

# High Speed Rail (Crewe – Manchester)

## Supplementary Environmental Statement 2 and Additional Provision 2 Environmental Statement

### Volume 5: Appendix SE-001-00000

#### **Socio-economics**

Updated socio-economics baseline information

MA01: Hough to Walley's Green

MA02: Wimboldsley to Lostock Gralam

MA03: Pickmere to Agden and Hulseheath

MA06: Hulseheath to Manchester Airport

MA07: Davenport Green to Ardwick

MA08: Manchester Piccadilly Station

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Department  
for Transport

High Speed Two (HS2) Limited has been tasked by the Department for Transport (DfT) with managing the delivery of a new national high speed rail network. It is a non-departmental public body wholly owned by the DfT.

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# 1 Introduction

- 1.1.1 This report is an appendix to the socio-economics assessment which forms part of Volume 5 of the Supplementary Environmental Statement 2 (SES2) and Additional Provision 2 Environmental Statement (AP2 ES).
- 1.1.2 This appendix provides details of changes to baseline data used in the socio-economics assessment since the production of the High Speed Two (HS2) High Speed Rail (Crewe – Manchester) Environmental Statement (ES) published in 2022<sup>1</sup> (the main ES), and the Supplementary Environmental Statement 1 (SES1) and Additional Provision 1 Environmental Statement (AP1 ES) also published in 2022<sup>2</sup>.
- 1.1.3 This report covers the following community areas (CA):
- Hough to Walley’s Green (MA01);
  - Wimboldsley to Lostock Gralam (MA02);
  - Pickmere to Agden and Hulseheath (MA03);
  - Hulseheath to Manchester Airport (MA06);
  - Davenport Green to Ardwick (MA07); and
  - Manchester Piccadilly Station (MA08).
- 1.1.4 This appendix should be read in conjunction with:
- the SES2 and AP2 ES Volume 2, Community Area reports (which contain the revised socio-economic assessment, where relevant);
  - the SES1 and AP1 ES Volume 2, Community Area reports (where relevant); and
  - the main ES Volume 2, Community Area reports.
- 1.1.5 In order to differentiate between the original scheme and the subsequent changes, the following terms are used:
- ‘the original scheme’ – the Bill scheme submitted to Parliament in 2022, which was assessed in the main ES;
  - ‘the SES1 scheme’ – the original scheme with any changes described in the SES1 that are within the existing powers of the Bill;
  - ‘the AP1 revised scheme’ – the original scheme as amended by the SES1 changes the AP1 amendments;

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<sup>1</sup> High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement*. Available online at: <https://www.gov.uk/government/collections/hs2-phase2b-crewe-manchester-environmental-statement>.

<sup>2</sup> High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Supplementary Environmental Statement 1 and Additional Provision 1 Environmental Statement*. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-supplementary-environmental-statement-1-and-additional-provision-1-environmental-statement>.

- ‘the SES2 scheme’ – the original scheme with any changes described in the SES1 (submitted in July 2022) and the SES2; and
- ‘the AP2 revised scheme’ – the original scheme as amended by the SES1 and SES2 changes (as relevant) and the AP2 amendments.

## 1.2 Scope and methodology of the assessment

1.2.1 The Environmental Impact Assessment (EIA) Scope and Methodology Report<sup>3</sup> set out in the main ES, (see main ES, Volume 5, Appendix: CT-001-00001) should be referred to for details of the socio-economic assessment and scope.

## 1.3 Updated socio-economic baseline information

1.3.1 Since the main ES, the following baseline information has been updated:

- datasets reflecting changes to the business and labour market from the Office for National Statistics (ONS), namely:
  - UK Business Counts (UKBC) (January – December 2021);
  - Business Register and Employment Survey (BRES) (January – December 2021); and
  - Annual Population Survey (APS) (January – December 2021).
- vacancy rates for industrial and warehousing property and for office space, with information supplied by Estates Gazette.

1.3.2 A review of local authority level employment land reports has been undertaken and updates are presented, where relevant (MA06, MA07 and MA08).

1.3.3 The baseline information is presented for each community area below and is considered, where relevant, in the assessment presented in Volume 2 of the SES2 and AP2 ES.

1.3.4 Since the main ES, and the SES1 and AP1 ES, the future baseline has been updated to include additional planning applications and committed developments. These are presented for all community areas, with the exception of MA03, and are considered in the assessment where relevant.

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<sup>3</sup> High Speed Two Ltd (2022), High Speed Rail (Crewe - Manchester), *Environmental Statement, Environmental Impact Assessment Scope and Methodology Report*, Volume 5, Appendix: CT-001-00001. Available online at: <https://www.gov.uk/government/collections/hs2-phase2b-crewe-manchester-environmental-statement>.



## 2 Hough to Walley's Green (MA01)

### 2.1 Introduction

- 2.1.1 This section sets out the updated socio-economic baseline information from the ONS and the Estates Gazette datasets for the Cheshire East Council (CEC) area.
- 2.1.2 Since SES1 and AP1 ES, the future baseline has been updated and is presented below.

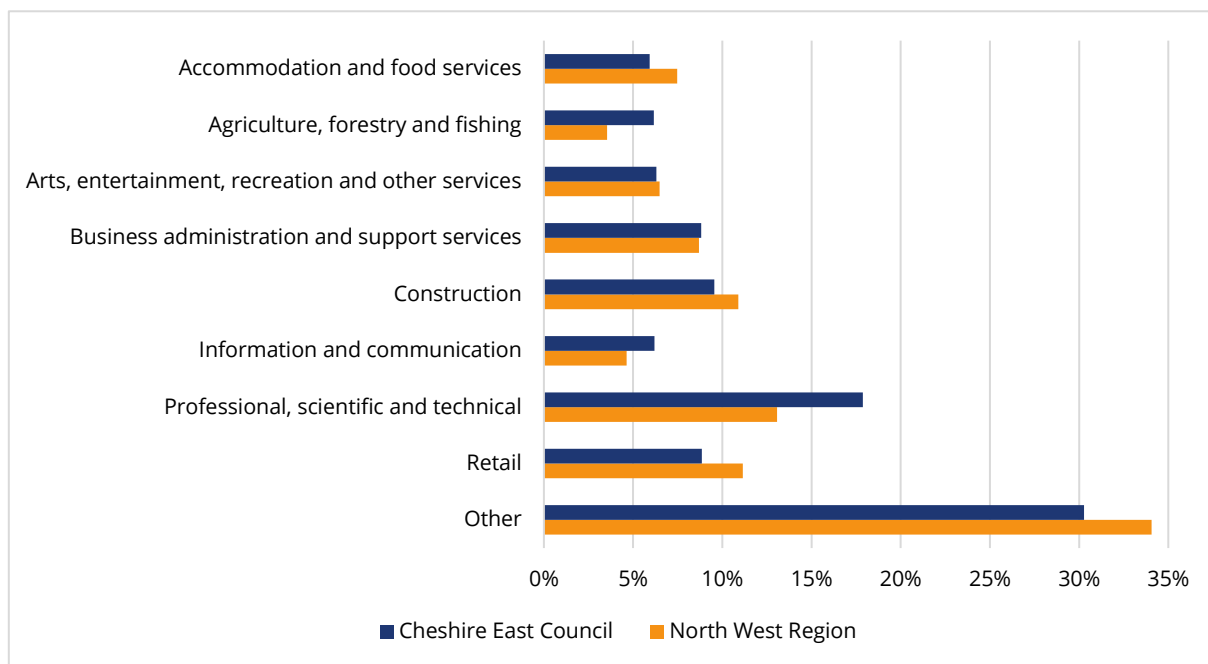
### 2.2 Business and labour market

- 2.2.1 Within the CEC administrative area there is a wide spread of business types reflecting a diverse range of commercial activities. In the CEC area in 2021 the professional, scientific and technical (18%) and construction (10%) sectors accounted for the two largest proportions of businesses, followed by retail (9%) and business administration and support services (9%), as shown in Figure 1. For comparison within the North West region, the largest sectors were: professional, scientific and technical (13%); and retail (11%); followed by construction (11%); and business administration and support services (9%)<sup>4</sup>.

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<sup>4</sup> Office for National Statistics (ONS) (2021), *UK Business Counts - Local units by industry and employment size band*. Available online at: <http://www.nomisweb.co.uk/datasets/idbrlu>.

**Figure 1: Business sector composition in the Cheshire East Council area and the North West region**

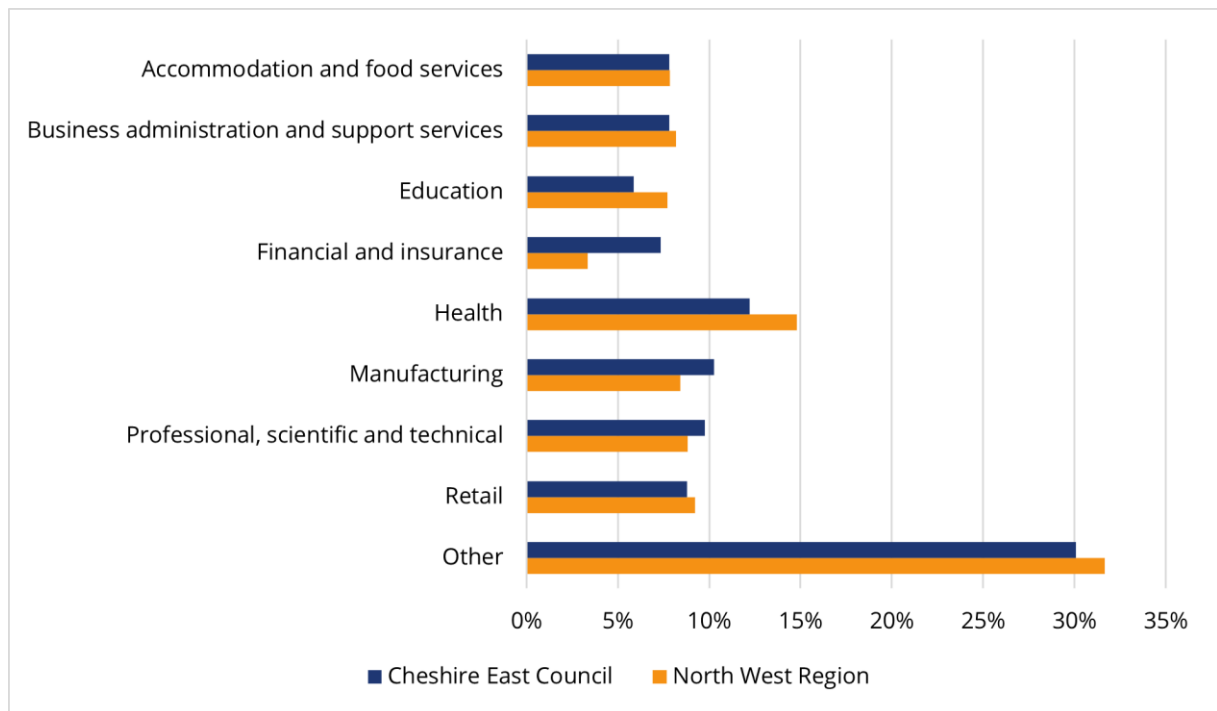


2.2.2 In 2021<sup>5</sup>, approximately 205,000 people<sup>6</sup> worked in the CEC area. According to the ONS BRES (2021), the top four sectors in terms of share of employment were: health (12%); manufacturing (10%); professional, scientific and technical (10%); and retail (9%), as shown in Figure 2. These compare with the top four sectors for the North West region, which were: health (15%); professional, scientific and technical (9%); retail (9%); and manufacturing (8%).

<sup>5</sup> ONS (2021), *Business Register and Employment Survey*. Available online at: <http://www.nomisweb.co.uk/datasets/newbres6pub>.

<sup>6</sup> This number includes both residents and non-residents of CEC who work within its boundaries.

**Figure 2: Employment by industrial sector in the Cheshire East Council area and the North West region**



2.2.3 According to the APS (2021)<sup>7</sup>, the employment rate<sup>8</sup> within the CEC area was 75% (167,000 people)<sup>9</sup>, which was lower than that recorded for both the North West region (77%) and England (79%). In 2021, unemployment in the CEC area was 3.2%, which was lower than that recorded both for the North West region (4.7%) and England (4.6%).

2.2.4 The APS (2021)<sup>7</sup> also shows that 46% of CEC residents aged 16-64 were qualified to National Vocational Qualification Level Four (NVQ4) and above, which was higher than that recorded for both the North West region (39%) and England (43%), while 4.4% of residents had no qualifications, which was lower than that recorded both for the North West region (7.5%) and England (6.4%).

## 2.3 Property

2.3.1 Based on the latest available data from the Estates Gazette (October 2022)<sup>10</sup>, the average vacancy rate for industrial and warehousing property in the CEC area has been assessed as 20% based on marketed space against known stock.

<sup>7</sup> ONS (2021), *Annual Population Survey*. Available online at: <http://www.nomisweb.co.uk/datasets/apsnew>.

<sup>8</sup> The proportion of working age (16-64 year olds) residents in employment.

<sup>9</sup> This number includes the jobs held by residents of CEC irrespective of where they work.

<sup>10</sup> Based on marketed space identified from Estates Gazette data (EGi) (October 2022).

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**Updated socio-economics baseline information**

2.3.2 Based on the latest available data from the Estates Gazette (October 2022)<sup>10</sup>, the average vacancy rate for office space in the CEC area is 13%.

## 2.4 Future baseline

2.4.1 The Planning data report of the main ES and the SES1 and AP1 ES (see Volume 5, Appendix: CT-004-00000 of the main ES and the SES1 and AP1 ES Volume 5, Appendix: CT-004-00000) provides details of committed developments assumed to have been implemented by 2025. This information has been supplemented by the committed developments listed in the equivalent Volume 5 Planning data report of the SES1 and AP1 ES and the SES2 and AP2 ES (see the SES1 ES and AP1 ES Volume 5, Appendix: CT-004-00000 and SES2 ES and AP2 ES Volume 5, Appendix: CT-004-00000).

2.4.2 Committed developments of relevance to the socio-economic assessment that would materially alter the future baseline during construction of the AP2 revised scheme in this area, are set out in Table 1.

**Table 1: Committed developments of relevance to socio-economics in the Hough to Walley's Green (MA01) area**

Map book reference <sup>11</sup>	Planning reference	Description	How this is considered in the assessment
MA01/470A	21/3846C	Location: Park House Residential Home, Congleton Road, Sandbach, CW11 4SP. Proposed construction of 8 serviced apartments and community room and conversion of the existing community room into a one bedroom apartment.	Informing future baseline.
MA01/496S	21/6400N	Location: Swimming Pool, Flag Lane, Crewe, CW2 7QX. Development of Flag Lane Baths, Crewe into a flagship Community Centre for the town. Refurbishment of exterior of the building, proposed landscaping and general refurbishment of the external grounds. Change of use from a public swimming pool, to a Sui Generis hub.	Informing future baseline.

<sup>11</sup> SES2 and AP2 ES Volume 5, Planning Data / Committed Developments Map Book: Map Series CT-13 – Committed Developments, maps CT-13-303-R2, CT-13-302 and CT-13-303-L1.

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Map book reference <sup>11</sup>	Planning reference	Description	How this is considered in the assessment
MA01/497S	21/5466N	Location: Mile House, Middlewich Road, Leighton, Cheshire, CW1 4QH. Change of use of dwelling house (Use Class C3) to a residential institution (Use Class C2) accommodating 6 children and associated support staff and alterations to driveway and access previously approved under application ref 21/2778N.	Informing future baseline.

- 2.4.3 Implementation of committed developments MA01/470A, MA01/496S and MA01/497S could result in an increase of 50 jobs, altering the future baseline. As such, these committed developments have been included as part of the future baseline and considered within the SES2 and AP2 ES assessment where relevant.
- 2.4.4 MA01/470A, MA01/496S and MA01/497S do not affect the assessment of the AP2 revised scheme’s likely impacts on socio-economic receptors during construction and operation.

## 3 Wimboldsley to Lostock Gralam (MA02)

### 3.1 Introduction

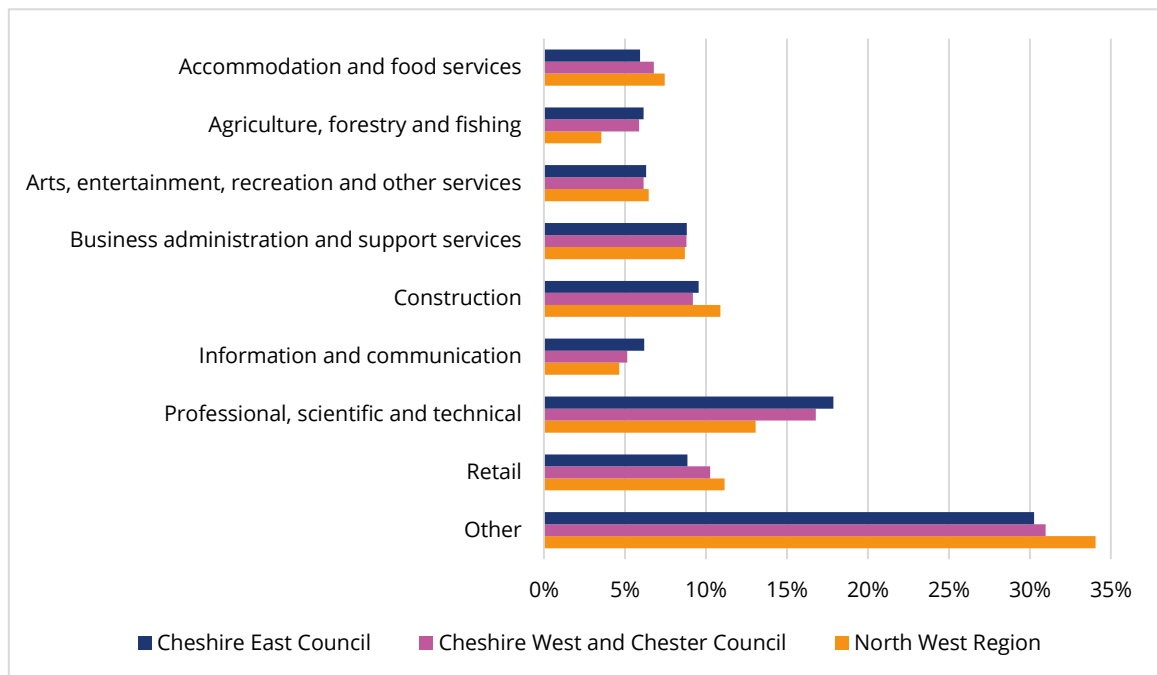
3.1.1 This section sets out the updated socio-economic baseline information from the ONS and the Estates Gazette datasets for the CEC and Cheshire West and Chester Council (CWCC) areas.

3.1.2 Since the SES1 and AP1 ES, the future baseline has been updated and is presented below.

### 3.2 Business and labour market

3.2.1 Within the CEC and CWCC administrative areas there is a wide spread of business types reflecting a diverse range of commercial activities. In the CEC area in 2021, the professional, scientific and technical sector accounted for the largest proportion of businesses (18%), with construction the second largest (10%), followed by business administration and support services (9%) and retail (9%). In the CWCC area in 2021, the professional, scientific and technical sector accounted for the largest proportion of businesses (17%), with retail the second largest (10%), followed by business administration and support services (9%) and construction (9%), as shown in Figure 3. For comparison within the North West region, the largest sectors were: professional, scientific and technical (13%); followed by retail (11%); construction (11%) and business administration and support services (9%)<sup>4</sup>.

**Figure 3: Business sector composition in the Cheshire East Council and Chester West and Chester Council areas and the North West region**

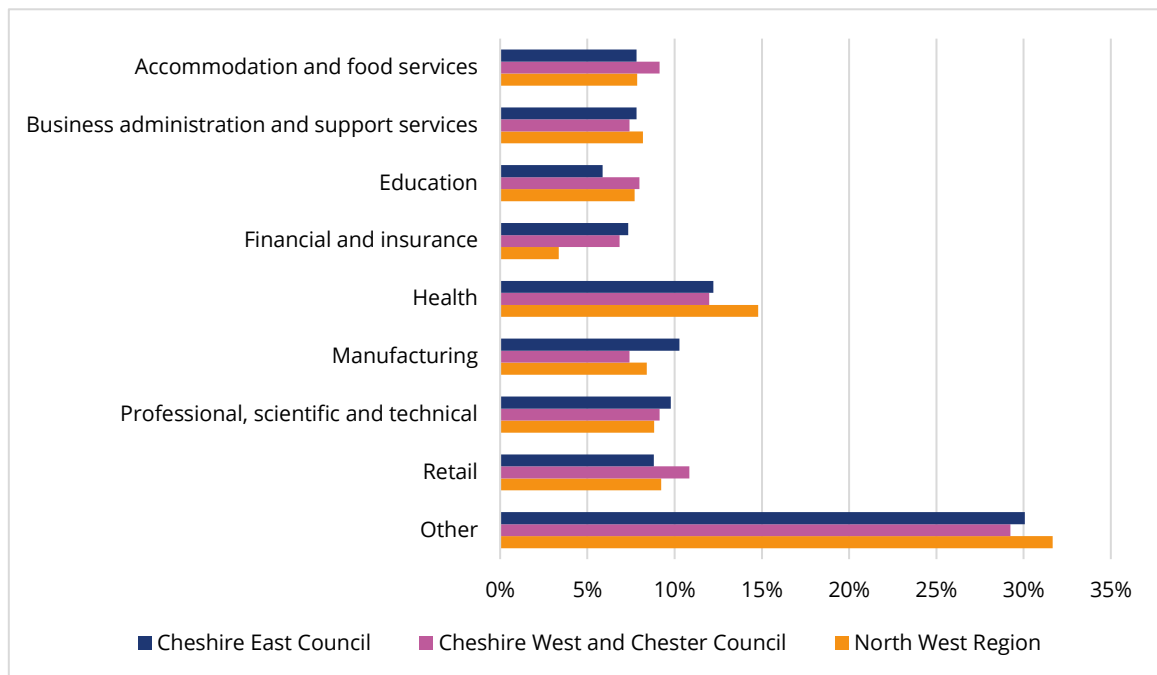


3.2.2 In 2021<sup>5</sup>, approximately 205,000 people<sup>6</sup> worked in the CEC area. According to the ONS BRES (2021), the top four sectors in terms of share of employment in the CEC area were: health (12%); manufacturing (10%); professional, scientific and technical (10%); and retail (9%).

3.2.3 In 2021, approximately 175,000 people<sup>12</sup> worked in the CWCC area. The top four sectors in terms of share of employment in the CWCC area were: health (12%); retail (11%); professional, scientific and technical (9%); and accommodation and food services (9%), as shown in Figure 4. These compare with the top four sectors for the North West region, which were: health (15%); professional, scientific and technical (9%); retail (9%); and manufacturing (8%).

<sup>12</sup>This number includes both residents and non-residents of CWCC who work within its boundaries.

**Figure 4: Employment by industrial sector in the Cheshire East Council and Chester West and Chester Council areas and the North West region**



3.2.4 According to the APS (2021)<sup>7</sup>, the employment rate<sup>8</sup> within the CEC area was 75% (167,000 people)<sup>9</sup> and 79% (158,000 people)<sup>13</sup> in the CWCC area. This compares with an employment rate of 77% recorded for the North West region and 79% for England. In 2021, unemployment in the CEC area was 3.2% and 2.7% in the CWCC area, which was lower than that recorded both for the North West region (4.7%) and England (4.6%).

3.2.5 The APS (2021)<sup>7</sup> also shows that 46% of CEC residents and 44% of CWCC residents aged 16-64 were qualified to NVQ4 and above, which was higher than that recorded for both the North West region (39%) and England (43%), while 4.4% of CEC residents and 6.1% of CWCC residents had no qualifications, which was lower than that recorded both for the North West region (7.5%) and England (6.4%).

### 3.3 Property

3.3.1 Based on the latest available data from the Estates Gazette (October 2022)<sup>10</sup>, the average vacancy rates for industrial and warehousing property in the CEC and CWCC areas have been assessed as 20% and 24%, respectively, based on marketed space against known stock.

3.3.2 Based on the latest available data from the Estates Gazette (October 2022)<sup>10</sup>, the average vacancy rates for office space in the CEC and CWCC areas have been assessed as 13% and 17%, respectively.

<sup>13</sup>This number includes the jobs held by residents of CWCC irrespective of where they work.



## 3.4 Future baseline

- 3.4.1 The Planning data report of the main ES and the SES1 and AP1 ES (see Volume 5, Appendix: CT-004-00000 of the main ES and the SES1 and AP1 ES Volume 5, Appendix: CT-004-00000) provides details of committed developments assumed to have been implemented by 2025. This information has been supplemented by the committed developments listed in the equivalent Volume 5 Planning data report of the SES1 and AP1 ES and the SES2 and AP2 ES (see SES1 ES and AP1 ES Volume 5, Appendix: CT-004-00000 and the SES2 ES and AP2 ES Volume 5, Appendix: CT-004-00000).
- 3.4.2 Committed developments of relevance to the socio-economic assessment that would materially alter the future baseline during construction of the AP2 revised scheme in this area, are set out Table 2.

**Table 2: Committed developments of relevance to socio-economics in the Wimboldsley to Lostock Gram (MA02) area**

Map book reference <sup>14</sup>	Planning reference	Description	How this is considered in the assessment
MA02/422S and MA02/425S	22/00769/FUL and 21/04602/PDR	Location: Wimboldsley Hall, Nantwich Road, Wimboldsley, Cheshire West and Chester, Winsford, CW10 0LW. Conversion of barn A from agricultural use to office use at Wimboldsley Hall, north-west of Warmingham.	Informing future baseline.
MA02/423S and MA02/424S	22/00768/FUL and 21/04603/PDR	Location: Wimboldsley Hall Barns, Nantwich Road, Wimboldsley, Winsford, CW10 0LW. Conversion of barn B from agricultural use to office use at Wimboldsley Hall, north-west of Warmingham.	Informing future baseline.

- 3.4.3 Implementation of MA02/422S and MA02/425S, along with MA02/423S and MA02/424S could result in an increase of approximately 30 additional jobs, altering the future baseline. As such, these committed developments have been included as part of the future baseline and considered within the SES2 and AP2 ES assessment where relevant.
- 3.4.4 None of the identified developments affect the assessment of the AP2 revised scheme's likely impacts on socio-economic receptors during construction and operation.

<sup>14</sup> SES2 and AP2 ES Volume 5, Planning Data / Committed Developments Map Book: map CT-13-304b.

## 4 Pickmere to Agden and Hulseheath (MA03)

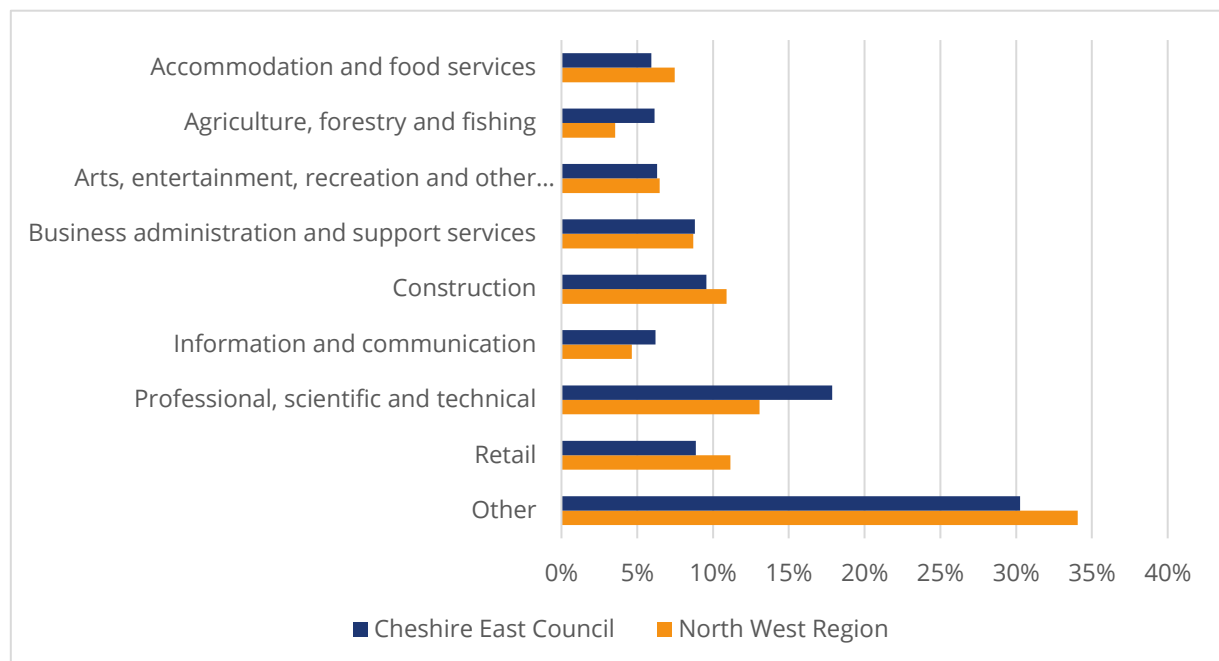
### 4.1 Introduction

- 4.1.1 This section sets out the updated socio-economic baseline information from the ONS and the Estates Gazette datasets for the CEC area.
- 4.1.2 There are no future baseline updates to include for this area.

### 4.2 Business and labour market

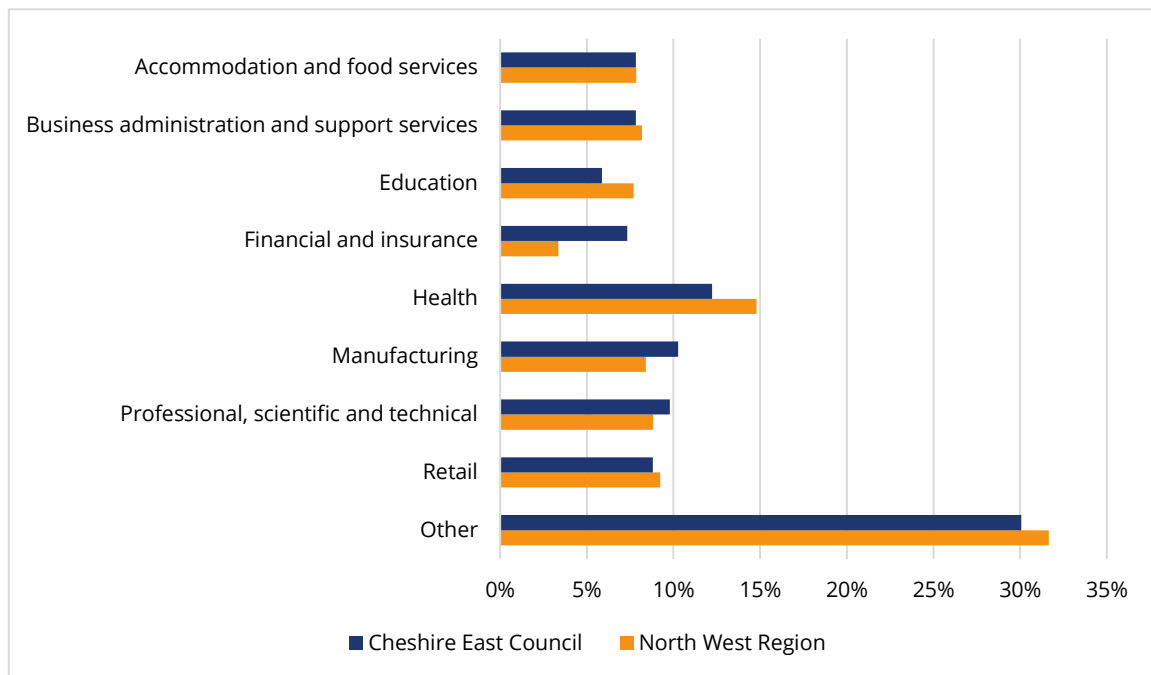
- 4.2.1 Within the CEC administrative area there is a wide spread of business types reflecting a diverse range of commercial activities. In the CEC area in 2021, the professional, scientific and technical (18%) and construction (10%) sectors accounted for the largest proportions of businesses, followed by retail (9%) and business administration and support services (9%), as shown in Figure 5. For comparison within the North West region, the largest sectors were: professional, scientific and technical (13%) and retail (11%); followed by construction (11%) and business administration and support services (9%)<sup>4</sup>.

**Figure 5: Business sector composition in the Cheshire East Council area and the North West region**



- 4.2.2 In 2021<sup>5</sup>, approximately 205,000 people<sup>6</sup> worked in the CEC area. According to the ONS BRES (2021), the top four sectors in terms of share of employment in the CEC area were: health (12%); manufacturing (10%); professional, scientific and technical (10%); and retail (9%), as shown in Figure 6. These compare with the top four sectors for the North West region, which were: health (15%); retail (9%); professional, scientific and technical (9%); and manufacturing (8%).

**Figure 6: Employment by industrial sector in the Cheshire East Council area and the North West region**



4.2.3 According to the APS (2021)<sup>7</sup> the employment rate<sup>8</sup> within the CEC area was 75% (167,000 people)<sup>9</sup>, which was lower than that recorded for both the North West region (77%) and England (79%). In 2021, unemployment in the CEC area was 3.2%, which was lower than that recorded both for the North West region (4.7%) and England (4.6%).

4.2.4 The APS (2021)<sup>7</sup> also shows that 46% of CEC residents aged 16-64 were qualified to NVQ4 and above, which was higher than that recorded for both the North West region (39%) and England (43%), while 4.4% of CEC residents had no qualifications, which was lower than that recorded both for the North West region (7.5%) and England (6.4%).

## 4.3 Property

4.3.1 Based on the latest available data from the Estates Gazette (October 2022)<sup>10</sup>, the average vacancy rates for industrial and warehousing property in the CEC area has been assessed as 20%, based on marketed space against known stock.

4.3.2 Based on the latest available data from the Estates Gazette (October 2022)<sup>10</sup>, the average vacancy rates for office space in the CEC area has been assessed as 13%.

## **5 Hulseheath to Manchester Airport (MA06)**

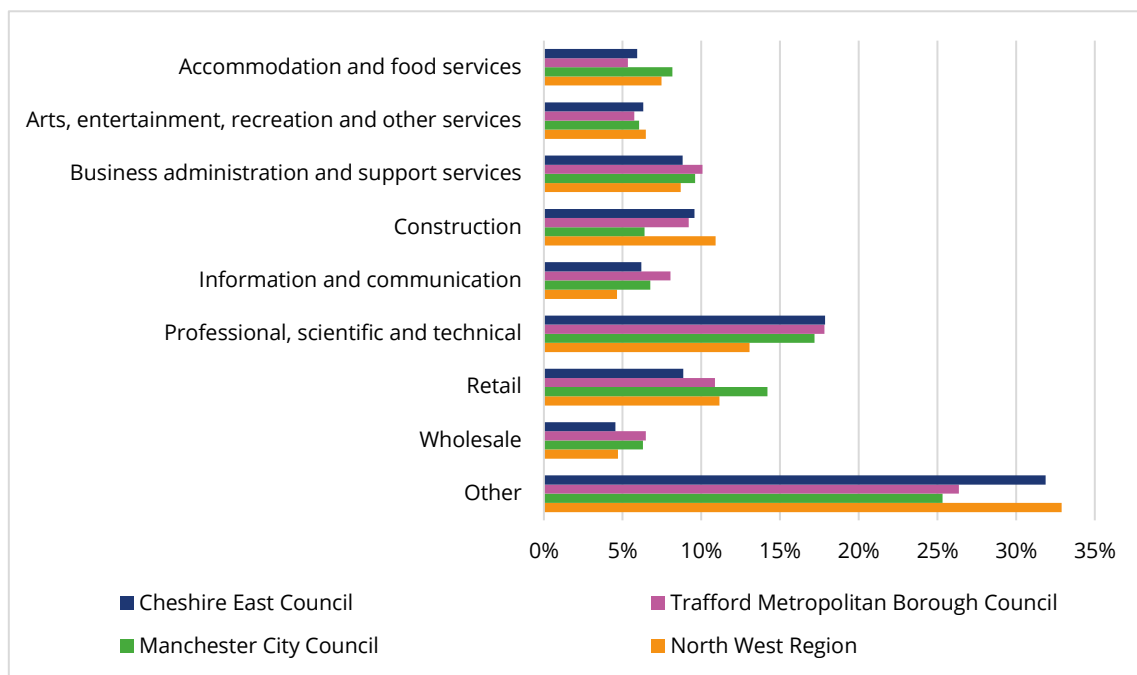
### **5.1 Introduction**

- 5.1.1 This section sets out the updated socio-economic baseline information from the ONS and the Estates Gazette datasets for the CEC, Trafford Metropolitan Borough Council (TMBC) and Manchester City Council (MCC) areas.
- 5.1.2 Since the main ES, the future baseline has been updated and is presented below.

### **5.2 Business and labour market**

- 5.2.1 Within the CEC, TMBC and MCC administrative areas there is a wide spread of business types reflecting a diverse range of commercial activities. In the CEC area in 2021, the professional, scientific and technical sector accounted for the largest proportion of businesses (18%), with construction the second largest (10%), followed by retail (9%) and business administration and support services (9%).
- 5.2.2 In the TMBC area in 2021, the professional, scientific and technical sector accounted for the largest proportion of businesses (18%), with retail the second largest (11%), followed by business administration and support services (10%) and construction (9%).
- 5.2.3 In the MCC area in 2021, the professional, scientific and technical sector accounted for the largest proportion of businesses (17%), with retail the second largest (14%), followed by business administration and support services (10%) and accommodation and food services (8%), as shown in Figure 7. For comparison within the North West region, the largest sectors were professional, scientific and technical (13%) and retail (11%), followed by construction (11%) and business administration and support services (9%)<sup>4</sup>.

**Figure 7: Business sector composition in the Cheshire East Council, Trafford Metropolitan Borough Council and Manchester City Council areas and the North West region**

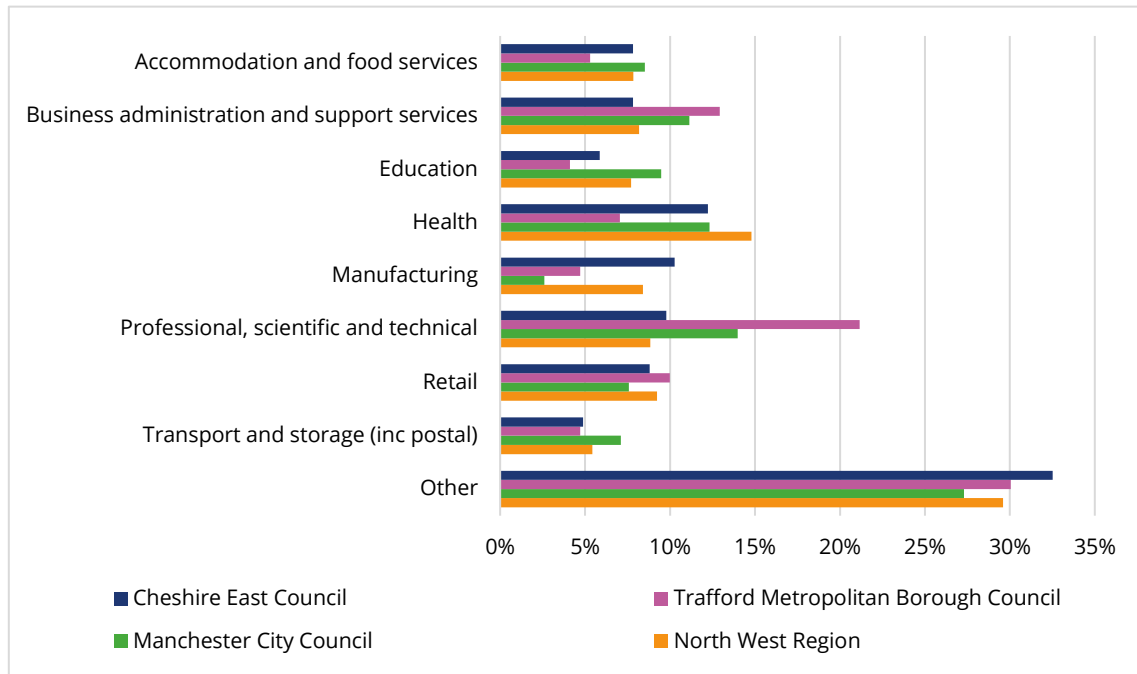


- 5.2.4 In 2021<sup>5</sup>, approximately 205,000 people<sup>6</sup> worked in the CEC area. According to the ONS BRES (2021), the top four sectors in terms of share of employment in the CEC area were: health (12%); manufacturing (10%); professional, scientific and technical (10%); and retail (9%).
- 5.2.5 In 2021, approximately 170,000 people<sup>15</sup> worked in the TMBC area. The top four sectors in terms of share of employment in the TMBC area were: professional, scientific and technical (21%); business administration and support services (13%); retail (10%); and health (7%).
- 5.2.6 In 2021, approximately 422,000 people<sup>16</sup> worked in the MCC area. The top four sectors in terms of share of employment in the MCC area were: professional, scientific and technical (14%); health (12%); business administration and support services (11%); and education (9%), as shown in Figure 8.
- 5.2.7 These compare with the top four sectors for the North West region, which were: health (15%); retail (9%); professional, scientific and technical (9%); and manufacturing (8%).

<sup>15</sup> This number includes both residents and non-residents of TMBC who work within its boundaries.

<sup>16</sup> This number includes both residents and non-residents of MCC who work within its boundaries.

**Figure 8: Employment by industrial sector in the Cheshire East Council, Trafford Metropolitan Borough Council and Manchester City Council areas and the North West region**



5.2.8 According to the APS (2021)<sup>7</sup>, the employment rate<sup>8</sup> within the CEC area was 75% (167,000 people)<sup>9</sup>, 80% (117,000 people)<sup>17</sup> in the TMBC area, and 76% (297,000 people)<sup>18</sup> in the MCC area. This compares with an employment rate of 77% recorded for the North West region and 79% for England. In 2021, unemployment in the CEC area was 3.2%, 4.8% in the TMBC area and 9.0% in the MCC area, which compares to the North West region (4.7%) and England (4.6%).

5.2.9 The APS (2021)<sup>7</sup> also shows that 46% of CEC residents, 55% of TMBC residents and 45% of MCC residents, aged 16-64 were qualified to NVQ4 and above, which is higher than the 39% recorded for the North West region and 43% in England, while 4.4% of CEC residents, 4.4% of TMBC residents and 10% of MCC residents had no qualifications, compared to the North West region (7.5%) and England (6.4%).

## 5.3 Property

5.3.1 The updated note on Employment Land Needs for Greater Manchester (2021)<sup>19</sup> provides the latest data on MCC’s employment land requirements. This update identified a need for

<sup>17</sup>This number includes the jobs held by residents of TMBC irrespective of where they work.

<sup>18</sup>This number includes the jobs held by residents of MCC irrespective of where they work.

<sup>19</sup>Nicol Economics (March 2021), *Updated Note on Employment Land Needs for Greater Manchester*. Available online at: <https://www.greatermanchester-ca.gov.uk/GMCAFiles/PFE/Supporting%20documents/05%20Places%20for%20jobs/05.01.02%20Employment%20Land%20Needs%20in%20Greater%20Manchester.pdf>.

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1,261,000m<sup>2</sup> of employment land between 2021 and 2037 within the MCC area, of which 891,000m<sup>2</sup> will be allocated for office use, along with 370,000m<sup>2</sup> for industrial and warehousing. It identified MCC as an area of considerable economic growth in Greater Manchester, with the priority being to protect its economic role. The importance of developing adequate employment sites was seen as central to the Greater Manchester Combined Authority (GMCA) strategy to support economic growth.

- 5.3.2 Based on the latest available data from the Estates Gazette (October 2022)<sup>10</sup>, the average vacancy rates for industrial and warehousing property in the CEC, TMBC and MCC areas have been assessed as 20%, 13% and 9.0% respectively, based on marketed space against known stock.
- 5.3.3 Based on the latest available data from the Estates Gazette (October 2022)<sup>10</sup>, the average vacancy rates for office space in the CEC, TMBC and MCC areas have been assessed as 13%, 19% and 33% respectively.

## 5.4 Future baseline

- 5.4.1 The Planning data report of the main ES (see Volume 5, Appendix: CT-004-00000 of the main ES) provides details of committed developments assumed to have been implemented by 2025. This information has been supplemented by the committed developments listed in the equivalent Volume 5 Planning data report of the SES2 and AP2 ES (see the SES2 ES and AP2 ES Volume 5, Appendix: CT-004-00000).
- 5.4.2 Committed developments of relevance to the socio-economic assessment that would materially alter the future baseline during construction of the AP2 revised scheme in this area, are set out in Table 3.

**Table 3: Committed developments of relevance to socio-economics in the Hulseheath to Manchester Airport (MA06) area**

Map book reference <sup>20</sup>	Planning reference	Description	How this is considered in the assessment
MA06/287S	122112/MO/2018	Location: Land at Sunbank Lane, Manchester, WA15 8XN. Creation of a 163 space overspill car park, with associated access, landscaping and boundary treatment, to be used in connection with The Hut Group office complex on Sunbank Lane.	Informing future baseline. Will not be implemented.

- 5.4.3 Implementation of committed development MA06/287S implies the creation of additional employment. Using an upper limit of one additional job per car parking space, it is estimated that implementation of the committed development may support up to 160 additional jobs

<sup>20</sup> SES2 and AP2 ES Volume 5, Planning Data / Committed Developments Map Book: map CT-13-319.

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at The Hut Group. As such, this committed development has been included as part of the future baseline and considered within the SES2 and AP2 ES assessment where relevant.

- 5.4.4 Committed development MA06/287S lies wholly within the land required for construction of the AP2 revised scheme and is therefore not implementable. MA06/287S has been included as part of the future baseline and is considered within Volume 2 of the SES2 and AP2 ES.



## 6 Davenport Green to Ardwick (MA07)

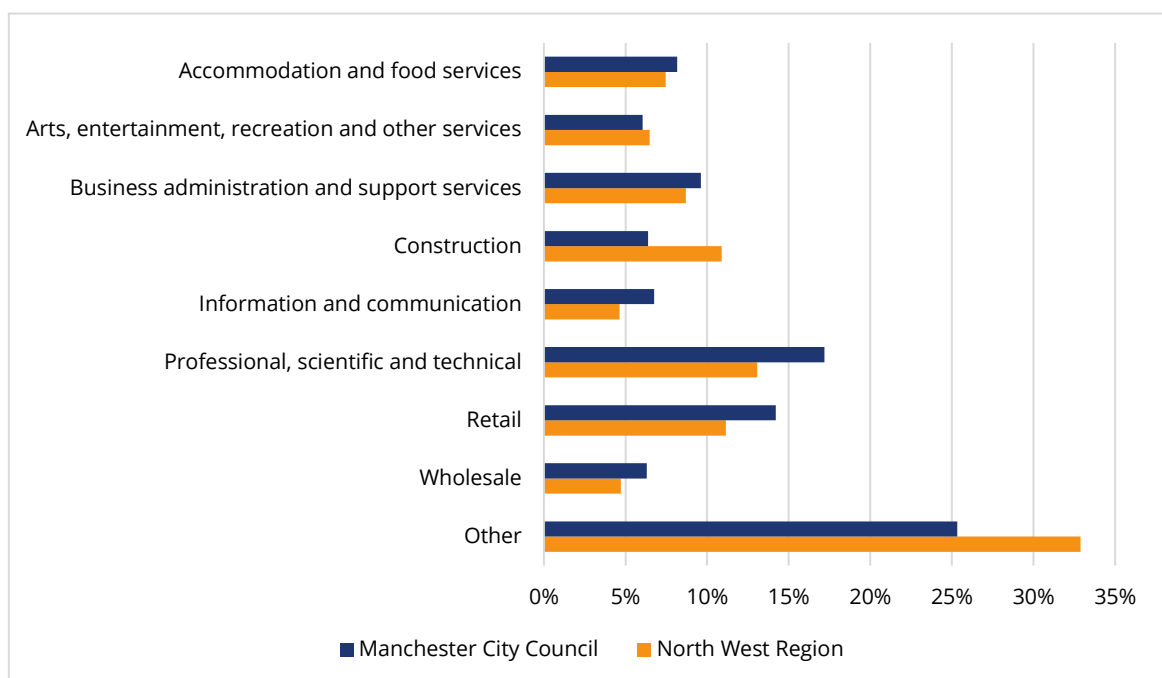
### 6.1 Introduction

- 6.1.1 This section sets out the updated socio-economic baseline information from the ONS and the Estates Gazette datasets for the MCC area. Since data for the MCC area are considered more representative of the Davenport Green to Ardwick study area, information which relates to TMBC has not been included within this socio-economic baseline.
- 6.1.2 Since the main ES, the future baseline has been updated and is presented below.

### 6.2 Business and labour market

- 6.2.1 Within the MCC administrative area there is a wide spread of business types reflecting a diverse range of commercial activities. In the MCC area in 2021, the professional, scientific and technical sector accounted for the largest proportion of businesses (17%), with retail the second largest (14%), followed by business administration and support services (10%) and accommodation and food services (8%), as shown in Figure 9. For comparison within the North West region, the largest sectors were professional, scientific and technical (13%) and retail (11%), followed by construction (11%) and business administration and support services (9%)<sup>4</sup>.

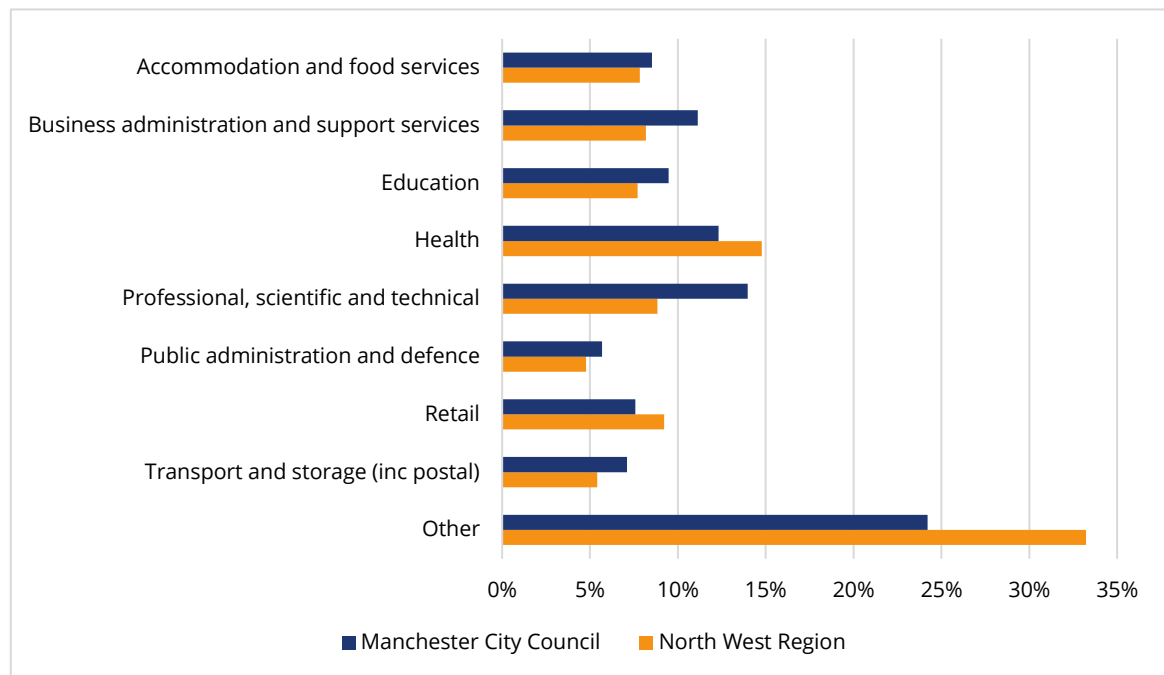
**Figure 9: Business sector composition in the Manchester City Council area and the North West region**



- 6.2.2 In 2021<sup>5</sup>, approximately 422,000 people<sup>16</sup> worked in the MCC area. According to the ONS BRES (2021), the top four sectors in terms of share of employment were: professional,

scientific and technical (14%); health (12%); business administration and support services (11%); and education (9%), as shown in Figure 10. These compare with the top four sectors for the North West region, which were: health (15%); retail (9%); professional, scientific and technical (9%); and manufacturing (8%).

**Figure 10: Employment by industrial sector in the Manchester City Council area and the North West region**



6.2.3 According to the APS (2021)<sup>7</sup>, the employment rate<sup>8</sup> within the MCC area was 76% (297,000 people)<sup>18</sup>, which was lower than that recorded for both the North West region (77%) and England (79%). In 2021, unemployment in the MCC area was 9.0%, which was higher than that recorded both for the North West region (4.7%) and England (4.6%).

6.2.4 The APS (2021)<sup>7</sup> also shows that 45% of MCC residents aged 16-64 were qualified to NVQ4 and above, which was higher than that recorded for both the North West region (39%) and England (43%), while 10% of residents had no qualifications, which was higher than that recorded both for the North West region (7.5%) and England (6.4%).

## 6.3 Property

6.3.1 The updated note on Employment Land Needs for Greater Manchester (2021)<sup>19</sup> provides the latest data on MCC’s employment land requirements. This update identified a need for 1,261,000m<sup>2</sup> of employment land between 2021 and 2037 within the MCC area, of which 891,000m<sup>2</sup> will be allocated for office use, along with 370,000m<sup>2</sup> for industrial and warehousing. It identified MCC as an area of considerable economic growth in Greater Manchester, with the priority being to protect its economic role. The importance of developing adequate employment sites was seen as central to the GMCA strategy to support economic growth.

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- 6.3.2 Based on the latest available data from the Estates Gazette (October 2022)<sup>10</sup>, the average vacancy rate for industrial and warehousing property in the MCC area has been assessed as 9.0% based on marketed space against known stock.
- 6.3.3 Based on the latest available data from the Estates Gazette (October 2022)<sup>10</sup>, the average vacancy rate for office space in the MCC area has been assessed as 33%.

## 6.4 Future baseline

- 6.4.1 The Planning data report of the main ES (see Volume 5, Appendix: CT-004-00000 of the main ES) provides details of committed developments assumed to have been implemented by 2025. This information has been supplemented by the committed developments listed in the equivalent Volume 5 Planning data report of the SES2 and AP2 ES (see the SES2 ES and AP2 ES Volume 5, Appendix: CT-004-00000).
- 6.4.2 Committed developments of relevance to the socio-economic assessment that would materially alter the future baseline during construction of the AP2 revised scheme in this area, are set out in Table 4.

**Table 4: Committed developments of relevance to socio-economics in the Davenport Green to Ardwick (MA07) area**

Map book reference <sup>21</sup>	Planning reference	Description	How this is considered in the assessment
MA07/524S	130189/FO/2021	Location: Fallowfield Retail Park, Birchfields Road, Manchester, M14 6FS. Demolition of existing units four, five, six, seven, eight and ten, and erection of a single storey building to form a new retail food store.	Informing future baseline.
MA07/559S	132579/FO/2021	Location: 131 Ashton Old Road, Manchester. Change of use from car hire place to day nursery with associated siting of single storey portable building.	Informing future baseline.

- 6.4.3 Implementation of committed developments MA07/524S and MA07/559S could result in a decrease of approximately 20 jobs, altering the future baseline. As such, these committed developments have been included as part of the future baseline and considered within the SES2 and AP2 ES assessment where relevant.
- 6.4.4 Neither of the identified developments affect the assessment of the AP2 revised scheme's likely impacts on socio-economic receptors during construction and operation.

<sup>21</sup> SES2 and AP2 ES Volume 5, Planning Data / Committed Developments Map Book: maps CT-13-325 and CT-13-326.

## 7 Manchester Piccadilly Station (MA08)

### 7.1 Introduction

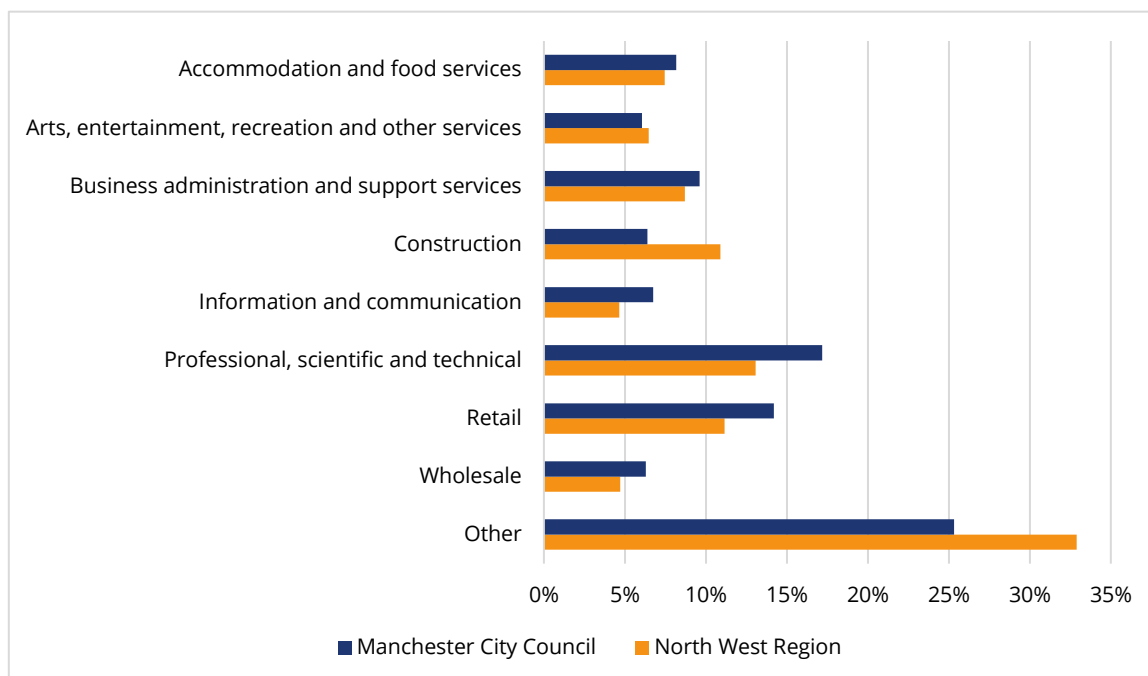
7.1.1 This section sets out the updated socio-economic baseline information from the ONS and the Estates Gazette datasets for the MCC area.

7.1.2 Since the main ES, the future baseline has been updated and is presented below.

### 7.2 Business and labour market

7.2.1 Within the MCC administrative area there is a wide spread of business types reflecting a diverse range of commercial activities. In the MCC area in 2021, the professional, scientific and technical sector accounted for the largest proportion of businesses (17%), with retail the second largest (14%), followed by business administration and support services (10%) and accommodation and food services (8%), as shown in Figure 11. For comparison within the North West region, the largest sectors were professional, scientific and technical (13%) and retail (11%), followed by construction (11%) and business administration and support services (9%)<sup>4</sup>.

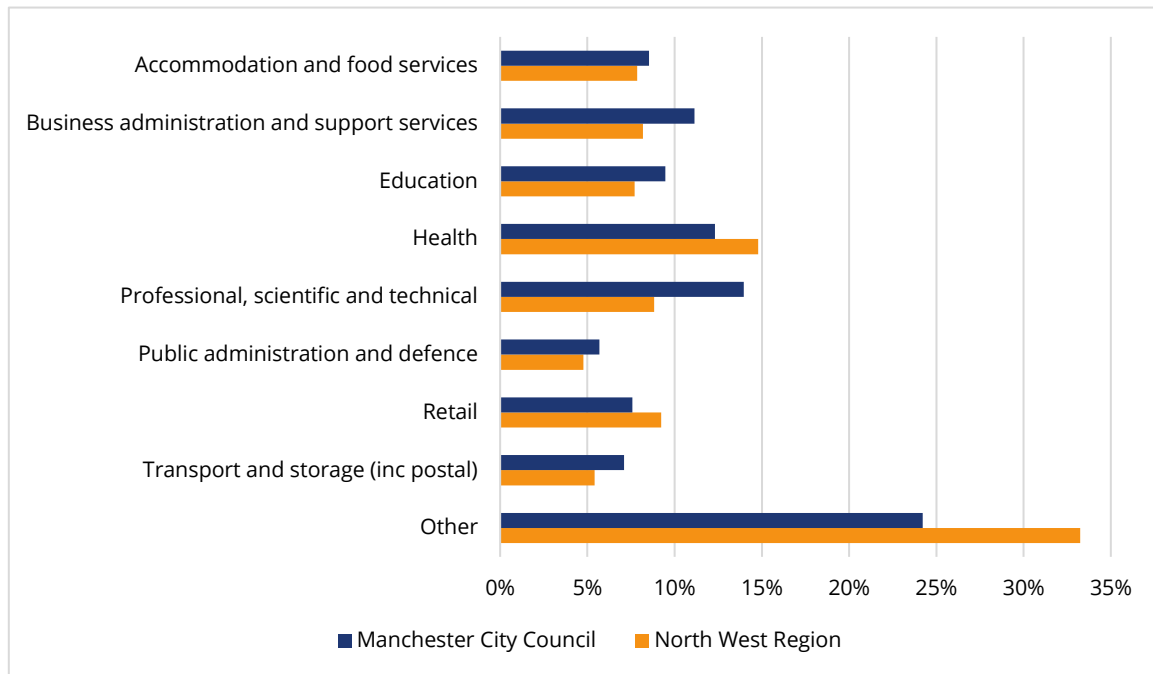
**Figure 11: Business sector composition in the Manchester City Council area and the North West region**



7.2.2 In 2021<sup>5</sup>, approximately 422,000 people<sup>16</sup> worked in the MCC area. According to the ONS BRES (2021), the top four sectors in terms of share of employment were: professional, scientific and technical (14%); health (12%); business administration and support services (11%); and education (9%), as shown in Figure 12. These compare with the top four sectors

for the North West region, which were: health (15%); retail (9%); professional, scientific and technical (9%); and manufacturing (8%).

**Figure 12: Employment by industrial sector in the Manchester City Council area and North West region**



7.2.3 According to the APS (2021)<sup>7</sup>, the employment rate<sup>8</sup> within the MCC area was 76% (297,000 people)<sup>18</sup>, which was lower than that recorded for both the North West region (77%) and England (79%). In 2021, unemployment in the MCC area was 9.0%, which was higher than that recorded both for the North West region (4.7%) and England (4.6%).

7.2.4 The APS (2021)<sup>7</sup> also shows that 45% of MCC residents aged 16-64 were qualified to NVQ4 and above, which was higher than that recorded for both the North West region (39%) and England (43%), while 10% of residents had no qualifications, which was higher than that recorded both for the North West region (7.5%) and England (6.4%).

## 7.3 Property

7.3.1 The updated note on Employment Land Needs for Greater Manchester (2021)<sup>19</sup> provides the latest data on MCC’s employment land requirements. This update identified a need for 1,261,000m<sup>2</sup> of employment land between 2021 and 2037 within the MCC area, of which 891,000m<sup>2</sup> will be allocated for office use, along with 370,000m<sup>2</sup> for industrial and warehousing. It identified MCC as an area of considerable economic growth in Greater Manchester, with the priority being to protect its economic role. The importance of developing adequate employment sites was seen as central to the GMCA strategy to support economic growth.

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- 7.3.2 Based on the latest available data from the Estates Gazette (October 2022)<sup>10</sup>, the average vacancy rate for industrial and warehousing property in the MCC area has been assessed as 9.0% based on marketed space against known stock.
- 7.3.3 Based on the latest available data from the Estates Gazette (October 2022)<sup>10</sup>, the average vacancy rate for office space in the MCC area has been assessed as 33%.

## 7.4 Future baseline

- 7.4.1 The Planning data report of the main ES (see Volume 5, Appendix: CT-004-00000 of the main ES) provides details of committed developments assumed to have been implemented by 2025. This information has been supplemented by the committed developments listed in the equivalent Volume 5 Planning data report of the SES2 and AP2 ES (see the SES2 ES and AP2 ES Volume 5, Appendix: CT-004-00000).
- 7.4.2 Committed developments of relevance to the socio-economic assessment that would materially alter the future baseline during construction of the AP2 revised scheme in this area, are set out in Table 5.

**Table 5: Committed developments of relevance to socio-economics in the Manchester Piccadilly Station (MA08) area**

Map book reference <sup>22</sup>	Planning reference	Description	How this is considered in the assessment
MA08/414S	128769/FO/2020	Location: Unit 1 Bridge House, 26 Ducie Street, Manchester, M1 2DQ. Change of use from indoor golf centre to hotel with bar, and associated internal and external alterations.	Informing future baseline.
MA08/461S	131859/FO/2021	Location: 50 Fountain Street, Manchester, M2 2AS. Demolition of modern extension to Grade II Listed building, retention and refurbishment of original Victorian façade, erection of commercial building.	Informing future baseline.

- 7.4.3 Implementation of committed developments MA08/414S and MA08/461S could result in an increase of approximately 230 jobs, altering the future baseline. As such, these committed developments have been included as part of the future baseline and considered within the SES2 and AP2 ES assessment where relevant.

<sup>22</sup> SES2 and AP2 ES Volume 5, Planning Data / Committed Developments Map Book: maps CT-13-327 and CT-13-328.

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- 7.4.4 MA08/414S is considered within Volume 2 of the SES2 and AP2 ES. MA08/461S does not affect the assessment of the AP2 revised scheme's likely impacts on socio-economic receptors during construction and operation.







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