

APPENDIX 33

EMPLOYMENT LAND CALCULATIONS BASED ON OXFORD ECONOMICS FORECASTS BY LOCAL AUTHORITY AREA

A33.1 This appendix comprises the calculations at individual local authority area linked to Tables 124,125 and 127 in Section 9 of the Report.

Employment Occupation Changes at Local Authority Area Level

Halton

Sector	2008		2026	
	Proportion Percent	Number of People	Proportion Percent	Number of people
Agriculture & Fishing	0.12	70	0.06	43
Energy & Water	0.45	275	0.20	139
Manufacturing	12.99	7817	8.17	5641
Construction	7.09	4265	7.07	4883
Distribution; Hotels	20.39	12,272	20.65	14,258
Transport & Communications	12.13	7303	11.56	7981
Financial & Business Services	23.83	14,340	28.89	19,948
Public Administration, Education & Health	17.72	10,665	18.20	12,572
Other Services	5.29	3182	5.20	3592
Total	100.00	60,187	100.00	69,055

Source: OE 2008

Knowsley

Sector	2008		2026	
	Proportion Percent	Number of People	Proportion Percent	Number of people
Agriculture & Fishing	0.24	149	0.15	93
Energy & Water	0.07	38	0.04	29
Manufacturing	20.64	12,545	14.64	9119
Construction	6.07	3688	6.30	3925
Distribution; Hotels	17.27	10,498	18.60	11,589
Transport & Communications	4.32	2623	4.00	2492
Financial & Business Services	16.11	9788	19.62	12,225
Public Administration, Education & Health	31.01	18,842	32.55	20,278
Other Services	4.28	2602	4.10	2552
Total	100.00	60,774	100.00	62,303

Source: OE 2008

Sefton

Sector	2008		2026	
	Proportion Percent	Number of People	Proportion Percent	Number of people
Agriculture & Fishing	0.51	557	0.32	355
Energy & Water	0.12	133	0.09	101
Manufacturing	5.86	6447	4.22	4929
Construction	6.09	6701	6.29	6898
Distribution; Hotels	24.36	26,816	24.69	27,085
Transport & Communications	4.03	4435	3.81	4175
Financial & Business Services	15.29	16,828	17.85	19,581
Public Administration, Education & Health	36.15	39,793	35.75	39,212
Other Services	7.59	8353	6.97	7646
Total	100.00	110,066	100.00	109,682

Source: OE 2008

West Lancashire

Sector	2008		2026	
	Proportion Percent	Number of People	Proportion Percent	Number of people
Agriculture & Fishing	6.41	3305	3.71	1990
Energy & Water	0.05	26	0.03	12
Manufacturing	13.47	6946	7.14	3832
Construction	6.02	3103	6.62	3554
Distribution; Hotels	23.61	12,172	26.88	14,429
Transport & Communications	6.34	3269	6.44	3459
Financial & Business Services	14.31	7379	17.59	9441
Public Administration, Education & Health	25.48	13,135	27.45	15,637
Other Services	4.32	2225	4.14	2223
Total	100.00	51,582	100.00	53,676

Source: OE 2008

Floorspace Required 2008 and 2026 Based on Employment Occupation Changes (sqm)

Area	2008		2026		Percentage Change 2008-2026	
	Office	Industrial	Office	Industrial	Office	Industrial
Halton	579,487	310,415	696,432	317,332	20.2	2.2
Knowsley	564,970	276,411	601,251	247,559	6.4	(10.4)
Sefton	1,037,712	364,876	1,059,019	347,207	2.0	(4.8)
West Lancashire	465,518	244,834	503,241	220,573	8.1	(9.9)
Total	2,647,687	1,196,536	2,859,943	1,132,671	8.0	(5.3)

Source: OE 2008

Employment Land Need (Oversupply) Based on Employment Occupation Changes 2008-2026. Based on Development Density of 3900 sqm/ha

Area	Office, ha	Industrial, ha	Total, ha
Halton	29.99	1.77	31.76
Knowsley	9.30	(7.40)	1.90
Sefton	5.46	(4.53)	0.93
West Lancashire	9.67	(6.22)	3.45
Total	54.42	(16.38)	38.04

Source: OE 2008

Employment Land Oversupply (Need) Based On OE Forecasts Percentage Change Applied To Existing VO Stock Data

Area	Existing Stock, sqm		Percentage Increase (Decrease)		Floorspace Need / Oversupply sqm		Land, ha		Total ha
	Office	Industrial	Office	Industrial	Office	Industrial	Office	Industrial	
Halton	265,000	1,602,000	20.2	2.2	(53,350)	(35,244)	(13.68)	(9.04)	(22.72)
Knowsley	128,000	2,052,000	6.4	(10.4)	(8192)	213,408	(2.10)	54.72	52.62
Sefton	382,000	1,051,000	2.0	(4.8)	(7640)	50,448	(1.96)	12.94	10.98
West Lancashire	74,000	1,274,000	8.1	(9.9)	(5994)	126,126	(1.54)	32.34	30.80
Total	849,000	5,979,000	8.0	(5.3)	(75,176)	354,738	(19.28)	90.96	71.68

Source: OE 2008