

REPORT TO: Environment and Urban Renewal Policy and Performance Board

DATE: 22nd June 2022

REPORTING OFFICER: Operational Director – Policy, Planning & Transport

PORTFOLIO: Environment and Urban Renewal

SUBJECT: Delivery and Allocations Local Plan – Preliminary Development Update

WARDS: All

1.0 PURPOSE OF THE REPORT

1.1 The report presents the initial findings from the annual monitoring of housing and employment development against DALP targets.

2.0 RECOMMENDATION: That the report be noted.

3.0 SUPPORTING INFORMATION

3.1 Council adopted the Delivery and Allocations Plan in March of this year. The Plan covers the period from 2014~2037.

3.2 The Plan sets out a number of development targets for the provision of housing and the supply of land for employment and retail development, including,

- Housing = 8,050 net dwelling gain at an average of 350 per annum.
- Employment = 180 hectares to be made available

3.3 The annual monitoring of granted planning permissions and construction starts and completions (April~March) has been completed and this report presents some of the interim findings together with some updated demographic projections (Appendix A).

4.0 POLICY IMPLICATIONS

4.1 These surveys forms part of the routine monitoring of progress on the delivery of the development plan policies. Should the monitoring identify that the Plan was not being successfully delivered this may trigger the need for an early full or partial review (as appropriate).

5.0 FINANCIAL IMPLICATIONS

5.1 There are no financial implications. .

6.0 IMPLICATIONS FOR THE COUNCIL'S PRIORITIES

6.1 Children and Young People in Halton

Data report – no implications identified.

6.2 Employment, Learning and Skills in Halton

Data report – no implications identified.

6.3 A Healthy Halton

Data report – no implications identified.

6.4 A Safer Halton

Data report – no implications identified.

6.5 Halton's Urban Renewal

Data report – no implications identified.

7.0 RISK ANALYSIS

7.1 Data report – no implications identified. The data has been collected and is being analysed in-house as part of the normal planning function.

8.0 EQUALITY AND DIVERSITY ISSUES

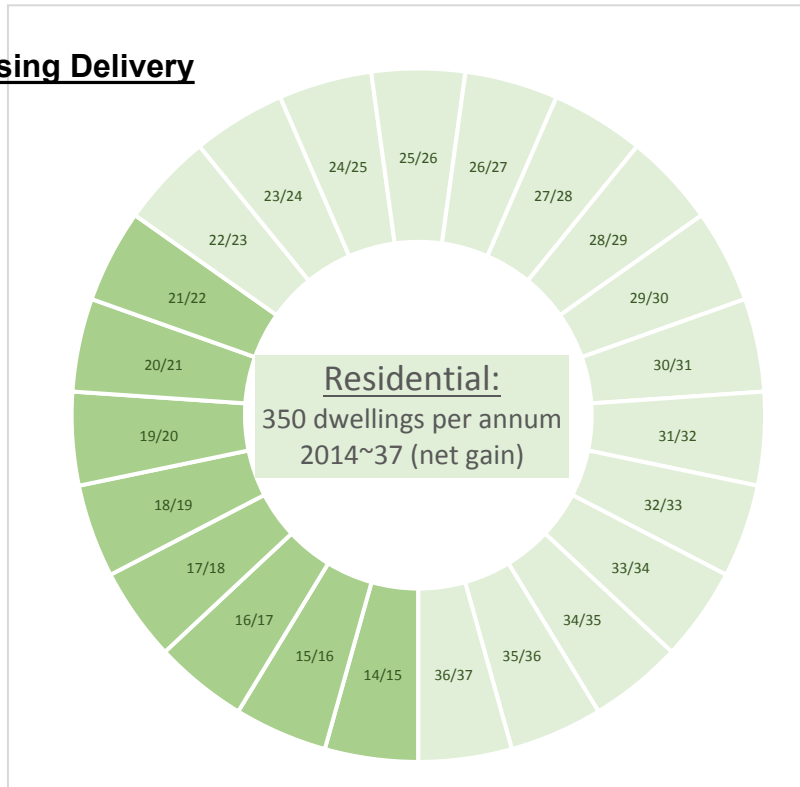
8.1 Data report – no implications identified.

9.0 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

Document	Place of Inspection	Contact Officer
Halton Delivery and Allocations Local Plan	https://www3.halton.gov.uk/Documents/planning/planning%20policy/newdalp/DALP-%20Adopted%20%28Links%29%20Web%20v1-2.pdf	Alasdair Cross, Planning & Transport Strategy

**Halton Delivery and Allocations Local Plan –
Delivery**

1. Housing Delivery



1.1. The DALP policy sets out a housing requirement for 8,050 net dwelling gain (2014~37) at an average rate of 350 dwellings per annum. To date 3,479 additional dwellings have been delivered.

1.2. The chart above shows that we are 8 years into the 23 year plan period, and if delivery was exactly on target we would have delivered around 2,800 dwellings (green shading). To date we have delivered 3,479 additional dwellings showing delivery is running slightly ahead of target.

1.3. Delivery has slowed considerably over the last two years. In the last year only 14 units (gross) were completed in Widnes, 10 (net) after subtracting 4 losses. This reflects the fact that all of the land allocations in Widnes from the 2005 UDP had been built out.

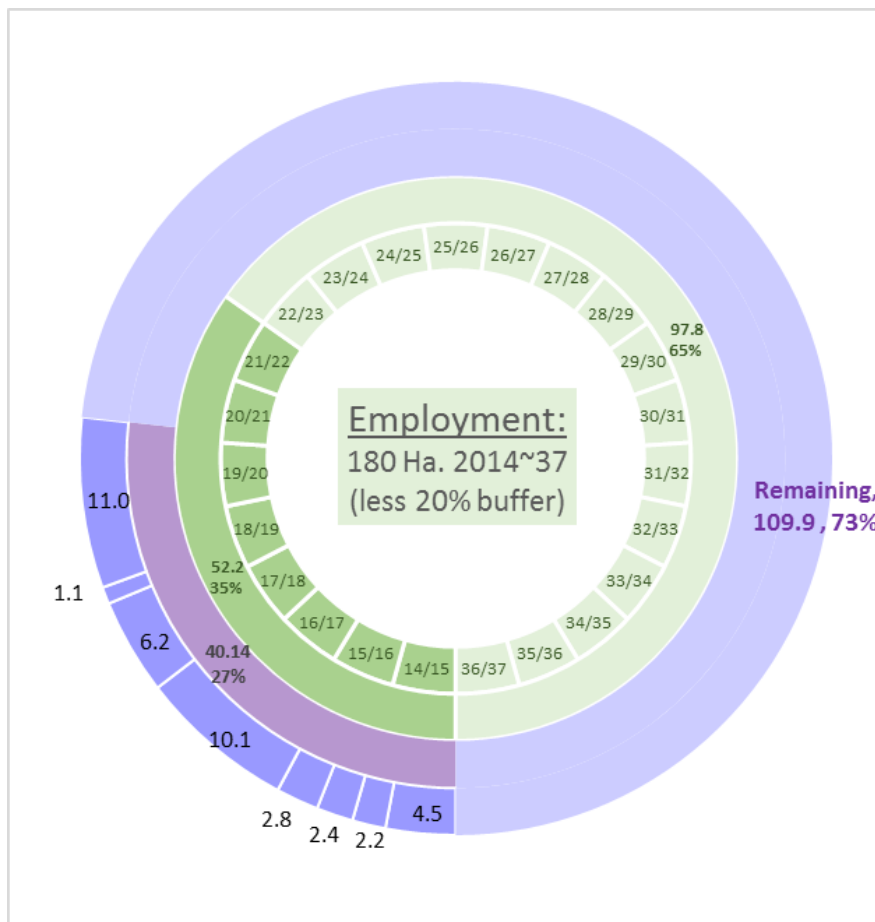
2021/22	Gross Dwelling Gain	Losses from demolitions / Conversions	Net Dwelling Gain	
Runcorn	144	2	142	93%
Widnes	14	4	10	7%
Halton	158	6	152	100%

2. Employment Land and Jobs

2.1. The DALP policy sets out a requirement for land to be made available for employment purposes of 180 Ha. (gross) over the plan period.

2.2. Over the plan period to date, a total of 40 Ha of employment development has been completed at an average rate of 5 ha per annum. The latest years figure boosted considerably by Marshall's development on the former site of Bayer Crop Science off Gorsey Lane.

Hectares	Office	R&D	Lgt Ind	Manf.	Distribution		E(g),B2, B8	Sui Generis	Mixed Use	TOTAL
	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8 Small	B8 Large				
2014/15	0	0	0.03	0.4	0.98	0	0	3.09	0	4.5
2015/16	0.02	1.39	0	0	0.69	0	0	0.05	0	2.15
2016/17	0	0	0	0	0.81	0	0	1.56	0	2.37
2017/18	0.57	0	0	1.37	0.82	0	0	0	0	2.76
2018/19	0.65	0	0.04	5.66	0	3.74	0	0	0	10.09
2019/20	0.01	0	0	0.05	1.45	2.43	2.25	0	0	6.19
2020/21	0.07	0	0	0	1.02	0	0	0	0	1.09
2021/22	1.28	0	0	0	0	8.75	0.96	0	0	10.99
Total 2014-2022	2.60	1.39	0.07	7.48	5.77	14.92	3.21	4.70	-	40.14
Annual Average	0.33	0.17	0.01	0.94	0.72	1.87	0.40	0.59	-	5.02



2.3. The chart above shows that we are 8 years into the 23 year plan period, and if delivery was exactly on target we would have delivered around 52 Ha. of employment development (green shading). To date we have delivered around 40 ha. showing take-up is running slightly behind target.

2.4. As at 1st April 2022 there was 129 Ha. of identified available employment land across 52 sites.

Floorspace

2.5. The development to date totals slightly over 150,000 SqM or 1.6 million square feet of new floorspace. Of this 53,339 SqM or 574,000 square feet was delivered last year.

Sq.M	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8 Small	B8 Large	E(g), B2,B8	SG	Mixed Use	SqM
2014/15	895		329	3,136				6,441		10,801
2015/16	435	5,421		41	1,419			478		7,794
2016/17			316	2,247	1,328			2,638		6,529
2017/18	1,704	1,950		4,851	9,504					18,009
2018/19	2,160			10,244		10,653				23,057
2019/20	91			567	1,560	9,660	9,219	144		21,241
2020/21	6,706			1,119			2,597			10,422
2021/22	3,937			3,069	3,684	37,160	5,489			53,339
Total 2014-2022	15,928	7,371	645	25,274	17,495	57,473	17,305	9,701	-	151,192
Annual Average	1,991	921	81	3,159	2,187	7,184	2,163	1,213	-	18,899

Jobs

2.6. Government's Homes England produced standard assumptions for the level of jobs density for differing forms of employment development. These assumptions are expressed as the average area of floorspace per employee. No standard assumptions are available for sui generis uses.

2.7. Whilst accepting that there can be significant differences between jobs densities within similar sectors the average figures can be applied to calculate a reasonable figure for the number of jobs that the additional floorspace could be expected to support.

Notional Jobs	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8 Small	B8 Large	E(g), B2,B8	SG	Mixed Use	TOTAL
<i>SqM/Job</i>	12	50	47	36	70	95	70			
2014/15	75	-	7	87	-	-	-			169
2015/16	36	108	-	1	20	-	-			166
2016/17	-	-	7	62	19	-	-			88
2017/18	142	39	-	135	136	-	-			452
2018/19	180	-	-	285	-	112	-			577
2019/20	8	-	-	16	22	102	132			279
2020/21	559	-	-	31	-	-	37			627
2021/22	328	-	-	85	53	391	78			936

Total 2014-2022	1,327	147	14	702	250	605	247	-	-	3,293
Annual Average	166	18	2	88	31	76	31	-	-	412

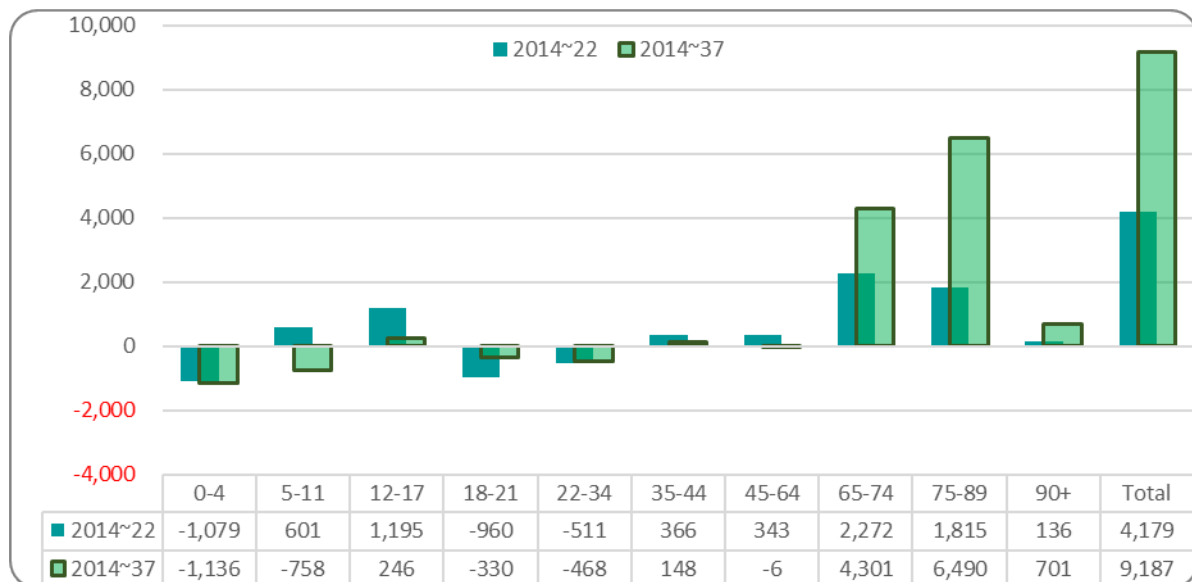
2.8. The new floorspace provided over the plan period to date could support around 3,300 jobs.

3. Population Change

3.1. Sub-National Population Projections are issued by the Office for National Statistics every two years. These projections look at trends over the preceding 5 years and project forward 25 years.

3.2. They provide an estimate of the demographic changes likely to occur over the Delivery and Allocations Plan plan period.

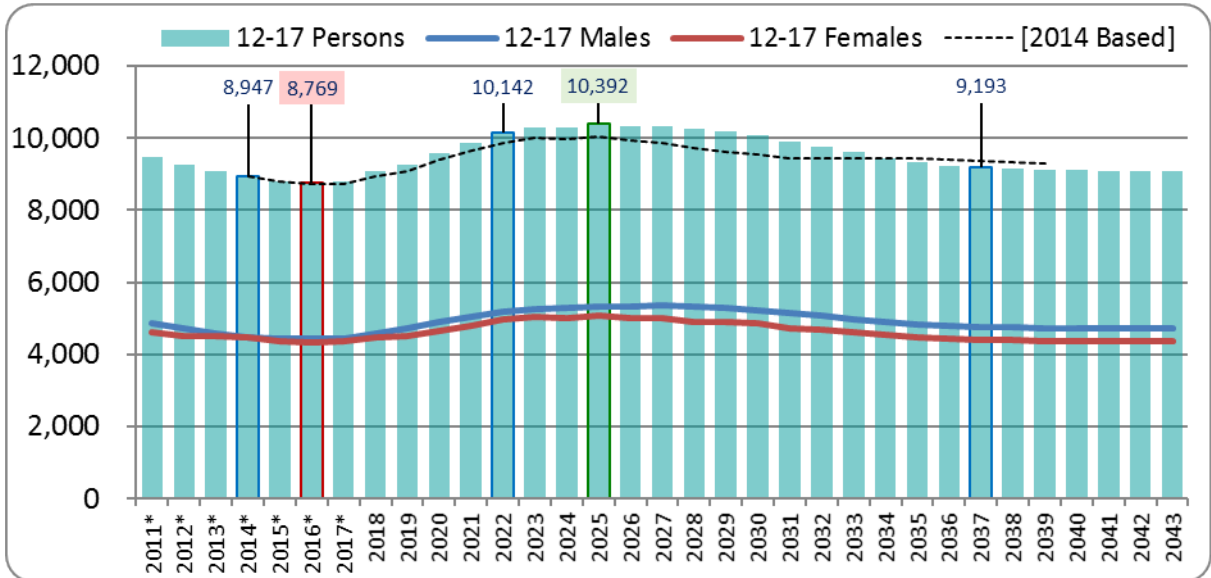
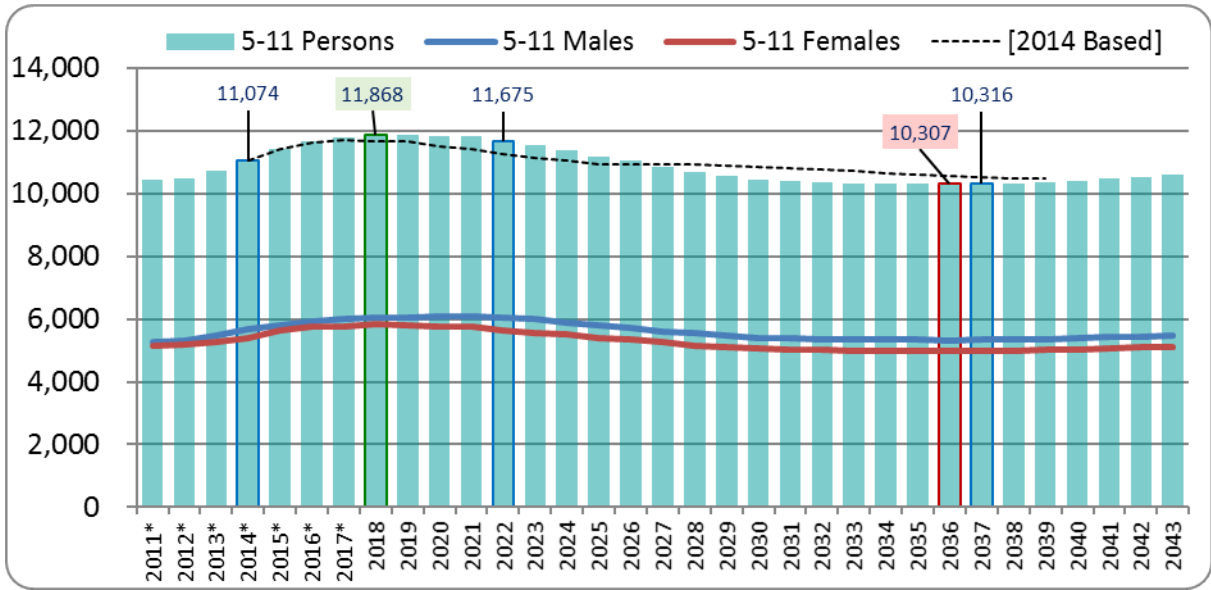
Projected population change over DALP Plan Period.



3.3. The chart shows figures from the latest (2018 based) projections and show that population of the borough is now expected to grow by over 9,000 during the plan period. This is almost double the rate expected in the 2014 based figures.

3.4. 45% of the projected growth in total population between 2014 and 2037 has occurred by 2022. Growth is not spread evenly across all age ranges.

3.5. The population of primary and secondary school age was projected to have grown by 600 and 1,200 respectively over the first 8 years of the plan period however the number of primary school age are projected to have peaked in 2018 and to decline to 750 less than their 2024 figure by 2037. Secondary age numbers are expected to rise by a further 250, peaking in 2025 and then falling back to end the plan period only slightly higher than in 2014.



3.6. The population of working age is projected to have increased by 3,200 over the plan period to date, with a further growth of 2,184 projected by 2037.

