comments" section.
What 'base date' (i.e. starting point) has been used?	- Forecasts carried out in 2007, and then applied to ELR in 2008.
What plot ratios have been applied within the analysis (by sector / land use)?	- For the VOA employment take-up, and Cambridge Econometrics forecast based scenarios, the following plot ratios have been applied: 1. Offices: 100% as most expected to be constructed in City Centre 2. Factories/Warehouse: 45%
Are these based on guidance or local evidence base?	Local evidence base
What employment densities have been applied within the analysis (by sector / land use)?	- For the Cambridge Econometrics forecast based scenarios, the following employment densities have been used: Offices: 19.1 sq m per employee Factory: 58.1 sq m per employee Warehouses: 57.1 sq m per employee
Are these based on guidance (EP or ELR / ODPM) or local evidence base?	- VOA 2006 statisics, and the VOA employee to use class 2006 calculations

Has an allowance been included for choice / churn within the analysis?	Yes
If so, what allowance has been included?	- For Forecast Scenarios 1, 2 and 3, each of which forecast a large gross requirement to 2026, undifferentiated by use class, a margin of choice of 20% has been applied; - For Forecast Scenarios 4, 5 and 6, variable margins of choice have been applied, with a higher margin of choice of 50% applied to B1 / commercial office land requirements, with a lower figure of 20% applied to B2 and B8 requirements. - Table 3 in the "notes and comments" section below, outlines the employment land demand with the adopted margins of choice.
What methodology has been applied?	Margin of choice related to the volume of demand forecast, as outlined above
What justification has been included?	Review of methodology employed for previous studies
Have any other further contingency allowances been included?	No
What comparative scenarios have been considered in the study?	- Two further scenarios have been carried out using the Cambridge Econometrics forecasts. These scenarios apply an increase in employment densities in manufacturing and warehouse uses over time
What is the total land demand under each scenario?	- This information is contained in Table 3.
What is the total land demand by sector under each scenario?	- Information has not been disaggregated to this level.
Are there any other alternative models considered?	No
Has demand been disaggregated below LA level?	No
If so, how have sub-areas been defined?	n/a
And what is demand at this level? By sector if available?	n/a

NOTES / COMMENTS:

- The report states that the Cambridge Econometrics employment land demand forecasts provide the most realistic guide to future employment land demand. In particular the scenarios that use the 2007 base data, as well as the recession adjusted / increased employment density scenario.
- Both of these suggest that Liverpool requires between 200 and 317 ha of land to 2026.

Table 1: Cambridge Econometrics Employment Forecast (Not Recession Adjusted) Land Requirements

Use Class	Employment Land Supply 2008 (Ha)	Projected Net Employment Land Requirement 2020 (Ha)	Projected Change 2008 - 2020 (Ha)	Average Change p.a. 2008 - 2020 (Ha)	Additional Land Requirement 2020 - 2026 (Ha)	Total Land Requirement (Ha)
Office (B1)	102.60	112.90	10.34	0.80	4.80	117.70
Industrial (B2)	276.70	297.30	20.57	1.70	10.20	307.50
Warehousing (B8)	267.50	327.30	59.83	4.98	29.90	357.20
Total	**646.80**	**737.50**	**90.74**	**7.48**	**44.90**	**782.40**

Table 2: Cambridge Econometrics Employment Forecast (Recession Adjusted) Land Requirements

Use Class	Employment Land Supply 2008 (Ha)	Projected Net Employment Land Requirement 2020 (Ha)	Projected Change 2008 - 2020 (Ha)	Average Change p.a. 2008 - 2020 (Ha)	Additional Land Requirement 2020 - 2026 (Ha)	Total Land Requirement (Ha)
Office (B1)	102.60	105.40	2.80	0.23	1.41	106.81
Industrial (B2)	276.70	255.60	-21.10	-1.76	-10.56	245.04
Warehousing (B8)	267.50	280.90	13.40	1.10	6.70	287.60
Total	**646.80**	**641.90**	**-4.90**	**-0.43**	**-2.45**	**639.45**

Table 3: Employment Land Demand Forecasts (Including Margin of Choice)

Methodology	Forecast Scenario	Total Land Requirements to 2026 (Ha)		
		Net	Gross	Gross (Margin of Choice)
Historic Take-Up Rates	Annual Average 1993 - 2008	171.70	204.00	244.80
	Annual Average 1998 - 2008	235.50	267.80	321.36

	Annual Average 2003 - 2008	342.60	374.90	449.88
VOA Data	Historic Trend Projection	-121.00	-88.70	-80.50
Cambridge Econometrics Employment Forecasts	Cambridge Employment Forecast 2007	135.60	167.90	199.67
	Cambridge Employment Forecast 2007 (Increased Density)	419.90	452.20	540.55
	Recession Adjusted Employment Forecast 2009	-7.35	24.95	36.37
	Recession Adjusted Employment Forecast 2009 (Increased Density)	236.40	268.70	317.28

ELR Demand Pro-Forma: Sefton, Joint Employment Land and Premises Study, BE Group, January 2010

What time period has been assumed for the demand calculations? (i.e. to 2026, 2031 etc)	2008-2026
Has a land take-up scenario of growth been included?	Yes
How many historical years of take-up have been used as a basis for projecting forward?	1992 – 2008 (except Knowsley: 1995/96 – 2008) - Halton, Sefton and West Lancs data is compiled from development completion records held by the respective Planning Departments. - Knowsley's data is based on sites that have been sold or let, not necessarily built on, in each year. - The 528.92 ha of employment land developed across all four authorities since 1995 / 96 (from the beginning of Knowsley's records) equates to an annual aveage take-up of 40.69 ha. - Analysis of the past ten and five years shows almost identical trends of just under 37 ha take-up per annum. The longer-term trend (across the start-date of all four authorities) is 37.27 ha - If such trends continue, the report states that between 662.94 and 670.86 ha of employment land will need to required up to 2026. Table 1 in the "notes and comments" section illustrates demand using short and long term employment land take-up figures.
Has an employment take-up (Valuation Office Agency-based) scenario of growth been included?	- No, however VOA employment take-up data has been used to compare the predicted employment land required through the employment forecast model used in the ELR.
How many historical years of take-up have been used as a basis for projecting forward?	n/a
Has an employment forecast (econometric) based scenario of growth been calculated?	Yes

What forecasting house has been used?	- Oxford Economics have produced economic forecasts for the study area using a demand-based model. - The ELR states that this type of model "relies on the understanding of the macroeconomic context, exploring past trends, and applying key economic relationships. The model accounts for the growth (or decrease) in the workforce; the movement to different types of employment and Government strategic policy that looks to actively change the local economy."
What 'base date' (i.e. starting point) has been used?	The base date is 2008
What plot ratios have been applied within the analysis (by sector / land use)?	Not specified
Are these based on guidance or local evidence base?	n/a
What employment densities have been applied within the analysis (by sector / land use)?	Offices: 20 sq m / worker Industrial: 30 sq m / worker (except transport and communications, which is 40 sq m / worker)
Are these based on guidance (EP or ELR / ODPM) or local evidence base?	- These figures have been taken from sources outlined in ODPM's ELR guidance. Such sources include; SERPLAN's The Use of Business Space 1997; South East Regional Assembly's Use of Business Space and Changing Working Practices in the South East 2004; and the HCA's Employment Floorspace Densities 2001.
Has an allowance been included for choice / churn within the analysis?	Not for the employment forecast model. However a 20% buffer was applied to the historic land-take-up demand forecast.
If so, what allowance has been included?	20% for the historic land take-up model
What methodology has been applied?	20% is in line with RSS methodology
What justification has been included?	- It has been applied to the historic land take-up model to allow for churn, and to offer continuing range and choice
Have any other further contingency allowances	- The employment forecast model predicts the total

been included?	employment floorspace as at 2008, and then further predicts demand as at 2026 from these figures. - To sense-check the demand predictions, it also applies the predicted demand against the actual floorspace prevalent in 2008 (data taken from VOA figures). - This information is detailed in Table 2 in the "notes and comments" section below.
What comparative scenarios have been considered in the study?	RELS/RSS Forecasting Methodology. This was based on: - Baseline data of land supply availability (April 2005) and annual take-up rates, supplied to the 2005 RELS study by individual local authorities - Calculations for a 16 year period i.e. 2005-2021 - Adjustments to the base take-up rates to reflect economic growth, not just historic take-up projected forward. This was on the basis of 'recent success' and sought to link GVA increase to the take-up rate. The assumptions applied were an 18.5 % increase for Merseyside & Halton, but only 4.25 % for Lancashire -Introduction of a further 20 percent 'flexibility factor' for both Merseyside & Halton and Lancashire to establish land need (reflecting the need for a continuing supply of sites by range, type and quality to allow choice).
What is the total land demand under each scenario?	- The RELS / RSS forecasts each had a number of scenarios applied to them. The employment land demand for each scenario (up to 2021) is outlined in Table 3 in the below "notes and comments" section. - The original RELS / RSS forecast was then extended (under two scenarios) to 2026 so as to be in line with all other demand predictions in the ELR. - The first scenario simply extended RELS / RSS forecasts to 2026, whilst the second scenario used the aforementioned long term employment land take-up rates. Both of these take-up rates were then enhanced by the RELS / RSS uplift and flexibility factors. - The forecasts are outlined in Table 4 in the "notes

	and comments" section below. - The use of historic take-up rates is identified as the preferred scenario to provide reliable forecasts of future demand
What is the total land demand by sector under each scenario?	Not disaggregated to this level
Has demand been disaggregated below LA level?	No
If so, how have sub-areas been defined?	n/a
And what is demand at this level? By sector if available?	n/a

NOTES / COMMENTS:

	Table 1: Employment Land Demand Using Historic Land Take-Up Figures					
	Short Term Land Take-Up			**Long Term Land Take-Up**		
Authority	**Take-Up Rate (ha p.a.)**	**Need 2008 - 2026 (ha)**	**Need With 20% Buffer (ha)**	**Take-Up Rate (ha p.a.)**	**Need 2008 - 2026 (ha)**	**Need With 20% Buffer (ha)**
Halton	18.15	326.70	392.04	14.47	260.46	312.55
Knowsley	6.72	120.96	145.08	12.73	229.14	274.97
Sefton	3.48	62.64	75.17	3.01	54.18	65.02
West Lancs	8.60	154.80	185.76	7.06	127.08	152.50
Total	**36.95**	**665.10**	**798.05**	**37.27**	**670.86**	**805.03**

Table 2: Economic Forecast Employment Land Demand						
Authority	**Employment Land Demand to 2026 (Oxford Economic Forecasts) (Ha)**			**Employment Land Demand o 2026 (Oxford Economic Forecats with VOA Data) (Ha)**		
	Office	**Industrial**	**Total**	**Office**	**Industrial**	**Total**
Halton	-29.99	-1.77	**-31.76**	-13.68	-9.04	**-22.72**
Knowsley	-9.30	7.40	**-1.90**	-2.10	54.72	**52.62**

Sefton	-5.46	4.53	**-0.93**	-1.96	12.94	**10.98**
West Lancs	-9.67	6.22	**-3.45**	-1.54	32.34	**30.80**
Total	**-54.42**	**16.38**	**-38.04**	**-19.28**	**90.96**	**71.68**

	Table 3: RELS / RSS Land Forecasts to 2021 (Ha)			
	Halton	**Knowsley**	**Sefton**	**West Lancs**
RELS / RSS Forecast	69.19	95.00	24.14	157.83
Scenario 1	10.22	48.62	5.90	118.21
Scenario 2	44.90	106.02	-16.76	61.42
Scenario 3	-9.92	57.92	-28.18	37.87

- For Table 3, the rationale behind each methodology is as follows:

Scenario 1: Removal of 20% RELS / RSS Flexibility Factor

Scenario 2: Application of Long Term Take-Up Rates (including uplift and flexibility factor)

Scenario 3: Application of Long Term Take-Up Rates with Removal of 20% RELS / RSS Flexibility Factor

Table 4: RELS / RSS Based Forecasts to 2026						
Authority	**RELS / RSS Forecast to 2021 (Ha)**	**2021 - 2026 Take-Up (RELS / RSS Annual Take-Up Rate) (Ha)**	**Total Additional Land to 2026**	**RELS / RSS Forecast to 2021 (Ha)**	**2021 - 2026 Take-Up (Long Term Take-Up Rate) (Ha)**	**Total Additional Land to 2026**
Halton	69.19	110.49	179.68	69.19	102.90	172.09
Knowsley	95.00	87.03	182.03	95.00	90.55	185.55
Sefton	24.14	34.20	58.34	24.14	21.40	45.54
West Lancs	157.83	74.50	232.33	157.83	44.15	201.98

ELR Demand Pro-Forma: St Helens Employment Land and Skills Review, Regeneris, April 2009

What time period has been assumed for the demand calculations? (i.e. to 2026, 2031 etc)	To 2025
Has a land take-up scenario of growth been included?	No
How many historical years of take-up have been used as a basis for projecting forward?	n/a
Has an employment take-up (Valuation Office Agency-based) scenario of growth been included?	No. - VOA and Annual Business Inquiry data has been analysed between 1998 and 2006, however this assessment has not been quantified into a demand figure.
How many historical years of take-up have been used as a basis for projecting forward?	n/a
Has an employment forecast (econometric) based scenario of growth been calculated?	Yes
What forecasting house has been used?	- Forecasts carried out by Cambridge Econometrics and SQW Consulting regarding employment forecasts for the wider Liverpool city region were used for the “Baseline” and “Project Delivery” scenarios. - The “Labour Supply” and “Unconstrained Growth” scenarios have been constructed by Regeneris.
What ‘base date’ (i.e. starting point) has been used?	Baseline Scenario: 2006
What plot ratios have been applied within the analysis (by sector / land use)?	B1: 0.33 B2 0.33 B8: 0.40
Are these based on guidance or local evidence base?	The report states that these are plot ratios “which are typically used in ELRs.”
What employment densities have been applied within the analysis (by sector / land use)?	Offices (B1): 19 sq m / worker Manufacturing (B2): 34 sq m / worker;

	Warehousing (B8): 80 sq m / worker
Are these based on guidance (EP or ELR / ODPM) or local evidence base?	- English Partnerships / Arup 2001 guidance was combined with local intelligence and the consultancy's previous ELR experience for other Local Authorities.
Has an allowance been included for choice / churn within the analysis?	Yes - A "safety margin" for office and warehousing demand has been applied, however it has not been applied for manufacturing due to the substantial amount of this type of property across St Helens
If so, what allowance has been included?	20% (for office and warehousing demand)
What methodology has been applied?	Not specified
What justification has been included?	The report states that the rational behind the 20% "safety margin" is to ensure that supply does not inadvertently act as a restraint on economic growth. It goes on to state that this particularly important in light of St Helens' ambitious City Growth strategy, in which the provision of new business premises is a priority.
Have any other further contingency allowances been included?	No - However, a "replacement demand" specifically for manufacturing uses is considered in the conclusion, however no quantifiable figure has been applied to the assessments. - This "replacement demand" is an assumption that some manufacturing businesses already operating in St Helens will need to upgrade or move premises over the period to 2025
What comparative scenarios have been considered in the study?	- Four scenarios have been considered in the report. These are: Baseline: Uses work carried out for the Liverpool city region to provide a forecast of employment growth in St Helens to 2025. Project Delivery: Uses same Liverpool city region work, but assumes additional key employment site developments are delivered during the period to 2025 eabling growth over and above the baseline. Labour Supply: Based on assumptions about how St Helens' population and labour force might change

	up to 2025. Unconstrained Growth: Applies historical rates of growth during a period when St Helens economy has performed well and projects those rate of growth forward to 2025.
What is the total land demand under each scenario?	Each scenario provides information on current demand projections and then calculates anticipated additional demand over the ELR study period, the below figures represent total demand at 2025: Baseline Scenario: 462 ha Project Delivery Scenario: 469 ha Labour Supply Scenario: 485 ha Unconstrained Growth Scenario: 482 ha
What is the total land demand by sector under each scenario?	- This information is set out in Table 1 in the below "notes and comments" section.
Are there any other alternative models considered?	No
Has demand been disaggregated below LA level?	No - However, the phasing of demand has been considered. This information has been set out in Table 2 in the below "notes and comments" section.
If so, how have sub-areas been defined?	n/a
And what is demand at this level? By sector if available?	n/a

NOTES / COMMENTS:

- Regeneris Consulting and Vernon and Co. were appointed by St Helens Borough Council in July 2008 to carry out an ELR.

Table 1: Projected Total Demand by Scenario and UseType (Ha)

Scenario	Use Type				
	B1 (Single Storey Offices)	B1 (Two Storey Offices)	B2 (Manufacturing)	B8 (Warehousing)	Total
Baseline Scenario	72	36	62	292	462
Project Delivery	80	40	61	288	469
Labour Supply	76	38	65	306	485
Unconstrained Growth	85	42	61	294	482

	Table 2: Phased Demand (Baseline Scenario) (Ha)				
	B1 (Single Storey	**B1 (Two Storey)**	**B2**	**B8**	**Total**
2006	*64*	*32*	*80*	*258*	***434***
2011	*66*	*33*	*77*	*273*	***449***
Increase (2006 - 2011)	2	1	-3	15	**15**
Cumulative Increase from 2006	2	1	-3	15	**15**
2016	*68*	*34*	*72*	*277*	***451***
Increase (2011 - 2016)	2	1	-5	4	**2**
Cumulative Increase from 2006	4	2	-8	19	**17**
2021	*70*	*35*	*68*	*286*	***459***
(Increase 2016 - 2021)	2	1	-4	9	**8**
Cumulative Increase from 2006	6	3	-12	28	**25**
2025 (Total Demand)	***72***	***36***	***62***	***292***	***462***
(Increase (2021 - 2025)	2	1	-6	6	**3**
Total Increase	8	4	-18	34	**28**

	Table 3: Phased Demand (Project Delivery Scenario) (Ha)				
	B1 (Single Storey	**B1 (Two Storey)**	**B2**	**B8**	**Total**
2006	*64*	*32*	*80*	*258*	***434***
2011	*68*	*34*	*77*	*271*	***450***
Increase (2006 - 2011)	4	2	-3	13	**16**
Cumulative Increase from 2006	4	2	-3	13	**16**
2016	*72*	*36*	*71*	*278*	***457***
Increase (2011 - 2016)	4	2	-6	7	**7**
Cumulative Increase from 2006	8	4	-9	20	**23**
2021	*76*	*38*	*67*	*282*	***463***
(Increase 2016 - 2021)	4	2	-4	4	**6**
Cumulative Increase from 2006	12	6	-13	24	**29**
2025 (Total Demand)	***80***	***40***	***61***	***288***	***469***
(Increase (2021 - 2025)	4	2	-6	6	**6**
Total Increase	16	8	-19	30	**35**

	Table 4: Phased Demand (Labour Supply Scenario) (Ha)				
	B1 (Single Storey	**B1 (Two Storey)**	**B2**	**B8**	**Total**
2006	*63*	*32*	*80*	*258*	***433***
2011	*67*	*33*	*78*	*275*	***453***
Increase (2006 - 2011)	4	1	-2	17	**20**
Cumulative Increase from 2006	4	1	-2	17	**20**
2016	*70*	*35*	*75*	*287*	***467***
Increase (2011 - 2016)	3	2	-3	12	**14**

Cumulative Increase from 2006	7	3	-5	29	**34**
2021	*73*	*37*	*69*	*298*	***477***
(Increase 2016 - 2021)	3	2	-6	11	**10**
Cumulative Increase from 2006	10	5	-11	40	**44**
2025 (Total Demand)	***76***	***38***	***65***	***306***	***485***
(Increase (2021 - 2025)	3	1	-4	8	**8**
Total Increase	13	6	-15	48	**52**

	Table 5: Phased Demand (Unconstrained Growth Scenario) (Ha)				
	B1 (Single Storey	**B1 (Two Storey)**	**B2**	**B8**	**Total**
2006	*63*	*32*	*80*	*258*	***433***
2011	*69*	*35*	*75*	*268*	***447***
Increase (2006 - 2011)	6	3	-5	10	**14**
Cumulative Increase from 2006	6	3	-5	10	**14**
2016	*75*	*37*	*70*	*277*	***459***
Increase (2011 - 2016)	6	2	-5	9	**12**
Cumulative Increase from 2006	12	5	-10	19	**26**
2021	*79*	*40*	*66*	*285*	***470***
(Increase 2016 - 2021)	4	3	-4	8	**11**
Cumulative Increase from 2006	16	8	-14	27	**37**
2025 (Total Demand)	***85***	***42***	***61***	***294***	***482***
(Increase (2021 - 2025)	6	2	-5	9	**12**
Total Increase	22	10	-19	36	**49**

ELR Demand Pro-Forma: West Lancashire Joint Employment Land and Premises Study, BE Group, January 2010

What time period has been assumed for the demand calculations? (i.e. to 2026, 2031 etc)	2008-2026
Has a land take-up scenario of growth been included?	Yes
How many historical years of take-up have been used as a basis for projecting forward?	1992 – 2008 (except Knowsley: 1995/96 – 2008) - Halton, Sefton and West Lancs data is compiled from development completion records held by the respective Planning Departments. - Knowsley's data is based on sites that have been sold or let, not necessarily built on, in each year. - The 528.92 ha of employment land developed across all four authorities since 1995 / 96 (from the beginning of Knowsley's records) equates to an annual aveage take-up of 40.69 ha. - Analysis of the past ten and five years shows almost identical trends of just under 37 ha take-up per annum. The longer-term trend (across the start-date of all four authorities) is 37.27 ha - If such trends continue, the report states that between 662.94 and 670.86 ha of employment land will need to required up to 2026. Table 1 in the "notes and comments" section illustrates demand using short and long term employment land take-up figures.
Has an employment take-up (Valuation Office Agency-based) scenario of growth been included?	- No, however VOA employment take-up data has been used to compare the predicted employment land required through the employment forecast model used in the ELR.
How many historical years of take-up have been used as a basis for projecting forward?	n/a
Has an employment forecast (econometric) based scenario of growth been calculated?	Yes

What forecasting house has been used?	- Oxford Economics have produced economic forecasts for the study area using a demand-based model. - The ELR states that this type of model "relies on the understanding of the macroeconomic context, exploring past trends, and applying key economic relationships. The model accounts for the growth (or decrease) in the workforce; the movement to different types of employment and Government strategic policy that looks to actively change the local economy."
What 'base date' (i.e. starting point) has been used?	The base date appears to be 2008
What plot ratios have been applied within the analysis (by sector / land use)?	Not specified
Are these based on guidance or local evidence base?	n/a
What employment densities have been applied within the analysis (by sector / land use)?	Offices: 20 sq m / worker Industrial: 30 sq m / worker (except transport and communications, which is 40 sq m / worker)
Are these based on guidance (EP or ELR / ODPM) or local evidence base?	- These figures have been taken from sources outlined in ODPM's ELR guidance. Such sources include; SERPLAN's The Use of Business Space 1997; South East Regional Assembly's Use of Business Space and Changing Working Practices in the South East 2004; and the HCA's Employment Floorspace Densities 2001.
Has an allowance been included for choice / churn within the analysis?	Not for the employment forecast model. However a 20% buffer was applied to the historic land-take-up demand forecast.
If so, what allowance has been included?	20% for the historic land take-up model
What methodology has been applied?	20% is in line with RSS methodology
What justification has been included?	- It has been applied to the historic land take-up model to allow for churn, and to offer continuing range and choice
Have any other further contingency allowances	- The employment forecast model predicts the total

been included?	employment floorspace as at 2008, and then further predicts demand as at 2026 from these figures. - To sense-check the demand predictions, it also applies the predicted demand against the actual floorspace prevalent in 2008 (data taken from VOA figures). - This information is detailed in Table 2 in the "notes and comments" section below.
What comparative scenarios have been considered in the study?	RELS/RSS Forecasting Methodology. This was based on: - Baseline data of land supply availability (April 2005) and annual take-up rates, supplied to the 2005 RELS study by individual local authorities - Calculations for a 16 year period i.e. 2005-2021 - Adjustments to the base take-up rates to reflect economic growth, not just historic take-up projected forward. This was on the basis of 'recent success' and sought to link GVA increase to the take-up rate. The assumptions applied were an 18.5 % increase for Merseyside & Halton, but only 4.25 % for Lancashire -Introduction of a further 20 percent 'flexibility factor' for both Merseyside & Halton and Lancashire to establish land need (reflecting the need for a continuing supply of sites by range, type and quality to allow choice).
What is the total land demand under each scenario?	- The RELS / RSS forecasts each had a number of scenarios applied to them. The employment land demand for each scenario (up to 2021) is outlined in Table 3 in the below "notes and comments" section. - The original RELS / RSS forecast was then extended (under two scenarios) to 2026 so as to be in line with all other demand predictions in the ELR. - The first scenario simply extended RELS / RSS forecasts to 2026, whilst the second scenario used the aforementioned long term employment land take-up rates. Both of these take-up rates were then enhanced by the RELS / RSS uplift and flexibility factors. - The forecasts are outlined in Table 4 in the "notes

	and comments" section below. - The report does not state which forecast / scenario is the preferred option regarding overall employment land demand. However, it does conclude that "irrespective of which take-up rate source is applied, substantial additional supply is needed (on top of existing supply) for West Lancs (202 – 232 ha), Knowsley (182 – 186 ha), Halton (172 – 180 ha) and Sefton (45 – 58 ha).
What is the total land demand by sector under each scenario?	Not disaggregated to this level
Has demand been disaggregated below LA level?	No
If so, how have sub-areas been defined?	n/a
And what is demand at this level? By sector if available?	n/a

NOTES / COMMENTS:

	Table 1: Employment Land Demand Using Historic Land Take-Up Figures					
	Short Term Land Take-Up			**Long Term Land Take-Up**		
Authority	**Take-Up Rate (ha p.a.)**	**Need 2008 - 2026 (ha)**	**Need With 20% Buffer (ha)**	**Take-Up Rate (ha p.a.)**	**Need 2008 - 2026 (ha)**	**Need With 20% Buffer (ha)**
Halton	18.15	326.70	392.04	14.47	260.46	312.55
Knowsley	6.72	120.96	145.08	12.73	229.14	274.97
Sefton	3.48	62.64	75.17	3.01	54.18	65.02
West Lancs	8.60	154.80	185.76	7.06	127.08	152.50
Total	**36.95**	**665.10**	**798.05**	**37.27**	**670.86**	**805.03**

(Source: Table 121)

Table 2: Economic Forecast Employment Land Demand						
Authority	**Employment Land Demand to 2026 (Oxford Economic Forecasts) (Ha)**			**Employment Land Demand o 2026 (Oxford Economic Forecats with VOA Data) (Ha)**		
	Office	**Industrial**	**Total**	**Office**	**Industrial**	**Total**
Halton	-29.99	-1.77	**-31.76**	-13.68	-9.04	**-22.72**
Knowsley	-9.30	7.40	**-1.90**	-2.10	54.72	**52.62**
Sefton	-5.46	4.53	**-0.93**	-1.96	12.94	**10.98**
West Lancs	-9.67	6.22	**-3.45**	-1.54	32.34	**30.80**
Total	**-54.42**	**16.38**	**-38.04**	**-19.28**	**90.96**	**71.68**

(Source: Table 127)

	Halton	Knowsley	Sefton	West Lancs
Table 3: RELS / RSS Land Forecasts to 2021 (Ha)				
RELS / RSS Forecast	69.19	95.00	24.14	157.83
Scenario 1	10.22	48.62	5.90	118.21
Scenario 2	44.90	106.02	-16.76	61.42
Scenario 3	-9.92	57.92	-28.18	37.87

(Source: Table: 129)

- For Table 3, the rationale behind each methodology is as follows:

Scenario 1: Removal of 20% RELS / RSS Flexibility Factor

Scenario 2: Application of Long Term Take-Up Rates (including uplift and flexibility factor)

Scenario 3: Application of Long Term Take-Up Rates with Removal of 20% RELS / RSS Flexibility Factor

Table 4: RELS / RSS Based Forecasts to 2026

Authority	RELS / RSS Forecast to 2021 (Ha)	2021 - 2026 Take-Up (RELS / RSS Annual Take-Up Rate) (Ha)	Total Additional Land to 2026	RELS / RSS Forecast to 2021 (Ha)	2021 - 2026 Take-Up (Long Term Take-Up Rate) (Ha)	Total Additional Land to 2026
Halton	69.19	110.49	179.68	69.19	102.90	172.09
Knowsley	95.00	87.03	182.03	95.00	90.55	185.55
Sefton	24.14	34.20	58.34	24.14	21.40	45.54
West Lancs	157.83	74.50	232.33	157.83	44.15	201.98

(Source: Table 130)

ELR Demand Pro-Forma: Wirral MBC Employment Land Study, BE Group, August 2009

What time period has been assumed for the demand calculations? (i.e. to 2026, 2031 etc)	To 2030 (LDF period)
Has a land take-up scenario of growth been included?	Yes - Past take-up rates have been taken from Wirral Council records. - Annual average take-up over the study period was 9.90 ha. This reduced to 9.34 ha per annum when small sites under 0.20 ha in size were excluded. - If trends continue, the study area would need 198.00 ha to cater for an expected annual take-up of 9.90 ha for employment use during the 20-year study period (2010-2030). However this calculation makes no allowance for a continuing supply and range of sites to provide choice, at the end of the LDF period.
How many historical years of take-up have been used as a basis for projecting forward?	1986/7 to 2007/08
Has an employment take-up (Valuation Office Agency-based) scenario of growth been included?	No. - Only employment forecast models have been used.
How many historical years of take-up have been used as a basis for projecting forward?	n/a
Has an employment forecast (econometric) based scenario of growth been calculated?	Yes
What forecasting house has been used?	- Employment forecasts by Cambridge Econometrics which were used in the Mersey Partnership's 2007 Economic Model have been used in the ELR. These do not take account of the potential impact of the Wirral Waters proposals or the Mersey Heartlands Growth Point. - Labour supply forecasts based on 2004 ONS population estimates have also been utilised.

What 'base date' (i.e. starting point) has been used?	- The employment forecast models use data covering the period 2005 to 2020. To allow forecasting through to 2030, the change between 2010 and 2020 has been extrapolated forward for the period 2020 to 2030. - The Labour supply forecast model has used ONS population estimates for 2009 – 2029.
What plot ratios have been applied within the analysis (by sector / land use)?	Table 58 (page 139) and paragraph 8.12 (page 138) refer
Are these based on guidance or local evidence base?	ONS and SERPLAN.
What employment densities have been applied within the analysis (by sector / land use)?	Table 58 (page 139 refers)
Are these based on guidance (EP or ELR / ODPM) or local evidence base?	Guidance
Has an allowance been included for choice / churn within the analysis?	Yes
If so, what allowance has been included?	- 49.5 ha (a five year supply at past rates) - In percentage terms this equals 16% of the total employment land demand of 302.50 ha
What methodology has been applied?	- 49.50 ha equates to five years supply at the average annual land take-up rate of 9.90 ha.
What justification has been included?	Wirral should maintain a buffer of at least five years historic land take-up i.e. 49.50 ha. This to be as a five years rolling supply at all times, to provide range and choice as well as room to manoeuvre to enable forecast structural change to occur
Have any other further contingency allowances been included?	No
What comparative scenarios have been considered in the study?	Five models used for comparison: - Past land take up

	- Employment forecast - Labour supply forecast - RSS model - past land take up plus investment strategy aspirations (to meet NW average job and business densities)
What is the total land demand under each scenario?	- The labour supply model states that 56.3 ha less employment land than exists at 2010 will be needed in 2030. - the ELPS states that under this model, there is a total need of 30.1 ha up to 2030 – meaning a 124.11 ha shortfall – see p.144 of ELPS. Furthermore the supply should be taken as 203.71 as set out in table 61 of ELPS – not 125.20. The Historic Land Take-Up model (adjusted for Investment Strategy) states that 253.00 ha of land will be required to bring Wirral up to regional employment levels to reach an employment rate of 76% - this is the Council's preferred approach and a central aim of the Council's economic regeneration strategy for the Borough.
What is the total land demand by sector under each scenario?	-Labour supply and employment forecasts are distributed by broad industrial sector (Table 59, page 140 and Table 60, page 141 refer)
Are there any there any other alternative models considered?	- RSS Model: 11.73 ha/year. This equates to 234.63 ha for the 20 year period, 2010-2030. Uplifting this to allow for the 20 percent flexibility factor (46.93 ha) means Wirral will need 281.56 ha according to the RSS methodology. As there would be 203.71 ha (before de-allocations) in 2010, this suggests Wirral will need a further 77.85 ha by 2030. - Historic Land Take-Up Adjusted to Reflect Investment Strategy Objectives: The scale of industrial and office floorspace required to achieve this, translated into land requirements, suggests the need to provide and develop an additional 55 ha of land by 2016. From 2016 onwards the rate of land take-up would need to be sufficient to continue to maintain parity with regional performance. This

	would suggest a total requirement of 302.50 ha to 2030, calculated from the annual take-up rate for 2010 to 2030, (198 ha) plus 55 ha, plus a 5 year buffer of 49.5 ha to facilitate a continued range and choice of sites at 2030. - The report proposes a number of de-allocations from Wirral's employment land supply totalling 125.20 ha. The Council has not taken a formal view on whether to de-allocate these sites. The total includes port-related sites/intermodal freight terminals and the Wirral Waters sites. Port related/ intermodal sites are excluded based on advice in policy W3 of former RSS. The ELPS report also contains a recommendation (p.158) that these sites do deliver employment, and should therefore continue to be included. The abolition of RSS also removes the requirement to discount these sites. Therefore they should continue to be included in the employment land supply. The proposed de-allocations also include the Wirral Waters sites – which were not assessed as part of the ELPS. Clearly, Wirral Waters has the potential to provide a significant portion of Wirral's employment land over the coming years (the planning application proposes c.422,000 sqm of B1 office space) and it would be illogical to exclude it from the supply. The latest informal update of the current employment land supply, shows potential land totalling 273.17 ha currently available, suggesting that the shortfall could only be 29.33 ha (against a total demand of 302.5 ha by 2030). Clearly, the density at which major schemes in Wirral (e.g. Wirral Waters, Scotts Quay, Woodside and Hind Street) will be brought forward at, will have a bearing on how much employment demand will be met. In addition, the Core Strategy time period is now reduced to 2027 which equates to a reduction in demand of 29.7 ha (i.e. 3 years @ 9.9 ha per annum).
Has demand been disaggregated below LA level?	No

If so, how have sub-areas been defined?	n/a
And what is demand at this level? By sector if available?	n/a

NOTES / COMMENTS:

- Table 1 below shows the shortfall in employment land under each scenario, under the assumption that the employment land stock in 2010 is 203.71 ha. Table 2, shows the shortfall where the employment land stock is 125.20 ha in 2020, which takes account of de-allocations (Assuming, of course, that all of the proposed de-allocations were applied – see comments above re: Wirral Waters and port-related sites).

Table 1

Model	Expected Land Stock 2010 (ha)	Need 2010 - 2030 (inc. Buffer) (ha)	Surplus / Shortfall (ha)
Historic Land Take-Up	203.71	247.50	-43.79
Labour Supply	203.71	-6.80	210.51
Sector Employment	203.71	79.60	124.11
RSS Methodology	203.71	281.56	-77.85
Historic Land Take-Up Adjusted for Investment Strategy	203.71	302.50	-98.79

Table 2

Model	Expected Land Stock 2010 (ha)	Need 2010 - 2030 (inc. Buffer) (ha)	Surplus / Shortfall (ha)
Historic Land Take-Up	125.20	247.50	-122.30
Labour Supply	125.20	-6.80	132.00
Sector Employment	125.20	79.60	45.60
RSS Methodology	125.20	281.56	-156.36
Historic Land Take-Up Adjusted for Investment Strategy	125.20	302.50	-177.30

ELR Demand Pro-Forma: Cheshire West and Chester Council, Employment Land and Premises Study, BE Group, November 2009

What time period has been assumed for the demand calculations? (i.e. to 2026, 2031 etc)	2008 to 2026
Has a land take-up scenario of growth been included?	Yes - 373.14 ha: an expected annual take-up of 20.73 ha for the next 18 years (2008/09 to 2025/26). By Former Local Authority area this equates to: 1. Chester: 105.66 ha 2. Ellesmere Port & Neston: 130.14 ha 3. Vale Royal: 137.34 ha - Assuming a 27% buffer (to allow scope for churn, and offer range and choice) in line with RSS guidance, a further 100.75 ha is needed for the study area as a whole, taking the total needed up to 473.89 ha. By area this equates to: 1. Chester: 134.19 ha 2. Ellesmere Port & Neston: 165.28 ha 3. Vale Royal: 174.42 ha When compared to supply this equates to in Chester an undersupply of 63.73ha, Ellesmere Port an oversupply of 50.17ha and Vale Royal an undersupply of 89.41ha.
How many historical years of take-up have been used as a basis for projecting forward?	1986 - 2008
Has an employment take-up (Valuation Office Agency-based) scenario of growth been included?	No
How many historical years of take-up have been used as a basis for projecting forward?	n/a
Has an employment forecast (econometric) based scenario of growth been calculated?	Yes
What forecasting house has been used?	- Cheshire and Warrington Econometric Model - Cambridge Econometrics / IER LEFM software

	- The report states that this "type of modelling relies on the understanding of an area's macroeconomic context, exploring past trends, and applying key economic relationships. The model accounts for the growth (or decrease) in the workforce; commuting; the move to different types of employment and Government strategic policy that looks to actively improve the local economy." - The forecast identifies an employment land demand of 49.30 ha. Note the study states these figures are often misleading and should be used with caution. - The forecasted employment land demand, disaggregated by area, is detailed in Table 1 in the below "notes and comments" section.
What 'base date' (i.e. starting point) has been used?	2008
What plot ratios have been applied within the analysis (by sector / land use)?	0.4 per hectare
Are these based on guidance or local evidence base?	The report states that this ratio is the "property industry norm."
What employment densities have been applied within the analysis (by sector / land use)?	Office: 19 sq m per worker Industrial: 34 sq m per worker Storage/Distribution: 50 sq m per worker
Are these based on guidance (EP or ELR / ODPM) or local evidence base?	- These densities have been taken from a variety of sources including; ODPM's Employment Land Reviews: Guidance Note 2004; South East Regional Assembly's Use of Business Space and Changing Working Practices in the South East 2004; GLA's Industrial and Warehousing Land Demand in London 2004 and English Partnerships' Employment Floorspace Densities 2001.
Has an allowance been included for choice / churn within the analysis?	Yes
If so, what allowance has been included?	50%
What methodology has been applied?	- No methodology has been specifically stated.

What justification has been included?	- The report states that a "buffer is required to allow for margin and choice." - With the 50% buffer is applied, the additional employment land demand increases to 73.94 ha.
Have any other further contingency allowances been included?	Yes - The Borough's population expansion – due to its Growth Point status – has been factored in to the Cambridge Econometrics forecast. This states that a further 7.26 ha is required above the "no-buffer" identified additional demand of 49.30 ha. Allowing for a 50% buffer and incorporating growth point allowance then 81.21ha would be needed,
What comparative scenarios have been considered in the study?	None
What is the total land demand under each scenario?	n/a
What is the total land demand by sector under each scenario?	n/a
Are there any other alternative scenarios considered?	Yes - The RSS methodology used to forecast employment land demand has been applied. - This methodology states that employment land demand is 502.23 ha. This equates to a shortfall of 131.31 ha below the existing supply of 370.92 ha.
Has demand been disaggregated below LA level?	Yes
If so, how have sub-areas been defined?	Former local authority level
And what is demand at this level? By sector if available?	- This information, including a basic application of the RSS forecasting methodology is outlined in Table 2 in the below "notes and comments" section.

NOTES / COMMENTS:

Table 1: Economic Forecast Additional Employment Land Needs Over Existing Supply (Ha)					
Former Local Authority Area	**B1a / B1b Office**	**B1c / B2 Industrial**	**B8 Warehouse**	**Total**	**With 50% Buffer**

Chester	17.99	-1.30	11.19	**27.88**	**41.82**
Ellesmere Port & Neston	6.73	-6.33	6.70	**7.11**	**10.66**
Vale Royal	12.32	-9.68	11.67	**14.31**	**21.47**
Cheshire West & Chester Total	**37.04**	**-17.31**	**29.56**	**49.30**	**73.95**

Table 2: RSS Employment Land Demand Forecast (Ha)

Former Local Authority Area	Av. Annual Take-Up (1986 - 2008)	Uplift to Annual Average Take-Up (+6%)	Land Demand 2008 - 2026 (+ 27% Buffer)	Realistic Land Supply (2008)(ha)	Land Shortfall / Over Supply
Chester	5.87	6.22	142.19	70.46	-71.73
Ellesmere Port & Neston	7.23	7.66	175.11	215.45	40.34
Vale Royal	7.63	8.09	184.94	85.01	- -139.16
Cheshire West & Chester Total	**20.73**	**21.97**	**502.23**	**370.92**	**-131.31**

ELR Demand Pro-Forma: Wigan Employment Land Review, December 2007, Arup

What time period has been assumed for the demand calculations? (i.e. to 2026, 2031 etc)	2005 to 2021
Has a land take-up scenario of growth been included?	Yes
How many historical years of take-up have been used as a basis for projecting forward?	1989 to 2006 - The average annual take-up was 15.17 ha over this period. Using this figure results in Wigan requiring 318.57 ha of employment land up to 2026. - The average rate of take up over the last 10 years has been 14.62 ha p.a. This would result in Wigan requiring 307.02 ha of employment land up to 2026
Has an employment take-up (Valuation Office Agency-based) scenario of growth been included?	Yes. - This provides employment land projections for both 2021 and 2026. This information is set out in Table 1 in the “notes and comments” section below. - Assumes 40% plot ratio. Described as a ‘standard plot ratio’
How many historical years of take-up have been used as a basis for projecting forward?	1998 to 2005
Has an employment forecast (econometric) based scenario of growth been calculated?	Yes
What forecasting house has been used?	Oxford Economic Forecasting. - Projections for the Association of Greater Manchester Authorities regarding future employee numbers have been used. - These projections have then been used to carry out three scenarios: 1. The Reference Scenario 2005 (Scenario A) 2. The Optimistic Scenario 2005 (Scenario B) 3. The Reference Scenario 2006 (Scenario C) - Further information regarding the assumptions behind each scenario is detailed in the “notes and comments” section below. - The forecast employment land demand up to 2021

	by use class is set out in Table 1 in the "notes and comments" section below.
What 'base date' (i.e. starting point) has been used?	2005
What plot ratios have been applied within the analysis (by sector / land use)?	- A standard plot ratio of 0.40 has been applied to the employment land scenarios for the office, industrial and warehousing uses.
Are these based on guidance or local evidence base?	ODPM Guidance (2004)
What employment densities have been applied within the analysis (by sector / land use)?	Business/ Office: 19 sq m per worker Industrial: 34 sq m per worker Storage or Distribution: 50 sq m per worker
Are these based on guidance (EP or ELR / ODPM) or local evidence base?	English Partnerships guidance and relate to "general purpose built offices", "general industrial buildings" and "general warehousing" respectively.
Has an allowance been included for choice / churn within the analysis?	Yes
If so, what allowance has been included?	20%
What methodology has been applied?	North West Employment Land Study
What justification has been included?	- To ensure that a margin of choice is added to the net projections to ensure that businesses making locational choices have flexibility
Have any other further contingency allowances been included?	No
What comparative scenarios have been considered in the study?	- The report states that to arrive at a preferred scenario, a methodology was followed which mirrored that used by the NWRA in predicting employment land projections for the 2006 North West RSS. - This involved taking the 21 year historic annual take-up of 15.17 ha p.a. and then combining the figure with the employment growth projections outlined in the three scenarios in the Oxford Economics forecast model. This resulted in a preferred employment land demand of between 293 and 336 ha for Wigan up to 2026.
What is the total land demand under each scenario?	- This information is outlined in Table 3 in the below "notes and comments" section.
What is the total land demand by sector under each	- Data has not been disaggregated to this level

scenario?	
Are there any other alternative models considered?	No
Has demand been disaggregated below LA level?	n/a
If so, how have sub-areas been defined?	n/a
And what is demand at this level? By sector if available?	n/a

NOTES / COMMENTS:

Table 1: VOA Employment Land Projections (Ha)							
Land Use	**Demand 2005**	**Demand 2021**	**Change 2001 - 2005**	**Demand 2026**	**Change 2001 - 2026**	**Demand 2026 (With Churn)**	**Change 2001 - 2026 (With Churn)**
B1	75.90	107.40	31.50	117.30	41.40	125.58	49.68
B2	398.80	354.80	-44.00	341.00	-57.80	329.44	-69.36
B8	227.00	375.20	148.20	421.50	194.50	460.40	233.40
Total	**701.70**	**837.40**	**135.70**	**879.80**	**178.10**	**915.42**	**213.72**

- *Reference Scenario 2005 (Scenario A):* This acknowledges the future growth potential within Greater Manchester and recognises many extant economic and regeneration strategies that are relevant to the conurbation. In itself, the 2005 Reference Scenario suggests that Greater Manchester can attain high levels of employment growth over coming years.

- *Optimistic Scenario 2005 (Scenario B):* This factors in a range / interplay of factors and influences which results in an overall improvement in economic performance, exceeding that anticipated under Scenario A

- Reference Scenario 2006 (Scenario C): The main changes in the 2006 forecast results from alterations in the 2004 ABI data and the impact of new sectoral data which has been fed into the National industrial trends. These changes relate to longer term changes in the construction sector, manufacturing and public services in particular.

	Table 2: Oxford Economics Forecast Employment Land Demand (Ha)								
	B1a Office			**B1b / B1c / B2 Industrial**			**B8 Warehousing**		
	Scenario A	**Scenario B**	**Scenario C**	**Scenario A**	**Scenario B**	**Scenario C**	**Scenario A**	**Scenario B**	**Scenario C**
No Churn	70.73	18.03	9.91	-71.11	-59.03	-72.90	3.89	16.27	10.09
20% Churn	12.87	21.63	11.89	-56.89	-47.23	-58.32	4.67	19.53	12.11

Table 3: Adjusted Historic Take-Up Rate Employment Land Forecast (Ha)

Historic Take-Up		Scenario A		Scenario B		Scenario c	
Average Annual Historic Take Up Rate	**Projected Total Requirement 2005 - 2026**	**21 Year % Employment Growth**	**Projected Total Requirement 2005 - 2026**	**21 Year % Employment Growth**	**Projected Total Requirement 2005 - 2026**	**21 Year % Employment Growth**	**Projected Total Requirement 2005 - 2026**
15.17	318.57	-8.03%	292.98	5.34%	335.59	-0.56%	316.79

ELR Demand Pro-Forma: Chorley, Preston and South Ribble Employment Land Review to 2021, Drivers Jonas, August 2008

What time period has been assumed for the demand calculations? (i.e. to 2026, 2031 etc)	2006 to 2021
Has a land take-up scenario of growth been included?	No
How many historical years of take-up have been used as a basis for projecting forward?	n/a
Has an employment take-up (Valuation Office Agency-based) scenario of growth been included?	No
How many historical years of take-up have been used as a basis for projecting forward?	n/a
Has an employment forecast (econometric) based scenario of growth been calculated?	Yes
What forecasting house has been used?	- The report states that at the centre of the employment land demand forecasts is a “small area forecasting model specified by reference to local population, employment and other available data. This model is, in turn, driven by the labour market and output forecast for the UK and for the North West region produced by the Cambridge Econometrics national and regional forecasting models.” - The forecast employment land demand for each authority has been set out in Table 1 in the “notes and comments” section below.
What ‘base date’ (i.e. starting point) has been used?	2006
What plot ratios have been applied within the analysis (by sector / land use)?	Industrial: 0.25 to 0.40 Warehousing, Distribution and Construction: 0.40 to 0.60 Offices: 0.41 to 2.00
Are these based on guidance or local evidence	- Local evidence base, however the report states

base?	that all these figures are in line with ODPM national guidance, apart from office densities which are significantly lower.
What employment densities have been applied within the analysis (by sector / land use)?	- A range of densities were discussed within methodology, including local figures as well as those stated in guidance by ODPM, DCLG and VOA guidance. Industrial: 29 – 35 sq m per employee Warehousing: 50 – 80 sq m per employee Office: 16 – 23 sq m per employee
Are these based on guidance (EP or ELR / ODPM) or local evidence base?	- The report states that figures from the local evidence base were preferred (as recommended in the ODPM guidance).
Has an allowance been included for choice / churn within the analysis?	No - Figures represent the absolute minimum needed to accommodate existing and future activities according to best estimates, with no allowance for vacancies or the need for a balanced land portfolio.
If so, what allowance has been included?	n/a
What methodology has been applied?	n/a
What justification has been included?	n/a
Have any other further contingency allowances been included?	- When converting the anticipated future demand for floorspace to land requirements, B2 and B8 figures have been increased by 5% and B1 uses by 17.5% to reflect the conversion from net to gross.
What comparative scenarios have been considered in the study?	- Additional employment land demand has been calculated under an assumption that Central Lancashire's population grows by 10,000 people. This information is set out in Table 2 in the "notes and comments" section below. - A further scenario regarding an increase in labour productivity has also been undertaken. This forecast suggests that despite a predicted decline in manufacturing employment, manufacturing Gross Value Added actually increases (albeit not uniformly) across the Central Lancashire authorities. This has not been applied across all land use types, therefore the predicted demand forecasts have not been

	replicated in this proforma.
What is the total land demand under each scenario?	- The population growth scenario forecast has been set out in Table 2 in the "notes and comments" section below.
What is the total land demand by sector under each scenario?	- This has been set out in Table 2 in the "notes and comments" section below.
Are there any other alternative models considered?	No
Has demand been disaggregated below LA level?	n/a
If so, how have sub-areas been defined?	n/a
And what is demand at this level? By sector if available?	n/a

NOTES / COMMENTS

	Table 1: Forecast Employment Land Requirements (Ha)								
	Chorley			Preston			South Ribble		
Use Type	**2006**	**2021**	**Change 2006 - 2021**	**2006**	**2021**	**Change 2006 - 2021**	**2006**	**2021**	**Change 2006 - 2021**
Industrial	36.20	30.20	-6.00	152.30	109.10	-43.20	292.30	220.20	-72.10
Warehouse	36.10	38.40	2.30	94.60	100.80	6.20	58.40	62.20	3.80
Distribution	10.80	12.10	1.30	65.50	73.70	8.20	32.00	36.00	4.00
Construction	10.00	10.20	0.20	15.00	15.40	0.40	9.80	10.10	0.30
General Office	19.80	24.30	4.50	35.50	43.30	7.80	23.90	29.30	5.40
Total	**112.90**	**115.20**	**2.30**	**362.90**	**342.30**	**-20.60**	**416.40**	**357.80**	**-58.60**

	Table 2: Forecast Employment Land Requirements (10,000 Population Increase Scenario) (Ha)								
	Chorley			Preston			South Ribble		
Use Type	**2021 Demand**	**Pop Increase Demand**	**Total 2021 Demand**	**2021 Demand**	**Pop Increase Demand**	**Total 2021 Demand**	**2021 Demand**	**Pop Increase Demand**	**Total 2021 Demand**
Industrial	30.20	2.70	32.90	109.10	8.10	117.20	220.20	20.00	240.20
Warehouse	38.40	3.40	41.80	100.80	7.50	108.30	62.20	5.50	67.70
Distribution	12.10	1.00	13.10	73.70	5.50	79.20	36.00	3.20	39.20
Construction	10.20	1.00	11.20	15.40	1.00	16.40	10.10	1.00	11.10
General Office	24.30	2.10	26.40	43.30	3.50	46.80	29.30	2.70	32.00
Total	**115.20**	**10.20**	**125.40**	**342.30**	**25.60**	**367.90**	**357.80**	**32.40**	**390.20**

EMPLOYMENT LAND SUPPLY REVIEW – INDIVIDUAL AUTHORITIES

ELR Supply Pro-Forma: Halton Borough Council, Joint Employment Land and Premises Study, January 2010, BE Group

What is the total supply of land identified?	- Base Date April 2008: Total employment land supply is 507.42 ha, located across 161 sites. - 18% of the identified employment land supply is potentially constrained and unavailable. This is primarily down to it; being too costly to remediate; already in use; aspirations for alternative use; or due to retention of expansion land. Excluding all but expansion land reduces the realistic supply figure to 446.90 ha. The figures for potentially constrained and unavailable land by authority are: Halton: 31 ha at risk Sefton: 13 ha at risk West Lancashire: 10 ha at risk Knowsley: 6 ha at risk - The majority of the total identified supply are undeveloped sites within existing employment areas. The report states that this land totals 290 ha, and has scope to recycle or intensify development. - 60% of the total amount of sites identified are small (under 2 ha in size). Over 68% (p6 284 jelps) of Sefton's employment sites are classified as small. - The report states that potential supply shortages are envisaged. Office land is lacking in Widnes, Knowsley and Skelmersdale. Industrial land is in short supply in Runcorn. Both types of land are lacking in North Sefton and West Lancashire (outside Skelmersdale). Despite this, the report states that all four Councils meet the RSS requirement of having at least 30% of identified supply as being available within three years.
What is the total supply of land by type identified?	Office Use (B1a / B1b): 105 ha Industrial Use (B1c / B2 / B8): 241 ha Either Office or Industrial Purposes: 161 ha - A more detailed breakdown by use class is detailed in Table 6 in the "notes and comments" section below.
Has supply been disaggregated below LA level?	Yes
If so, how, and what is supply at this disaggregated level?	- As the report is a combined study, the total identified employment land supply of 507.42 ha has been disaggregated by authority (the breakdown of the realistic employment land supply of 446.90 ha is in brackets): Halton: 210.02 ha (178.94 ha) Knowsley: 156.77 ha (151.14 ha) Sefton: 70.73 ha (57.36 ha)

	West Lancashire: 69.90 ha (59.46 ha) - Supply has been further disaggregated by distribution of sites by settlement within an authority (Tables 1 – 4 in the below "notes and comments" section). - Employment land supply has been disaggregated by proposed use class in Table 5. - Table 6 disaggregates the identified supply as to whether it is brownfield or greenfield. - The future availability of sites by phase has been disaggregated by authority in Table 7 This has been further broken down into authority-specific settlements, however these have not been replicated in this proforma. - Table 8 disaggregates the total employment land supply by the sites current status; On the Market; Available but not Marketed; Partly Available; Not Available. Not Available land is defined for the following reasons: 1. Land held by developers for speculative or bespoke developments 2. Land being retained by the owners as expansion land for their own future use 3. Land currently under development 4. Land where ownership or other constraints mean it is not being brought forward to the market for employment uses at present.
Has this been tested through engagement with businesses or commercial market agents?	Yes - Key stakeholders were consulted during the production of the report and a formal period of public consultation took place between 25th May-25th June 2009.
How has supply been identified?	- Each Council carries out regular surveys of its land which is then recorded on Council held databases, which identified 161 suitable employment sites across all four authorities. The report states that each Council has different methods of monitoring employment land which led to some inconsistencies in approach. - The 18% of land which is potentially constrained and unavailable (thus reducing the realistic land supply to 446.90 ha) was noted.
Does supply include planning permissions? (on non-allocated land)	For Halton planning permissions on non-allocated sites are included. The data is taken from Halton's Employment Land baseline report from 2008. - The report states that buildings with planning permission for conversion / redevelopment were included in the potential employment land supply. However, the report does not specify whether these planning permissions are on non-allocated land.
Have other non-allocated sites been included?	Yes - It would appear that some unallocated sites were brought forward through the call for sites exercise, however the report does not explicitly state this.
Has a call for sites	Yes

exercise been undertaken?	- Sites put forward for employment or a mix of uses through the respective authorities' SHLAA call for sites exercises were analysed as part of the Employment Land and Premises Study. In addition, existing employment sites which were suggested for housing development were also considered. - The report states that the call for sites exercise demonstrates the pressure on allocated and existing sites for alternative, higher value uses (more-often-than-not residential). Indeed, as a result of the SHLAA call for sites exercise, the consultants identified land within al four authorities with scope for release from its existing employment status. - Despite this, the call for sites exercise in Halton, Knowsley and West Lancashire did bring forward potential employment areas that could deliver new allocations. However, a number of these would require removal from current Green Belt designations. - The call for sites exercise did not identify any new employment land in Sefton. Indeed, the situation in Sefton is one of protecting the existing employment land.
Has supply been considered by phase of availability?	Yes
How have the phases been defined? (method)	- An assessment by BE Group as to when a site may come forward for development was carried out. This was an assessment of timescale based on; general market demand (from discussions with stakeholders); supply pipeline; ownership situation; planning status; infrastructure and services required. Although all sites identified as employment land are nominally available, they have been broken down into the following phases: Years 0 – 1 Years 1 – 3 Years 3 – 5 Year 5 +
What is the supply by phase (including by type, and by disaggregated area, and by phase if available)	- This information is set out in Table 5 in the below "notes and comments" section.

NOTES / COMMENTS:

- The joint study has a base date of April 2008.
- The study also reviewed the current portfolio of employment land and premises within each local authority. Minimum size thresholds of 0.125 ha (sites) and 250 sq m (premises) were set for Knowsley, Sefton and West Lancashire

Table 1: Halton Identified Total Supply by Area

Area	Number of Sites	Total Area (Ha)
Runcorn	30	85.61
Widnes	32	124.41
Total	**62**	**210.02**

Table 2: Knowsley Identified Total Supply by Area		
Area	**Number of Sites**	**Total Area (Ha)**
Halewood	1	18.44
Huyton	11	16.62
Knowsley Business Park	12	11.01
Knowsley Industrial Park	25	68.89
Prescot	5	41.81
Total	**54**	**156.77**

Table 3: Sefton Identified Total Supply by Area		
Settlement	**Number of Sites**	**Total Area (Ha)**
North Sefton	6	17.14
South Sefton	19	54.04
Total	**25**	**71.18***

*Unclear why this figure stands at 71.18 ha. Throughout report, figure stated as 70.73 ha

Table 4: West Lancashire Identified Total Supply by Area		
Settlement	**Number of Sites**	**Total Area (Ha)**
Skelmersdale	13	54.42
Other	7	15.48
Total	**20**	**69.90**

		Table 5: Employment Land Availability by Use Class				
		Local Authority				
		Halton	**Knowsley**	**Sefton**	**West Lancashire**	**Total**
Office B1a	*Number of Sites*	15	6	7	5	**33**
	Area (ha)	43.02	12.41	18.50	19.71	**93.64**
High Tech B1b	*Number of Sites*	5	0	0	0	**5**
	Area (ha)	16.65	0.00	0.00	0.00	**16.65**
Light Industry B1c	*Number of Sites*	11	8	4	1	**24**
	Area (ha)	7.46	4.49	2.68	0.47	**15.10**
General Industry B2	*Number of Sites*	4	3	0	0	**7**
	Area (ha)	10.03	21.42	0.00	0.00	**31.45**
Warehouse B8	*Number of Sites*	7	3	0	2	**12**
	Area (ha)	81.87	9.50	0.00	17.34	**108.71**

Industrial / Warehouse B1c, B2, B8	*Number of Sites*	9	18	4	10	**41**
	Area (ha)	29.90	36.99	6.52	22.32	**95.73**
Industrial / Warehouse / Office B1a, B1c, B2, B8	*Number of Sites*	11	16	10	2	**39**
	Area (ha)	21.09	71.96	43.03	10.06	**146.14**
	Total Sites	**62**	**54**	**25**	**20**	**161**
	Total Area	**210.02**	**156.77**	**70.73**	**69.90**	**507.42**

Table 6: Total Land Supply by Land Type

	Greenfield Land		**Brownfield Land**	
Local Authority	**Number of Sites**	**Area (Ha)**	**Number of Sites**	**Area (Ha)**
Halton	19	96.63	43	113.39
Knowsley	15	45.12	39	111.65
Sefton	0	0.00	25	70.73
West Lancashire	11	49.79	9	20.11
Total	**45**	**191.54**	**116**	**315.88**

Table 7: Phased Employment Land Supply

		Availability (Ha)				
Authority	**Use Type**	**Years 0 - 1**	**Years 1 - 3**	**Years 3 - 5**	**Year 5+**	**Total**
Halton	Office	8.67	36.85	3.34	5.85	**54.71**
	Industrial	12.48	50.79	8.66	51.50	**123.43**
	Either	5.33	21.11	1.44	4.00	**31.88**
	Sub-Total	*26.48*	*108.75*	*13.44*	*61.35*	**210.02**
Knowsley	Office	2.15	10.26	0.00	0.00	**12.41**
	Industrial	1.74	31.72	1.43	33.01	**67.90**
	Either	19.18	17.88	38.40	1.00	**76.46**
	Sub-Total	*23.07*	*59.86*	*39.83*	*34.01*	**156.77**
Sefton	Office	0.25	17.42	0.00	0.83	**18.50**
	Industrial	1.53	5.95	1.72	0.00	**9.20**
	Either	7.29	32.36	2.05	1.33	**43.03**
	Sub-Total	*9.07*	*55.73*	*3.77*	*2.16*	**70.73**
West Lancashire	Office	9.50	5.21	0.00	5.00	**19.71**
	Industrial	4.80	27.04	1.30	6.99	**40.13**
	Either	0.00	9.82	0.00	0.24	**10.06**

	Sub-Total	*14.30*	*42.07*	*1.30*	*12.23*	**69.90**
Overall Total		**72.92**	**266.41**	**58.34**	**109.75**	**507.42**

Table 8: Total Identified Supply by Current Status

Authority	**Site Type**	**On the Market**	**Available But Not Marketed**	**Not Available**	**Partly Available**	**Total**
Halton	Office	0.00	3.50	51.21	0.00	**54.71**
	Industria;	0.00	8.81	114.62	0.00	**123.43**
	Either	4.77	4.30	21.32	1.49	**31.88**
	Sub-Total	*4.77*	*16.61*	*187.15*	*1.49*	***210.02***
Knowsley	Office	1.40	0.00	11.01	0.00	**12.41**
	Industria;	7.63	9.36	46.04	4.87	**67.90**
	Either	46.73	0.00	29.73	0.00	**76.46**
	Sub-Total	*55.76*	*9.36*	*86.78*	*4.87*	***156.77***
Sefton	Office	13.17	2.53	2.80	0.00	**18.50**
	Industria;	0.53	0.00	8.67	0.00	**9.20**
	Either	5.69	14.88	10.74	11.72	**43.03**
	Sub-Total	*19.39*	*17.41*	*22.21*	*11.72*	***70.73***
West Lancashire	Office	0.00	0.00	14.50	5.21	**19.71**
	Industria;	7.10	2.60	30.43	0.00	**40.13**
	Either	0.00	9.82	0.24	0.00	**10.06**
	Sub-Total	*7.10*	*12.42*	*45.17*	*5.21*	***69.90***
Overall Total		**87.02**	**55.80**	**341.31**	**23.29**	**507.42**

ELR Supply Pro-Forma: Knowsley Metropolitan Borough Council, Joint Employment Land and Premises Study, January 2010, BE Group

What is the total supply of land identified?	- Total employment land supply is 507.42 ha, located across 161 sites. - 18% of the identified employment land supply is potentially constrained and unavailable. This is primarily down to it; being too costly to remediate; already in use; aspirations for alternative use; or due to retention of expansion land. Excluding all but expansion land reduces the realistic supply figure to 446.90 ha. The figures for potentially constrained and unavailable land by authority are: Halton: 31 ha at risk Sefton: 13 ha at risk West Lancashire: 10 ha at risk Knowsley: 6 ha at risk - The majority of the total identified supply are undeveloped sites within existing employment areas. The report states that this land totals 290 ha, and has scope to recycle or intensify development. - 60% of the total amount of sites identified are small (under 2 ha in size). Over 66% of Sefton's employment sites are classified as small. - The report states that potential supply shortages are envisaged. Office land is lacking in Widnes, Knowsley and Skelmersdale. Industrial land is in short supply in Runcorn. Both types of land are lacking in North Sefton and West Lancashire (outside Skelmersdale). Despite this, the report states that all four Councils meet the RSS requirement of having at least 30% of identified supply as being available within three years.
What is the total supply of land by type identified?	Office Use (B1a / B1b): 105 ha Industrial Use (B1c / B2 / B8): 241 ha Either Office or Industrial Purposes: 161 ha - A more detailed breakdown by use class is detailed in Table 6 in the "notes and comments" section below.
Has supply been disaggregated below LA level?	Yes
If so, how, and what is supply at this disaggregated level?	- As the report is a combined study, the total identified employment land supply of 507.42 ha has been disaggregated by authority (the breakdown of the realistic employment land supply of 446.90 ha is in brackets): Halton: 210.02 ha (178.94 ha) Knowsley: 156.77 ha (151.14 ha) Sefton: 70.73 ha (57.36 ha) West Lancashire: 69.90 ha (59.46 ha)

	- Supply has been further disaggregated by distribution of sites by settlement within an authority (Tables 1 – 4 in the below "notes and comments" section). - Employment land supply has been disaggregated by proposed use class in Table 5. - Table 6 disaggregates the identified supply as to whether it is brownfield or greenfield. - The future availability of sites by phase has been disaggregated by authority in Table 7 This has been further broken down into authority-specific settlements, however these have not been replicated in this proforma. - Table 8 disaggregates the total employment land supply by the sites current status; On the Market; Available but not Marketed; Partly Available; Not Available. Not Available land is defined for the following reasons: 1. Land held by developers for speculative or bespoke developments 2. Land being retained by the owners as expansion land for their own future use 3. Land currently under development 4. Land where ownership or other constraints mean it is not being brought forward to the market for employment uses at present.
Has this been tested through engagement with businesses or commercial market agents?	Yes - Key stakeholders were consulted during the production of the report.
How has supply been identified?	- Each Council carried out a survey of its land, which identified 161 suitable employment sites across all four authorities. The report states that each Council has different methods of monitoring employment land which led to some inconsistencies in approach. - BE Group then assessed each site by the following criteria; proximity to the strategic highway network; prominence; public transport; planning status; services availability; constraints; environmental setting; flexibility and availability. The assessment was used to judge how attractive sites are to potential occupiers and developers. - The 18% of land which is potentially constrained and unavailable (thus reducing the realistic land supply to 446.90 ha) was noted.
Does supply include planning permissions? (on non-allocated land)	Yes In Knowsley's case all permissions whether on allocated or unallocated land.
Have other non-allocated sites been included?	Unclear - It would appear that some unallocated sites were brought forward through the call for sites exercise, however the report does not explicitly state this.
Has a call for sites exercise been undertaken?	Yes - The report states that the call for sites exercise demonstrates the pressure on allocated and existing sites for alternative, higher value uses (more-often-

	than-not residential). Indeed, as a result of the SHLAA call for sites exercise all four authorities identified land with scope for release from its existing employment status. - Despite this, the call for sites exercise in Halton, Knowsley and West Lancashire did bring forward potential employment areas that could deliver new allocations. However, most of these would require removal from current Green Belt designations. - The call for sites exercise did not identify any new employment land in Sefton. Indeed, the situation in Sefton is one of protecting the existing employment land.
Has supply been considered by phase of availability?	Yes
How have the phases been defined? (method)	- An assessment by BE Group as to when a site may come forward for development was carried out. This was an assessment of timescale based on; general market demand (from discussions with stakeholders); supply pipeline; ownership situation; planning status; infrastructure and services required. Although all sites identified as employment land are nominally available, they have been broken down into the following phases: Years 0 – 1 Years 1 – 3 Years 3 – 5 Year 5 +
What is the supply by phase (including by type, and by disaggregated area, and by phase if available)	- This information is set out in Table 5 in the below “notes and comments” section.

NOTES / COMMENTS:

- The joint study has a base date of April 2008.
- The study also reviewed the current portfolio of employment land and premises within each local authority. Minimum size thresholds of 0.125 ha (sites) and 250 sq m (premises) were set for Knowsley, Sefton and West Lancashire

Table 1: Halton Identified Total Supply by Area

Area	Number of Sites	Total Area (Ha)
Runcorn	30	85.61
Widnes	32	124.41
Total	**62**	**210.02**

Table 2: Knowsley Identified Total Supply by Area		
Area	**Number of Sites**	**Total Area (Ha)**
Halewood	1	18.44
Huyton	11	16.62
Knowsley Business Park	12	11.01
Knowsley Industrial Park	25	68.89
Prescot	5	41.81
Total	**54**	**156.77**

Table 3: Sefton Identified Total Supply by Area		
Settlement	**Number of Sites**	**Total Area (Ha)**
North Sefton	6	17.14
South Sefton	19	54.04
Total	**25**	**71.18***

*Unclear why this figure stands at 71.18 ha. Throughout report, figure stated as 70.73 ha

Table 4: West Lancashire Identified Total Supply by Area		
Settlement	**Number of Sites**	**Total Area (Ha)**
Skelmersdale	13	54.42
Other	7	15.48
Total	**20**	**69.90**

		Table 5: Employment Land Availability by Use Class				
		Local Authority				
		Halton	**Knowsley**	**Sefton**	**West Lancashire**	**Total**
Office B1a	*Number of Sites*	15	6	7	5	**33**
	Area (ha)	43.02	12.41	18.50	19.71	**93.64**
High Tech B1b	*Number of Sites*	5	0	0	0	**5**
	Area (ha)	16.65	0.00	0.00	0.00	**16.65**
Light Industry B1c	*Number of Sites*	11	8	4	1	**24**
	Area (ha)	7.46	4.49	2.68	0.47	**15.10**
General Industry B2	*Number of Sites*	4	3	0	0	**7**
	Area (ha)	10.03	21.42	0.00	0.00	**31.45**
Warehouse B8	*Number of Sites*	7	3	0	2	**12**
	Area (ha)	81.87	9.50	0.00	17.34	**108.71**
Industrial / Warehouse B1c, B2, B8	*Number of Sites*	9	18	4	10	**41**
	Area (ha)	29.90	36.99	6.52	22.32	**95.73**
Industrial / Warehouse / Office B1a, B1c, B2, B8	*Number of Sites*	11	16	10	2	**39**
	Area (ha)	21.09	71.96	43.03	10.06	**146.14**
	Total Sites	**62**	**54**	**25**	**20**	**161**

Total Area	**210.02**	**156.77**	**70.73**	**69.90**	**507.42**

	Table 6: Total Land Supply by Land Type			
	Greenfield Land		**Brownfield Land**	
Local Authority	**Number of Sites**	**Area (Ha)**	**Number of Sites**	**Area (Ha)**
Halton	19	96.63	43	113.39
Knowsley	15	45.12	39	111.65
Sefton	0	0.00	25	70.73
West Lancashire	11	49.79	9	20.11
Total	**45**	**191.54**	**116**	**315.88**

		Table 7: Phased Employment Land Supply				
		Availability (Ha)				
Authority	**Use Type**	**Years 0 - 1**	**Years 1 - 3**	**Years 3 - 5**	**Year 5+**	**Total**
Halton	Office	8.67	36.85	3.34	5.85	**54.71**
	Industrial	12.48	50.79	8.66	51.50	**123.43**
	Either	5.33	21.11	1.44	4.00	**31.88**
	Sub-Total	*26.48*	*108.75*	*13.44*	*61.35*	**210.02**
Knowsley	Office	2.15	10.26	0.00	0.00	**12.41**
	Industrial	1.74	31.72	1.43	33.01	**67.90**
	Either	19.18	17.88	38.40	1.00	**76.46**
	Sub-Total	*23.07*	*59.86*	*39.83*	*34.01*	**156.77**
Sefton	Office	0.25	17.42	0.00	0.83	**18.50**
	Industrial	1.53	5.95	1.72	0.00	**9.20**
	Either	7.29	32.36	2.05	1.33	**43.03**
	Sub-Total	*9.07*	*55.73*	*3.77*	*2.16*	**70.73**
West Lancashire	Office	9.50	5.21	0.00	5.00	**19.71**
	Industrial	4.80	27.04	1.30	6.99	**40.13**
	Either	0.00	9.82	0.00	0.24	**10.06**
	Sub-Total	*14.30*	*42.07*	*1.30*	*12.23*	**69.90**
Overall Total		**72.92**	**266.41**	**58.34**	**109.75**	**507.42**

Table 8: Total Identified Supply by Current Status						
Authority	**Site Type**	**On the Market**	**Available But Not Marketed**	**Not Available**	**Partly Available**	**Total**
Halton	Office	0.00	3.50	51.21	0.00	**54.71**
	Industria;	0.00	8.81	114.62	0.00	**123.43**
	Either	4.77	4.30	21.32	1.49	**31.88**
	Sub-Total	*4.77*	*16.61*	*187.15*	*1.49*	***210.02***
Knowsley	Office	1.40	0.00	11.01	0.00	**12.41**

	Industria;	7.63	9.36	46.04	4.87	**67.90**
	Either	46.73	0.00	29.73	0.00	**76.46**
	Sub-Total	*55.76*	*9.36*	*86.78*	*4.87*	***156.77***
Sefton	Office	13.17	2.53	2.80	0.00	**18.50**
	Industria;	0.53	0.00	8.67	0.00	**9.20**
	Either	5.69	14.88	10.74	11.72	**43.03**
	Sub-Total	*19.39*	*17.41*	*22.21*	*11.72*	***70.73***
West Lancashire	Office	0.00	0.00	14.50	5.21	**19.71**
	Industria;	7.10	2.60	30.43	0.00	**40.13**
	Either	0.00	9.82	0.24	0.00	**10.06**
	Sub-Total	*7.10*	*12.42*	*45.17*	*5.21*	***69.90***
Overall Total		**87.02**	**55.80**	**341.31**	**23.29**	**507.42**

ELR Supply Pro-Forma: Liverpool Employment Land Review, GVA Grimley, March 2009

What is the total supply of land identified?	-The gross headline employment land supply identified is 274 ha across 284 sites. - This assumes that the 42 ha of land in the Atlantic Gateway SIA (identified in the 2007 Stage 2 report) is still available. - The net figure (when recommended de-allocations have been factored in) stands at 266 ha across 256 sites.
What is the total supply of land by type identified?	- The net employment land supply has been split across the following use types: B1: 89 ha B2: 111 ha B8: 22 ha Non-Specific: 44 ha - This information has been disaggregated to illustrate perceived demand as well as supply. This information is included in Table 1 in the “notes and comments” section.
Has supply been disaggregated below LA level?	Yes
If so, how, and what is supply at this disaggregated level?	- Supply identified in the Stage 3 report has been disaggregated by use type on a Strategic Investment Area (SIA) basis. There are five SIA’s: 1. City Centre 2. Speke Halewood 3. Eastern Approaches 4. Atlantic Gateway 5. Approach 580 - This information has been set out in Tables 2, 3 and 4 in the “notes and comments” section. - More detailed disaggregation concerning the current use of sites was included in the Stage 1 report, but was not replicated in the updated Stage 3 report.
Has this been tested through engagement with businesses or commercial market agents?	Yes - Consultation and engagement with market agents occurred in the assessment of demand for commercial property in Liverpool. - No consultation occurred regarding the specific allocation of employment land by use type.
How has supply been	- Information concerning employment and supply across the city was obtained

identified?	from the Council's Planning department who maintain a database of all employment allocations and identified employment sites across the city. - The database contains information that allows analysis of each sites; strategic access; quality of the existing environment; market conditions / demand; ownership; development constraints; accessibility; sequential testing; social and regeneration policy; site classification (uses) - Each site also underwent thorough analysis of their physical constraints. This allowed an understanding of the total supply of immediately available employment land.
Does supply include planning permissions? (on non-allocated land)	No - As no non-allocated land was identified in the ELR, there are no such sites with PP. - The Stage 1 report does however identify allocated employment land with PP. 69% of employment land identified in the Stage 1 report has PP for a variety of uses (including non-employment).
Have other non-allocated sites been included?	No - Only sites on the Council's aforementioned database were put forward – meaning only land which has a UDP allocation, or which is identified within existing employment locations.
Has a call for sites exercise been undertaken?	No
Has supply been considered by phase of availability?	No - Only the total amount of employment land has been identified. The supply has not been phased.
How have the phases been defined? (method)	
What is the supply by phase (including by type, and by disaggregated area, and by phase if available)	

NOTES / COMMENTS:

- GVA Grimley commissioned to provide a "Stage 3" update to the ELR completed in June 2008. It was recognised by the Council that the changing economic climate since the completion of the first and second stage work would have implications on the deliverability of employment land across the City. The Stage 3 report therefore looks at the likely demand for employment land following the onset of the recession and credit crunch.

- The report concludes that although Liverpool as a whole has an adequate overall level of employment land, the land does not necessarily meet the likely sectoral requirements in the future. Liverpool is particularly poorly served with regard to accommodating future demand for warehouse / distribution (B8) uses.

Table 1: City-Wide Net Supply and Demand			
Use Type	**Supply (Ha)**	**Demand (Ha)**	**Implications**
B1	89	13 - 29	Over Supply (60 - 70 Ha)
B2	111	50 - 109	Adequate / Over Supply (2 - 61 Ha)
B8	22	121 - 196	Under Supply (99 - 174 Ha)
Non-Specific	44	0	
City Total	**266**	**200 - 318**	**Reasonable Balance**

Table 2: Disaggregated Suuply & Demand (B1)		
Area	**Supply (Ha)**	**Demand Profile**
City Centre	11	High
Speke Halewood	72	Medium
Eastern Approaches	2*	Medium
Atlantic Gateway	8	Low
Approach 580	0	Low
City Supply	**89****	**13 - 29 Ha**

*Excluding Liverpool Innovation Park

** Total supply equals 93 Ha, data has been replicated directly from ELR Report.

Table 3: Disaggregated Suuply & Demand (B2)		
Area	**Supply (Ha)**	**Demand Profile**
Approach A580	61	High
Atlantic Approach	32.1	High
City Centre	3.25	Low
Eastern Approaches	12.7	Low
Speke Halewood	0.68	High
City Supply	**110**	**50 - 109 Ha**

Table 4: Disaggregated Suuply & Demand (B8)		
Area	**Supply (Ha)**	**Demand Profile**
Approach 580	22	High
Speke Halewood	0	Medium
City Centre	0	Low
Eastern Approaches	0	Low
Atlantic Approach	0	Low
City Supply	**22**	**122 - 196 Ha**

ELR Supply Pro-Forma Sefton Metropolitan Borough Council, January 2010, BE Group

What is the total supply of land identified?	- Total employment land supply is 507.42 ha, located across 161 sites. - 18% of the identified employment land supply is potentially constrained and unavailable. This is primarily down to it; being too costly to remediate; already in use; aspirations for alternative use; or due to retention of expansion land. Excluding all but expansion land reduces the realistic supply figure to 446.90 ha. The figures for potentially constrained and unavailable land by authority are: Halton: 31 ha at risk Sefton: 13 ha at risk West Lancashire: 10 ha at risk Knowsley: 6 ha at risk - The majority of the total identified supply are undeveloped sites within existing employment areas. The report states that this land totals 290 ha, and has scope to recycle or intensify development. - 60% of the total amount of sites identified are small (under 2 ha in size). Over 66% of Sefton's employment sites are classified as small. - The report states that potential supply shortages are envisaged. Office land is lacking in Widnes, Knowsley and Skelmersdale. Industrial land is in short supply in Runcorn. Both types of land are lacking in North Sefton and West Lancashire (outside Skelmersdale). Despite this, the report states that all four Councils meet the RSS requirement of having at least 30% of identified supply as being available within three years.
What is the total supply of land by type identified?	Office Use (B1a / B1b): 105 ha Industrial Use (B1c / B2 / B8): 241 ha Either Office or Industrial Purposes: 161 ha - A more detailed breakdown by use class is detailed in Table 6 in the "notes and comments" section below.
Has supply been disaggregated below LA level?	Yes
If so, how, and what is supply at this disaggregated level?	- As the report is a combined study, the total identified employment land supply of 507.42 ha has been disaggregated by authority (the breakdown of the realistic employment land supply of 446.90 ha is in brackets): Halton: 210.02 ha (178.94 ha) Knowsley: 156.77 ha (151.14 ha) Sefton: 70.73 ha (57.36 ha) West Lancashire: 69.90 ha (59.46 ha)

	- Supply has been further disaggregated by distribution of sites by settlement within an authority (Tables 1 – 4 in the below “notes and comments” section). - Employment land supply has been disaggregated by proposed use class in Table 5. - Table 6 disaggregates the identified supply as to whether it is brownfield or greenfield. - The future availability of sites by phase has been disaggregated by authority in Table 7 This has been further broken down into authority-specific settlements, however these have not been replicated in this proforma. - Table 8 disaggregates the total employment land supply by the sites current status; On the Market; Available but not Marketed; Partly Available; Not Available. Not Available land is defined for the following reasons: 1. Land held by developers for speculative or bespoke developments 2. Land being retained by the owners as expansion land for their own future use 3. Land currently under development 4. Land where ownership or other constraints mean it is not being brought forward to the market for employment uses at present.
Has this been tested through engagement with businesses or commercial market agents?	Yes - Key stakeholders were consulted during the production of the report.
How has supply been identified?	- Each Council carried out a survey of its land, which identified 161 suitable employment sites across all four authorities. This included existing employment allocations, which made up the vast majority of sites. The report states that each Council has different methods of monitoring employment land which led to some inconsistencies in approach. - BE Group then assessed each site by the following criteria; proximity to the strategic highway network; prominence; public transport; planning status; services availability; constraints; environmental setting; flexibility and availability. The assessment was used to judge how attractive sites are to potential occupiers and developers. - The 18% of land which is potentially constrained and unavailable (thus reducing the realistic land supply to 446.90 ha) was noted.
Does supply include planning permissions? (on non-allocated land)	Unclear - The report states that buildings with planning permission for conversion / redevelopment were included in the potential employment land supply. However, the report does not specify whether these planning permissions are on non-allocated land. (In Sefton this included all sites including those on non-allocated land)
Have other non-allocated sites been included?	

	Through the Call for Sites Exercise
Has a call for sites exercise been undertaken?	Yes - Sites put forward by through the respective authorities call for sites exercises were analysed as part of the Employment Land and Premises Study. - The report states that the call for sites exercise demonstrates the pressure on allocated and existing sites for alternative, higher value uses (more-often-than-not residential). Indeed, as a result of the SHLAA call for sites exercise all four authorities identified land with scope for release from its existing employment status. - Despite this, the call for sites exercise in Halton, Knowsley and West Lancashire did bring forward potential employment areas that could deliver new allocations. However, most of these would require removal from current Green Belt designations. - No realistic potential employment land allocations were identified through the Call for Sites in Sefton. However, the Study identified the need for Sefton to identify a successor site to the Southport Business Park post-2020.
Has supply been considered by phase of availability?	Yes
How have the phases been defined? (method)	- An assessment by BE Group as to when a site may come forward for development was carried out. This was an assessment of timescale based on; general market demand (from discussions with stakeholders); supply pipeline; ownership situation; planning status; infrastructure and services required. Although all sites identified as employment land are nominally available, they have been broken down into the following phases: Years 0 – 1 Years 1 – 3 Years 3 – 5 Year 5 +
What is the supply by phase (including by type, and by disaggregated area, and by phase if available)	- This information is set out in Table 5 in the below "notes and comments" section.

NOTES / COMMENTS:

- The joint study has a base date of April 2008.

- The study also reviewed the current portfolio of employment land and premises within each local authority. Minimum size thresholds of 0.125 ha (sites) and 250 sq m (premises) were set for Knowsley, Sefton and West Lancashire

Table 1: Halton Identified Total Supply by Area

Area	Number of Sites	Total Area (Ha)
Runcorn	30	85.61
Widnes	32	124.41
Total	**62**	**210.02**

Table 2: Knowsley Identified Total Supply by Area

Area	Number of Sites	Total Area (Ha)
Halewood	1	18.44
Huyton	11	16.62
Knowsley Business Park	12	11.01
Knowsley Industrial Park	25	68.89
Prescot	5	41.81
Total	**54**	**156.77**

Table 3: Sefton Identified Total Supply by Area

Settlement	Number of Sites	Total Area (Ha)
North Sefton	6	16.61
South Sefton	19	54.12
Total	**25**	**70.73**

Table 4: West Lancashire Identified Total Supply by Area

Settlement	Number of Sites	Total Area (Ha)
Skelmersdale	13	54.42
Other	7	15.48
Total	**20**	**69.90**

Table 5: Employment Land Availability by Use Class

		Local Authority				
		Halton	**Knowsley**	**Sefton**	**West Lancashire**	**Total**
Office B1a	*Number of Sites*	15	6	7	5	**33**
	Area (ha)	43.02	12.41	18.50	19.71	**93.64**
High Tech B1b	*Number of Sites*	5	0	0	0	**5**
	Area (ha)	16.65	0.00	0.00	0.00	**16.65**
Light Industry B1c	*Number of Sites*	11	8	4	1	**24**
	Area (ha)	7.46	4.49	2.68	0.47	**15.10**

General Industry B2	*Number of Sites*	4	3	0	0	**7**
	Area (ha)	10.03	21.42	0.00	0.00	**31.45**
Warehouse B8	*Number of Sites*	7	3	0	2	**12**
	Area (ha)	81.87	9.50	0.00	17.34	**108.71**
Industrial / Warehouse B1c, B2, B8	*Number of Sites*	9	18	4	10	**41**
	Area (ha)	29.90	36.99	6.52	22.32	**95.73**
Industrial / Warehouse / Office B1a, B1c, B2, B8	*Number of Sites*	11	16	10	2	**39**
	Area (ha)	21.09	71.96	43.03	10.06	**146.14**
	Total Sites	**62**	**54**	**25**	**20**	**161**
	Total Area	**210.02**	**156.77**	**70.73**	**69.90**	**507.42**

	Table 6: Total Land Supply by Land Type			
	Greenfield Land		**Brownfield Land**	
Local Authority	**Number of Sites**	**Area (Ha)**	**Number of Sites**	**Area (Ha)**
Halton	19	96.63	43	113.39
Knowsley	15	45.12	39	111.65
Sefton	0	0.00	25	70.73
West Lancashire	11	49.79	9	20.11
Total	**45**	**191.54**	**116**	**315.88**

		Table 7: Phased Employment Land Supply				
		Availability (Ha)				
Authority	**Use Type**	**Years 0 - 1**	**Years 1 - 3**	**Years 3 - 5**	**Year 5+**	**Total**
Halton	Office	8.67	36.85	3.34	5.85	**54.71**
	Industrial	12.48	50.79	8.66	51.50	**123.43**
	Either	5.33	21.11	1.44	4.00	**31.88**
	Sub-Total	*26.48*	*108.75*	*13.44*	*61.35*	**210.02**
Knowsley	Office	2.15	10.26	0.00	0.00	**12.41**
	Industrial	1.74	31.72	1.43	33.01	**67.90**
	Either	19.18	17.88	38.40	1.00	**76.46**
	Sub-Total	*23.07*	*59.86*	*39.83*	*34.01*	**156.77**
Sefton	Office	0.25	17.42	0.00	0.83	**18.50**
	Industrial	1.53	5.95	1.72	0.00	**9.20**
	Either	7.29	32.36	2.05	1.33	**43.03**
	Sub-Total	*9.07*	*55.73*	*3.77*	*2.16*	**70.73**
West Lancashire	Office	9.50	5.21	0.00	5.00	**19.71**
	Industrial	4.80	27.04	1.30	6.99	**40.13**
	Either	0.00	9.82	0.00	0.24	**10.06**
	Sub-Total	*14.30*	*42.07*	*1.30*	*12.23*	**69.90**
Overall Total		**72.92**	**266.41**	**58.34**	**109.75**	**507.42**

Table 8: Total Identified Supply by Current Status						
Authority	**Site Type**	**On the Market**	**Available But Not Marketed**	**Not Available**	**Partly Available**	**Total**
Halton	Office	0.00	3.50	51.21	0.00	**54.71**
	Industria;	0.00	8.81	114.62	0.00	**123.43**
	Either	4.77	4.30	21.32	1.49	**31.88**
	Sub-Total	*4.77*	*16.61*	*187.15*	*1.49*	***210.02***
Knowsley	Office	1.40	0.00	11.01	0.00	**12.41**
	Industria;	7.63	9.36	46.04	4.87	**67.90**
	Either	46.73	0.00	29.73	0.00	**76.46**
	Sub-Total	*55.76*	*9.36*	*86.78*	*4.87*	***156.77***
Sefton	Office	13.17	2.53	2.80	0.00	**18.50**
	Industria;	0.53	0.00	8.67	0.00	**9.20**
	Either	5.69	14.88	10.74	11.72	**43.03**
	Sub-Total	*19.39*	*17.41*	*22.21*	*11.72*	***70.73***
West Lancashire	Office	0.00	0.00	14.50	5.21	**19.71**
	Industria;	7.10	2.60	30.43	0.00	**40.13**
	Either	0.00	9.82	0.24	0.00	**10.06**
	Sub-Total	*7.10*	*12.42*	*45.17*	*5.21*	***69.90***
Overall Total		**87.02**	**55.80**	**341.31**	**23.29**	**507.42**

ELR Supply Pro-Forma: St Helens Borough Council Employment Land and Skills Review, April 2009, Regeneris Consulting with Vernon and Co.

What is the total supply of land identified?	- Total supply is 75 ha - The report concludes that a large quantity of the Borough's employment land supply is subject to constraints which will need to be addressed if development is to occur. - In regards to specific uses the ELR states that the majority of land for offices appears to be suitable for development, commercially viable and available. - The majority of supply for manufacturing is constrained, the ELR states that it may be difficult to bring this land back into use or reallocate for other employment uses. - The lack of suitable, available and commercially viable land for B8 warehousing is problematic for St Helens given the established demand requirements for this use.
What is the total supply of land by type identified?	B1: 17 ha B2: 48 ha B8: 10 HA
Has supply been disaggregated below LA level?	Yes - Following site appraisals, each site was placed in one of six groups (see "how has supply been identified" section) which defined its development status. Each group has been further disaggregated into use type. Being placed in groups 3, 4 or 6 meant that a site was not suitable for employment land. Therefore the 75 ha of achievable employment land supply was placed in either groups 1, 2 and 5, This information, further disaggregated by use type, been replicated in Table 2.
If so, how, and what is supply at this disaggregated level?	- Information is contained in Table 2 in the "Notes and Comments" section.
Has this been tested through engagement with businesses or commercial market agents?	Yes - Key stakeholders were consulted through a Stakeholder Workshop to analyse the proposed employment scenarios and employment land supply. This was carried out so that the ELR was informed by local market intelligence.
How has supply been identified?	- A 2005 study by White Young Green into St Helens employment land supply was used as a baseline for Regeneris' study. The 2005 data was updated through site visits, consultations with Council officers and individual site assessments to give a view of supply in 2008. - The 2005 White Young Green study assessed sites brought forward by St Helens Council which were either allocated for employment or were classified as emerging opportunities.

	- For the 2008 report a proforma was designed to appraise each employment land site along the following bases: 1. Physical description of site and planning status 2. Qualitative assessment of ground conditions, surrounding environment, access and sustainability. 3. Commercial assessment of market potential 4. Overview of the site's future potential 5. Analysis of how any development constraints could be overcome. - Following the appraisal, each site was classified into one of the following categories (same categories as 2005 report): Group 1: Suitable for employment uses, commercially viable and available Group 2: Suitable and available for employment uses but constrained Group 3: Not available for employment uses Group 4: Not suitable for employment uses Group 5: Suitable for expansion of existing employment uses Group 6: Strategic site
Does supply include planning permissions? (on non-allocated land)	No
Have other non-allocated sites been included?	No
Has a call for sites exercise been undertaken?	No - Only sites originally put forward by St Helens Council for its 2005 ELR have been assessed in the 2008 report.
Has supply been considered by phase of availability?	Partly
How have the phases been defined? (method)	- Each suitable employment site in the identified supply has been categorised as either "Non-Constrained," "Constrained," or "Suitable for Expansion." However, no timeframe regarding deliverability for each category has been provided.
What is the supply by phase (including by type, and by disaggregated area, and by phase if available)	- Table 2 in the "Notes and Comments" section below disaggregates the employment land supply by its deliverability status.

NOTES / COMMENTS:

- Regeneris Consulting and Vernon and Co were appointed by St Helens Borough Council in July 2008 to carry out an Employment Land Review (ELR). The ELR is a key document in the Council's LDF preparation.

- The ELR provides an assessment of the likely volume of floorspace and employment land that the Borough will require over the period to 2025.

Table 1: Summary of Employment Change Scenarios

Employment Scenario	Overall Employment Change 2006 - 2025	%age Change 2006 - 2025	Average Annual Rate of Change
Baseline	3,000	4%	0.20%
Project Delivery	4,100	5%	0.20%
Labour Supply	7,000	10%	1.00%
Unconstrained Growth	17,900	25%	1.30%

Table 2: Total Employment Land Supply by Site Status

Use Type	Group 1 "Non-Constrained" (Ha)	Group 2 "Constrained" (Ha)	Group 5 "Suitable for Expansion" (Ha)	Total All Groups (Ha)
B1 Office	13.09	3.69	0.00	17
B2 Manufacturing	13.39	35.18	0.00	49
B8 Warehousing	0.00	2.53	7.19	10
Total	**26**	**41**	**7**	**75**

ELR Supply Pro-Forma: West Lancashire Borough Council Joint Employment Land and Premises Study, January 2010, BE Group

What is the total supply of land identified?	- Total employment land supply is 507.42 ha, located across 161 sites. - 18% of the identified employment land supply is potentially constrained and unavailable. This is primarily down to it; being too costly to remediate; already in use; aspirations for alternative use; or due to retention of expansion land. Excluding all but expansion land reduces the realistic supply figure to 446.90 ha. The figures for potentially constrained and unavailable land by authority are: Halton: 31 ha at risk Sefton: 13 ha at risk West Lancashire: 10 ha at risk Knowsley: 6 ha at risk - The majority of the total identified supply are undeveloped sites within existing employment areas. The report states that this land totals 290 ha, and has scope to recycle or intensify development. - 60% of the total amount of sites identified are small (under 2 ha in size). Over 66% of Sefton's employment sites are classified as small. - The report states that potential supply shortages are envisaged. Office land is lacking in Widnes, Knowsley and Skelmersdale. Industrial land is in short supply in Runcorn. Both types of land are lacking in North Sefton and West Lancashire (outside Skelmersdale). Despite this, the report states that all four Councils meet the RSS requirement of having at least 30% of identified supply as being available within three years.
What is the total supply of land by type identified?	Office Use (B1a / B1b): 105 ha Industrial Use (B1c / B2 / B8): 241 ha Either Office or Industrial Purposes: 161 ha - A more detailed breakdown by use class is detailed in Table 6 in the "notes and comments" section below.
Has supply been disaggregated below LA level?	Yes
If so, how, and what is supply at this disaggregated level?	- As the report is a combined study, the total identified employment land supply of 507.42 ha has been disaggregated by authority (the breakdown of the realistic employment land supply of 446.90 ha is in brackets): Halton: 210.02 ha (178.94 ha) Knowsley: 156.77 ha (151.14 ha) Sefton: 70.73 ha (57.36 ha) West Lancashire: 69.90 ha (59.46 ha)

	- Supply has been further disaggregated by distribution of sites by settlement within an authority (Tables 1 – 4 in the below "notes and comments" section). - Employment land supply has been disaggregated by proposed use class in Table 5. - Table 6 disaggregates the identified supply as to whether it is brownfield or greenfield. - The future availability of sites by phase has been disaggregated by authority in Table 7 This has been further broken down into authority-specific settlements, however these have not been replicated in this proforma. - Table 8 disaggregates the total employment land supply by the sites current status; On the Market; Available but not Marketed; Partly Available; Not Available. Not Available land is defined for the following reasons: 1. Land held by developers for speculative or bespoke developments 2. Land being retained by the owners as expansion land for their own future use 3. Land currently under development 4. Land where ownership or other constraints mean it is not being brought forward to the market for employment uses at present.
Has this been tested through engagement with businesses or commercial market agents?	Yes - Key stakeholders were consulted during the production of the report.
How has supply been identified?	- Each Council carried out a survey of its land, which identified 161 suitable employment sites across all four authorities. The report states that each Council has different methods of monitoring employment land which led to some inconsistencies in approach. - BE Group then assessed each site by the following criteria; proximity to the strategic highway network; prominence; public transport; planning status; services availability; constraints; environmental setting; flexibility and availability. The assessment was used to judge how attractive sites are to potential occupiers and developers. - The 18% of land which is potentially constrained and unavailable (thus reducing the realistic land supply to 446.90 ha) was noted.
Does supply include planning permissions? (on non-allocated land)	Unclear - The report states that buildings with planning permission for conversion / redevelopment were included in the potential employment land supply. However, the report does not specify whether these planning permissions are on non-allocated land.
Have other non-allocated sites been included?	Unclear - It would appear that some unallocated sites were brought forward through the call for sites exercise, however the report does not explicitly state this.

Has a call for sites exercise been undertaken?	Yes - It appears that the sites put forward by the respective authorities SHLAA call for sites exercises were analysed as part of the Employment Land and Premises Study. - The report states that the call for sites exercise demonstrates the pressure on allocated and existing sites for alternative, higher value uses (more-often-than-not residential). Indeed, as a result of the SHLAA call for sites exercise all four authorities identified land with scope for release from its existing employment status. - Despite this, the call for sites exercise in Halton, Knowsley and West Lancashire did bring forward potential employment areas that could deliver new allocations. However, most of these would require removal from current Green Belt designations. - The call for sites exercise did not identify any new employment land in Sefton. Indeed, the situation in Sefton is one of protecting the existing employment land.
Has supply been considered by phase of availability?	Yes
How have the phases been defined? (method)	- An assessment by BE Group as to when a site may come forward for development was carried out. This was an assessment of timescale based on; general market demand (from discussions with stakeholders); supply pipeline; ownership situation; planning status; infrastructure and services required. Although all sites identified as employment land are nominally available, they have been broken down into the following phases: Years 0 – 1 Years 1 – 3 Years 3 – 5 Year 5 +
What is the supply by phase (including by type, and by disaggregated area, and by phase if available)	- This information is set out in Table 5 in the below "notes and comments" section.

NOTES / COMMENTS:

- The joint study has a base date of April 2008.
- The study also reviewed the current portfolio of employment land and premises within each local authority. Minimum size thresholds of 0.125 ha (sites) and 250 sq m (premises) were set for Knowsley, Sefton and West Lancashire

Table 1: Halton Identified Total Supply by Area		
Area	**Number of Sites**	**Total Area (Ha)**
Runcorn	30	85.61
Widnes	32	124.41
Total	**62**	**210.02**

Table 2: Knowsley Identified Total Supply by Area		
Area	**Number of Sites**	**Total Area (Ha)**
Halewood	1	18.44
Huyton	11	16.62
Knowsley Business Park	12	11.01
Knowsley Industrial Park	25	68.89
Prescot	5	41.81
Total	**54**	**156.77**

Table 3: Sefton Identified Total Supply by Area		
Settlement	**Number of Sites**	**Total Area (Ha)**
North Sefton	6	17.14
South Sefton	19	54.04
Total	**25**	**71.18***

*Unclear why this figure stands at 71.18 ha. Throughout report, figure stated as 70.73 ha

Table 4: West Lancashire Identified Total Supply by Area		
Settlement	**Number of Sites**	**Total Area (Ha)**
Skelmersdale	13	54.42
Other	7	15.48
Total	**20**	**69.90**

		Table 5: Employment Land Availability by Use Class				
		Local Authority				
		Halton	**Knowsley**	**Sefton**	**West Lancashire**	**Total**
Office B1a	*Number of Sites*	15	6	7	5	**33**
	Area (ha)	43.02	12.41	18.50	19.71	**93.64**
High Tech B1b	*Number of Sites*	5	0	0	0	**5**
	Area (ha)	16.65	0.00	0.00	0.00	**16.65**
Light Industry B1c	*Number of Sites*	11	8	4	1	**24**
	Area (ha)	7.46	4.49	2.68	0.47	**15.10**
General Industry B2	*Number of Sites*	4	3	0	0	**7**
	Area (ha)	10.03	21.42	0.00	0.00	**31.45**
Warehouse B8	*Number of Sites*	7	3	0	2	**12**

	Area (ha)	81.87	9.50	0.00	17.34	**108.71**
Industrial / Warehouse B1c, B2, B8	*Number of Sites*	9	18	4	10	**41**
	Area (ha)	29.90	36.99	6.52	22.32	**95.73**
Industrial / Warehouse / Office B1a, B1c, B2, B8	*Number of Sites*	11	16	10	2	**39**
	Area (ha)	21.09	71.96	43.03	10.06	**146.14**
	Total Sites	**62**	**54**	**25**	**20**	**161**
	Total Area	**210.02**	**156.77**	**70.73**	**69.90**	**507.42**

(Source: Table 6)

	Table 6: Total Land Supply by Land Type			
	Greenfield Land		**Brownfield Land**	
Local Authority	**Number of Sites**	**Area (Ha)**	**Number of Sites**	**Area (Ha)**
Halton	19	96.63	43	113.39
Knowsley	15	45.12	39	111.65
Sefton	0	0.00	25	70.73
West Lancashire	11	49.79	9	20.11
Total	**45**	**191.54**	**116**	**315.88**

(Source: Table 7)

		Table 7: Phased Employment Land Supply				
		Availability (Ha)				
Authority	**Use Type**	**Years 0 - 1**	**Years 1 - 3**	**Years 3 - 5**	**Year 5+**	**Total**
Halton	Office	8.67	36.85	3.34	5.85	**54.71**
	Industrial	12.48	50.79	8.66	51.50	**123.43**
	Either	5.33	21.11	1.44	4.00	**31.88**
	Sub-Total	*26.48*	*108.75*	*13.44*	*61.35*	**210.02**
Knowsley	Office	2.15	10.26	0.00	0.00	**12.41**
	Industrial	1.74	31.72	1.43	33.01	**67.90**
	Either	19.18	17.88	38.40	1.00	**76.46**
	Sub-Total	*23.07*	*59.86*	*39.83*	*34.01*	**156.77**
Sefton	Office	0.25	17.42	0.00	0.83	**18.50**
	Industrial	1.53	5.95	1.72	0.00	**9.20**
	Either	7.29	32.36	2.05	1.33	**43.03**
	Sub-Total	*9.07*	*55.73*	*3.77*	*2.16*	**70.73**
West Lancashire	Office	9.50	5.21	0.00	5.00	**19.71**
	Industrial	4.80	27.04	1.30	6.99	**40.13**
	Either	0.00	9.82	0.00	0.24	**10.06**
	Sub-Total	*14.30*	*42.07*	*1.30*	*12.23*	**69.90**
Overall Total		**72.92**	**266.41**	**58.34**	**109.75**	**507.42**

(Source: Table 95)

Table 8: Total Identified Supply by Current Status						
Authority	**Site Type**	**On the Market**	**Available But Not Marketed**	**Not Available**	**Partly Available**	**Total**
Halton	Office	0.00	3.50	51.21	0.00	**54.71**
	Industria;	0.00	8.81	114.62	0.00	**123.43**
	Either	4.77	4.30	21.32	1.49	**31.88**
	Sub-Total	*4.77*	*16.61*	*187.15*	*1.49*	***210.02***
Knowsley	Office	1.40	0.00	11.01	0.00	**12.41**
	Industria;	7.63	9.36	46.04	4.87	**67.90**
	Either	46.73	0.00	29.73	0.00	**76.46**
	Sub-Total	*55.76*	*9.36*	*86.78*	*4.87*	***156.77***
Sefton	Office	13.17	2.53	2.80	0.00	**18.50**
	Industria;	0.53	0.00	8.67	0.00	**9.20**
	Either	5.69	14.88	10.74	11.72	**43.03**
	Sub-Total	*19.39*	*17.41*	*22.21*	*11.72*	***70.73***
West Lancashire	Office	0.00	0.00	14.50	5.21	**19.71**
	Industria;	7.10	2.60	30.43	0.00	**40.13**
	Either	0.00	9.82	0.24	0.00	**10.06**
	Sub-Total	*7.10*	*12.42*	*45.17*	*5.21*	***69.90***
Overall Total		**87.02**	**55.80**	**341.31**	**23.29**	**507.42**

(Source: Table 94)

ELR Supply Pro-Forma: Wirral Metropolitan Borough Council, Employment Land Study, August 2009, BE Group

What is the total supply of land identified?	- The identified gross employment land supply totals 233.41 ha. All of this land is undeveloped and/or allocated employment land across 93 sites. The report states that by 2010 the employment land supply is expected to reduce to 203.71 ha (based on past rates of development). - 78% of the land supply is only available in the longer term (five years onwards). This means that there is a distinct shortage of immediately available, developable land – significantly lower than the 30% level recommended in the RSS and resulting in a shortage of immediately available developable land. - The report states that the realistic employment land supply at 2010 could be significantly reduced to 125.20 ha. - The gross 2010 figure of 203.71 ha should be rationalised by removing 12 sites that are subject to an existing use and by de-allocating a further 15 sites which are now committed / approved for non-employment uses or where the locations fit with residential development proposals. The report also recommends that another 3 sites which have severe constraints, if deemed commercially unviable, should be de-allocated and that another four existing employment areas be re-designated as residential areas. The Council has not taken a formal view on whether to de-allocate these sites. The total includes port-related sites/intermodal freight terminals and the Wirral Waters sites. Port related/ intermodal sites are excluded based on advice in policy W3 of former RSS. The ELPS report also contains a recommendation (p.158) that these sites do deliver employment, and should therefore continue to be included. The abolition of RSS also removes the requirement to discount these sites. Therefore they should continue to be included in the employment land supply. The proposed de-allocations also include the Wirral Waters sites – which were not assessed as part of the ELPS. Clearly, Wirral Waters has the potential to provide a significant portion of Wirral's employment land over the coming years (the planning application proposes c.422,000 sqm of B1 office space) and it would be illogical to exclude it from the supply. An informal update of the current employment land supply, shows potential land totalling 273.17 ha currently available, suggesting that the shortfall could only be 29.33 ha (against a total demand of 302.5 ha by 2030). Clearly, the density at which major schemes in Wirral (e.g. Wirral Waters, Scotts Quay, Woodside and Hind Street) will be brought forward at, will have a bearing on how much employment demand will be met. In addition, the Core Strategy time period is now reduced to 2027 which equates to a reduction in demand of 29.7 ha (i.e. 3 years @ 9.9 ha per annum).
What is the total supply of	- Total supply by use class has not been included in the ELR. Total supply by

land by type identified?	more broadly defined uses is in the report. This information has been replicated in Table 1 in the "notes and comments" section below.
Has supply been disaggregated below LA level?	Yes - Supply has been disaggregated by broadly defined suitable use types. This information has been set out in Table 1 in the "notes and comments" section below. - Supply has been disaggregated by its location by ward and whether the land is serviced (a site is serviced if utilities and road access are available, and it is cleared and ready for development) (Table 2)
If so, how, and what is supply at this disaggregated level?	Information has been set out in Tables in the "notes and comments" section below.
Has this been tested through engagement with businesses or commercial market agents?	Yes - Interviews and workshops with key market stakeholders such as investors and agents occurred throughout the study. A survey of 275 businesses was also carried out. - Some sites were identified as employment land supply following the Council's consultation regarding its LDF "call-for-sites" during 2007. Consultees identified potential suitable use types.
How has supply been identified?	- The majority of the identified gross employment land supply (222.59 ha / 84 sites) was taken from the schedule of Wirral MBC's April 2007 Annual Monitoring Report. During the course of BE Group's ELR study, a further 10.82 ha of land across nine sites came forward, these were identified by: 1. Responses to the Council's consultation regarding it's LDF "call-for-sites". 2. Sites which Wirral MBC identified as available for development within its existing employment areas. Sites at Wirral Waters which included Sky City, Vittoria Studios and Marina View were not assessed in the ELR. - After the gross employment land supply had been identified, each site was appraised to analyse its attractiveness to developers and the overall quality of the land resource. The criteria they were assessed on were; proximity to the M53; prominence; public transport; planning status; services availability; population density; constraints; environmental setting; flexibility and; availability. The latest informal update of the current employment land supply, shows potential land totalling 273.17 ha currently available.
Does supply include planning permissions? (on non-allocated land)	Yes - All sites with extant planning permission at the base date were included in the ELR..
Have other non-allocated sites been included?	Yes - Some sites were identified as employment land supply following the Council's consultation regarding its LDF "call-for-sites" during 2007. These

	were subsequently included in the Borough's gross employment land supply. The ELR supply included all sites that the Council considered were likely to be appropriate for employment development, irrespective of their current designation.
Has a call for sites exercise been undertaken?	Yes - A formal call for sites exercise was conducted as part of the LDF as a preliminary to the ELR and other associated land availability evidence studies.
Has supply been considered by phase of availability?	Yes
How have the phases been defined? (method)	- Sites have been phased following individual assessment regarding when they will be ready for development. The timescale for each site has been assessed by the following criteria; market demand; ownership situation; planning status; infrastructure and; the services required. Local market agents and developers were consulted during this process.
What is the supply by phase (including by type, and by disaggregated area, and by phase if available)	- This information is set out in Table 3 in the "notes and comments" section below.

NOTES / COMMENTS:

- BE Group were commissioned to carry out an Employment Land and Premises Study for Wirral MBC, the findings of the report will be used to underpin the evidence base of the Council's LDF to 2030.The base date for the study is 1st April 2007.

Table 1: Total Supply by Land Use Type

Site Type	Number of Sites	Serviced Land (Ha)	Unserviced Land (Ha)	Total Land (Ha)
Industrial	50	9.62	87.00	96.62
Industrial / Office	19	10.35	39.32	49.67
Industrial / Office / Port	3	2.51	0.96	3.47
Industrial / Port	8	0.00	62.07	62.07
Office / Port	1	0.00	0.83	0.83
Office	12	7.64	13.11	20.75
Total	**93**	**30.12**	**203.29**	**233.41**

Table 2: Total and Serviced Employment Land by Location			
Ward	**Number of Sites**	**Total Employment Land (Ha)**	**Land Which is Serviced (Ha)**
East Wirral			
Bromborough	24	81.78	21.02
Bidston & St James	17	44.63	1.84
Seacombe	15	19.89	1.36
Birkenhead & Tranmere	11	15.11	2.63
Eastham	3	21.71	0.00
Rock Ferry	1	24.50	0.00
Wallasey	3	1.97	0.36
Prenton	5	1.54	1.07
Sub-Total	*79*	*211.13*	*28.28*
West Wirral			
Hoylake & Meols	5.00	0.22	
Leasowe & Moreton East	5	14.07	0.15
Moreton West & Saughall Massie	2	0.28	1.45
Clatterbridge	1	4.72	0.24
Greasby, Frankby & Irby	1	2.99	0.00
Sub-Total	*14*	*22.28*	*1.84*
Total	**93**	**233.41**	**30.12**

Table 3: Land Availability by Phase					
Site Type	**Number of Sites**	**Years 0 - 1**	**Years 0 - 3**	**Years 3 - 5**	**Years 5+**
Industrial	50	3.94	11.36	0.20	81.12
Industrial / Office	19	0.34	13.03	11.04	25.26

Industrial / Office / Port	3	0.00	0.00	0.00	3.47
Industrial / Port	8	0.00	0.00	0.00	62.07
Office / Port	1	0.00	0.00	0.00	0.83
Office	12	0.00	10.57	0.00	10.18
Total (Ha)	**-**	**4.28**	**34.96**	**11.24**	**182.93**
Total (Sites	**93**	**14**	**27**	**3**	**49**

ELR Supply Pro-Forma: Cheshire West and Chester Employment Land and Premises Study, November 2009, BE Group

What is the total supply of land identified?	- The identified gross employment land supply totals 596 ha across 103 sites. The report states that 20% of this land is serviced, and approximately 30% is available for development within three years (close to meeting RSS targets). The majority of the land supply is suited to industrial development. - This gross figure is substantially reduced when other factors are considered. Some of the land supply is due to be developed for specialist uses only; other sites are subject to being lost to non-employment uses; some land is constrained and may not be brought forward; whilst other sites are held by local businesses with a view to expansion. - When the above constraints are considered, the report states that under a worst case scenario the employment land supply may be reduced to 197 ha across 59 sites. (Information set out in Table 1 in the “notes and comments” section). - However the report goes on to states that a more realistic assumption is that actual employment land supply stands at 371 ha across 80 sites (Table 1) - The report concludes that Cheshire West and Chester will need to identify another 131 ha of employment land supply over the RSS period to 2026. (Information set out in Table 2 in the “notes and comments” section).
What is the total supply of land by type identified?	- The identified gross employment land supply has not been split by use class, but simply by whether it is suitable for office, industrial, or both office and industrial uses: Office Use: 46.58 ha Industrial Use: 373.28 ha Office and Industrial Use: 176.15 ha - Further analysis has taken place for each site assessing its suitability for development by market segment (as defined by ODPM’s Employment Land Review Guidance). This information is set out in Table 3.
Has supply been disaggregated below LA level?	Yes
If so, how, and what is supply at this disaggregated level?	- The identified gross land supply has been disaggregated in a number of ways. This information has been replicated in the tables in the “notes and comments” section below. - The allocation of specific uses to each site has been further disaggregated by location (as explained in the “what is the total supply of land by type identified” section). These tables have not been replicated in this proforma. - Table 1 sets out the land supply by its likelihood of being available for employment uses.

	- Table 2 sets out where additional employment land supply will need to be identified across the Authority. - Table 4 sets out the distribution of employment land by location, and the amount that is serviced (utilities and road access are in place)
Has this been tested through engagement with businesses or commercial market agents?	No - Interviews with property market stakeholders and a survey of 343 businesses (200 responses) took place when conducting the study. It appears that this consultation was focused on demand, rather than identifying supply and then allocating this supply to specific uses.
How has supply been identified?	- The report does not categorically state how the employment land supply has been identified. It is believed that all allocated employment sites within Cheshire West and Chester were brought forward. These were then assessed by BE Group. - Para 12.31 states that the supply has been identified from Local Authority information – Annual Monitoring Reports, Development Plan allocations and existing Databases. This also includes windfall sites with planning permission that aren't allocated. - The assessments scored each site by the following criteria; proximity to the strategic highway network; prominence; public transport; planning status; services availability; constraints; environmental setting; flexibility and availability. - Sites under construction as at 1st April 2008 were included in the supply. - Certain sites were not included in the employment land supply. These included; sites under 0.25 ha in size; are building conversions rather than sites; are underutilised or occupied premises rather than sites.
Does supply include planning permissions? (on non-allocated land)	Yes
Have other non-allocated sites been included?	Yes – some non-allocated sites included in the former Ellesmere Port area
Has a call for sites exercise been undertaken?	No (Although some representations have been made through consultation on Core Strategy Topic Papers and Issues and Options.)
Has supply been considered by phase of availability?	Yes
How have the phases been defined? (method)	- An assessment as to when individual employment sites will come forward for development was carried out. The assessment of timescale included discussions with stakeholders and sites owners and was based on the following factors; market demand; ownership situation; planning status; infrastructure and; services required. Each site's delivery potential was placed in one of the following phases:

	0 – 1 Years 1 – 3 Years 3 – 5 Years 5+ Years
What is the supply by phase (including by type, and by disaggregated area, and by phase if available)	- The land supply by phase has been set out in Table 5 in the "notes and comments" section below.

NOTES / COMMENTS:

- The Employment Land and Premises Study has been carried out to provide evidence to underpin and inform Cheshire West and Chester's LDF for the period to 2026, as well as support economic development.
- BE Group were commissioned to undertake the study by the four authorities who merged to form the new Unitary Authority of Cheshire West and Chester.
- The base date for the study is 1st April 2008.

Table 1: Identified Employment Land Supply (Gross / Realistic Total / Worst Case Scenario)

Area	*Headline Land Supply (Ha)*	*Excluded Sites (Ha)*	*Potential Land Losses (Ha)*	*Realistic Scenario (Ha)*	*Constrained Sites (Ha)*	*Expansion Land (Ha)*	*Worst Case Scenario (Ha)*
Chester	37.86	0.00	1.16	36.70	25.00	0.00	11.70
Ellesmere Port	256.64	0.00	60.21	196.43	109.58	0.00	86.85
Northwich	66.67	0.00	7.39	59.28	0.00	10.40	48.88
Winsford	26.51	0.00	0.78	25.73	0.00	0.71	25.02
Rural	208.33	144.67	10.88	52.78	0.00	28.50	24.28
Total	**596.01**	**144.67**	**80.42**	**370.92**	**134.58**	**39.61**	**196.73**

Table 2: Distribution of Required Additional Allocations

Area	*Headline Land Supply (Ha)*	*Realistic Land Supply (Ha)*	*New Allocations Required (Ha)*	*Comments*
Chester	37.86	36.70	65.00	Provide new city centre developments, business park and industrial estate
Ellesmere Port	256.64	196.43	0.00	Ellesmere Port already oversupplied

Northwich	66.67	59.28	20.00	Priority is to provide new industrial estate; followed by successor to Gadbrook Park
Winsford	26.51	25.73	35.00	Provide a new business park and then successor schemes to Winsford Park IEs
Rural	208.33	52.78	11.31	Possibly small 2 - 3 ha allocations in Malpas, Frodsham, Helsby, Kelsall etc
Total	**596.01**	**370.92**	**131.31**	

Table 3: Suitability of Sites by ODPM Market Segment

Market Segment	*Number of Sites*	*Total Area (Ha)*
Established or Potential Office Locations	56	224.38
High Quality Business Parks	6	42.35
Research and Technology / Science Parks	3	12.68
Warehouse / Distribution Parks	6	61.29
General Industrial / Business Areas	77	308.60
Heavy / Specialist Industrial Sites	22	385.59
Incubator / SME Cluster Sites	7	40.37
Specialised Freight Terminals	7	127.12
Sites for Specific Occupiers	15	341.77
Recycling / Environmental Industries Site	19	333.92

Table 4: Distribution of Serviced Employment Land

Area	*Number of Sites*	*Headline Land Supply (Ha)*	*Amount Which is Serviced (Ha)*
Chester	17	37.86	7.40
Ellesmere Port	42	256.64	64.19
Northwich	19	66.67	29.46
Winsford	9	26.51	5.41
Rural	16	208.33	5.05
Total	103	596.01	111.51

Table 5: Employment Land Availability by Phase

	Phases (Ha)				
Area	*Years 0 - 1*	*Years 1 - 3*	*Years 3 - 5*	*Years 5+*	*Total*
Chester	3.26	7.33	1.77	25.50	37.86
Ellesmere Port	36.68	48.69	120.98	50.29	256.64
Northwich	24.72	21.63	17.93	2.39	66.67
Winsford	4.70	3.35	14.70	3.76	26.51
Rural	5.05	3.63	20.02	179.63	208.33
Total	**74.41**	**84.63**	**175.40**	**261.57**	**596.01**

ELR Supply Pro-Forma: Warrington Borough Council Employment Land Availability Statement, June 2009

What is the total supply of land identified?	- 166.35 ha of identified supply (99% of this is brownfield) - The total committed and identified as employment land stands at 328.75 ha, this includes 162.40 ha that has been developed or is under construction from 1996. - The 166.35 ha of land identified as supply covers the following sites: 1. Sites with PP 2. Lapsed sites with PP 3. Available sites without PP The Omega UDP allocation
What is the total supply of land by type identified?	- The identified supply of employment land has not been separated by use type, but instead by its planning status. This information is detailed in Table 1 below.
Has supply been disaggregated below LA level?	Yes
If so, how, and what is supply at this disaggregated level?	- The total committed and identified supply of employment land is disaggregated by its current status. This information is replicated in Table 1 in the “notes and comments” section.
Has this been tested through engagement with businesses or commercial market agents?	Unclear - The methodology behind site identification is not forthcoming
How has supply been identified?	- It is understood that employment land supply has been identified in line with the policies of Warrington’s adopted UDP. - The 2009 Land Availability Statement does not specify the methodology behind site identification. It does however make reference to the original 2005 report which is no longer available to view online.
Does supply include planning permissions? (on non-allocated land)	No - The Warrington Land Availability Statement does not include unallocated land. - The planning status of the allocated land is available in Table 1 below.
Have other non-allocated sites been included?	No
Has a call for sites exercise been undertaken?	Unclear - The methodology behind site identification is not forthcoming

Has supply been considered by phase of availability?	No
How have the phases been defined? (method)	
What is the supply by phase (including by type, and by disaggregated area, and by phase if available)	

NOTES / COMMENTS:

- The Warrington Employment Land Availability Statement (ELAS) sets out the take up and supply of land for employment development in the Borough. The report is updated annually, the latest version has a base date of 1st April 2009.
- Warrington Council also produces an annual Employment Land Review.
- The ELAS introduction states that its purpose is to "inform and monitor the employment land policies as contained in the Warrington UDP adopted in January 2006.
- The Warrington UDP sets a policy requirement for the development of 310 ha of employment land between 1996 and 2016. Since 1996 a total of 154.46 ha of land across 153 sites has been developed for employment uses.

Table 1: Total Committed and Identified Employment Land Supply

Site Status as at 1st April 2009	Site Area (Ha)	Greenfield (Ha)	Brownfield (Ha)	%age Brownfield
Completed Between 1996 - 2009	154.46	29.21	125.25	81%
Under Construction at 1st April 2009	7.94	7.10	0.84	11%
Total Committed	*162.40*	*36.31*	*126.09*	*78%*
Sites With PP	70.60	0.40	70.20	99%
Sites With Lapsed PP	26.64	0.46	26.18	98%
Available Sites Without PP	1.44	0.96	0.48	33%
Omega UDP Allocation	67.67	0.00	67.67	100%
Total Identified	*166.35*	*1.82*	*164.53*	*99%*
Grand Total	**328.75**	**38.13**	**290.62**	**88%**

ELR Supply Pro-Forma: Wigan Metropolitan Borough Council, Employment Land Review and Housing Land Availability Assessment, December 2007, Ove Arup and Partners Ltd

What is the total supply of land identified?	- The identified gross employment land supply totals 171.49 ha. This land is located across 21 of Wigan MBC's 35 Primary Employment Areas. The total figure excludes sites with extant PP for employment uses. - 3.94 ha of the gross employment land supply is scheduled to be released for non-employment uses. This results in a net supply of 167.53 ha. - The report states that if a shortfall in the level of employment land supply is identified, then the Borough's safeguarded land could potentially contribute to the supply. In total there is 485.57 ha of safeguarded land, of which 84.76 ha has been appraised as being suitable for employment development if required in the future.
What is the total supply of land by type identified?	Not specified
Has supply been disaggregated below LA level?	No
If so, how, and what is supply at this disaggregated level?	
Has this been tested through engagement with businesses or commercial market agents?	No
How has supply been identified?	- Sites were identified by Wigan MBC's Planning Policy Team. In total 65 sites were identified, including 35 allocated sites in Primary Employment Areas (further divided into 405 sub-sites) and 30 non-allocated sites in Employment Clusters (further divided into 227 sub-sites). - The 65 sites were then assessed by Ove Arup and Partners along the following criteria; commercial viability; local market conditions; quality of site; quality of wider environment; strategic access and catchment; environmental sustainability; other policy considerations. - These criteria allowed the future status of each site to be classified as retained / considered for modernisation / released. - Following these assessments, Wigan's total employment land supply of 171.49 ha across 21 of its Primary Employment Areas were identified.
Does supply include planning permissions? (on non-allocated land)	No Although non-allocated sites were considered during the appraisal process, none have actually been classified as being part of the future land supply.

Have other non-allocated sites been included?	No Although non-allocated sites were considered during the appraisal process, none have actually been classified as being part of the future land supply.
Has a call for sites exercise been undertaken?	Yes - 130 sites were submitted for consideration. As the study combines both housing and employment, the breakdown of submitted sites by commercial / residential uses is not disclosed. However, the report does state that 30 submissions were for mixed-use commercial and residential developments. - Only sites over 0.25 ha in size were appraised by the study.
Has supply been considered by phase of availability?	Yes
How have the phases been defined? (method)	- Each site underwent a quantitative assessment. This placed each site in one of the following phases depending on its development timescale: Short Term: 0 – 3 Years Medium Term: 3 – 5 Years Long Term: 5+ Years
What is the supply by phase (including by type, and by disaggregated area, and by phase if available)	- The gross employment land supply is broken down into the following phases: Short Term (0 – 3 Years) Supply: 111.85 ha Medium Term (3 – 5 Years) Supply: 50.67 ha Long Term (5+ Years) Supply: 8.97 ha

NOTES / COMMENTS:

- Ove Arup and Partners were commissioned in January 2007 to undertake a combined Employment Land Review and Housing Land Availability Assessment for Wigan Metropolitan Borough Council. The combined study will be used to support the evidence base underpinning the Council's LDF.
- The report has a base date of 1st April 2007.

ELR Supply Pro-Forma: Chorley Borough Council, Preston City Council and South Ribble Borough Council, Employment Land Review to 2021, August 2008, Drivers Jonas and WM Enterprise.

What is the total supply of land identified?	- The identified employment land net supply is 248 ha and gross supply is 381 ha across all three Councils. - 156 ha of this (about 60% of the total supply) are vacant allocated employment sites without PP. The majority of the remaining supply are allocated employment sites with PP. Only 6 ha of land are sites with PP for employment development on non-allocated land. - A further 37 ha of land has been identified which are non-allocated sites that have the potential to provide additional floorspace. These have been labelled "other qualitative assessment sites." This increases the gross employment land supply to 381 ha.
What is the total supply of land by type identified?	- The identified gross employment land supply by use type is: B1: 69 ha B2: 100 ha B8: 86 ha - The identified net employment land supply by use type is: B1: 69 ha B2: 95 ha B8: 85 HA
Has supply been disaggregated below LA level?	Yes
If so, how, and what is supply at this disaggregated level?	- The identified employment supply has been disaggregated by the land's allocation and planning status. The data has been further disaggregated by Council. The information is contained in the Tables in the "notes and comments" section below. (the tables have slight rounding difference to those in the ELR report) - Information about the estimated capacity of these sites in square metres has also been calculated, however these figures have not been replicated in this proforma.
Has this been tested through engagement with businesses or commercial market agents?	Yes The report states that as well as analysing Local Plan information, past completions and qualitative assessment information – discussions with local agents also took place when deciding how to apportion particular employment uses (B1 / B2 / B8) to identified supply sites.
How has supply been identified?	- The ELR identified the existing land supply through the analysis of Employment Allocations and Employment Commitments:

	1. Employment Allocations: Sites without PP which are allocated for B1, B2 and B8 uses in the adopted Local Plans of all three Local Authorities. Owner specific sites and sites with other relevant allocations with the potential to accommodate new employment development were also included (i.e. appropriate Urban Renewal Areas). 2. Employment Commitments: These are sites under construction or with extant PP for B1, B2 and B8 uses. Also included are existing employment sites with extant PP for other forms of development. - Allocations which were only available for a specific occupier were excluded from the available total supply until PP was obtained. - All local employment land sites which were identified underwent assessments which appraised their market attractiveness, environmental sustainability and strategic planning / economic considerations.
Does supply include planning permissions? (on non-allocated land)	Yes - The study identifies 6 ha of land that has PP for employment uses on non-allocated land. This is included in the 381 ha of gross employment land supply.
Have other non-allocated sites been included?	Yes - A further 37 ha of land has been identified which are on non-allocated sites without PP which have the potential to provide additional employment. This increases the gross land supply to 292 ha.
Has a call for sites exercise been undertaken?	No
Has supply been considered by phase of availability?	No
How have the phases been defined? (method)	
What is the supply by phase (including by type, and by disaggregated area, and by phase if available)	

NOTES / COMMENTS:

- Drivers Jonas and WM Enterprise were commissioned in May 2007 to carry out an Employment Land Review on behalf of the Central Lancashire Area, which encompasses Chorley Borough Council, Preston City Council and South Ribble Borough Council.

Table 1: Local Plan Employment Allocations (Without PP)

	Use Type (Ha)				
Authority	*B1a*	*B1b & B1c*	*B2*	*B8*	*Total*
Chorley	17.33	7.29	19.52	11.28	55.42
Preston	11.19	19.54	11.95	15.02	57.70
South Ribble	20.63	8.49	6.69	8.49	44.30
Total	**49.15**	**35.32**	**38.16**	**34.79**	**157.42**

	Table 2: Owner Specific Sites (Without PP)				
	Use Type (Ha)				
Authority	*B1a*	*B1b & B1c*	*B2*	*B8*	*Total*
Chorley	0.00	0.00	0.00	0.00	0.00
Preston	0.00	0.00	0.00	0.00	0.00
South Ribble	38.57	38.57	38.57	38.57	154.28
Total	**38.57**	**38.57**	**38.57**	**38.57**	**154.28**

	Table 3: Commitments Within Local Plan Employment Allocations				
	Use Type (Ha)				
Authority	*B1a*	*B1b & B1c*	*B2*	*B8*	*Total*
Chorley	2.66	3.28	6.91	10.12	22.97
Preston	7.22	0.00	10.96	26.70	44.88
South Ribble	7.22	0.68	14.78	13.45	36.13
Total	**17.10**	**3.96**	**32.65**	**50.27**	**103.98**

	Table 4: Commitments Outside of Local Plan Employment Allocations				
	Use Type (Ha)				
Authority	*B1a*	*B1b & B1c*	*B2*	*B8*	*Total*
Chorley	0.97	0.00	0.93	0.95	2.85
Preston	1.39	0.00	0.00	0.03	1.42
South Ribble	0.90	1.00	0.00	0.30	2.20
Total	**3.26**	**1.00**	**0.93**	**1.28**	**6.47**

	Table 5: Pending Losses of Employment Land and Floorspace				
	Use Type (Ha)				
Authority	*B1a*	*B1b & B1c*	*B2*	*B8*	*Total*
Chorley	0.00	10.10	0.20	0.65	10.95
Preston	0.25	2.03	5.84	0.00	8.12
South Ribble	0.00	0.15	0.00	0.25	0.40
Total	**0.25**	**12.28**	**6.04**	**0.90**	**19.47**

	Table 6: Unallocated Sites Without PP but with Potential Capacity to Provide Additional Employment Development				
	Use Type (Ha)				
Authority	*B1a*	*B1b & B1c*	*B2*	*B8*	*Total*
Chorley	0.00	0.75	15.17	1.45	17.37
Preston	3.62	2.97	3.17	2.97	12.73
South Ribble	2.24	2.24	0.00	2.24	6.72
Total	**5.86**	**5.96**	**18.34**	**6.66**	**36.82**