

Sefton, Halton, Knowsley & West Lancashire Joint Employment Land & Premises Study

Sefton Metropolitan Borough Council / Halton Borough Council / Knowsley Metropolitan Borough Council / West Lancashire District Council

Brief

BE Group was appointed by Sefton, Halton, Knowsley and West Lancashire local authorities to undertake a joint employment land and premises study.

The key aims of the study were:

- To inform the Local Development Framework process
- To make sure there is enough employment land and premises
- To advise on the monitoring of employment land.



Activities

- Review of local, regional and national policies and strategies
- Site visits to assess land and premises
- Survey of local companies to identify key issues and understand future property requirements
- Extensive consultation with stakeholders including property agents, developers and public sector agencies
- Assessment of historical land take-up to determine likely future need
- Use of economic modelling to assess land and premises needs
- Identification and prioritisation of a new portfolio of sites and premises.

Outcome

There is a shortage of land across the four areas, although much of this need could potentially be met through regeneration/remodelling opportunities in existing employment areas.

Halton has the highest overall land supply, although only a small amount of it is readily available. It also has the greatest land need.

Knowsley also has extensive land need, and modifications to greenbelt boundaries may be required to provide additional supply.

Depending on the method of forecasting, Sefton has sufficient land. However, there is a significant shortage of good quality sites in Southport and Formby.

West Lancashire has a shortage of available land, while some rural employment areas are recommended for release to other uses.

