

Bath and North East Somerset

# Economic Development And Employment Distribution



Core Strategy Information Paper  
November 2009

**Planning** tomorrow today

**Bath & North East  
Somerset Council**





## Introduction

- 1.1 This information paper has been prepared to set out the rationale behind the options for the spatial distribution of employment growth proposed in the Core Strategy Options document. This paper should be read in conjunction with the Business Growth and Employment Land Study (BGELS) and the Retail Study<sup>1</sup>.
- 1.2 The options for the spatial distribution for employment growth are based on a district-wide growth forecast of 2.8% GVA per annum 2006-2026. This equates to an additional 17,000 jobs. In 2006 there were estimated to be 102,000 jobs in B&NES. The geographic and sectoral breakdown of these jobs is shown in table 1.1.
- 1.3 The creation of 17,000 jobs is a 'policy target', a level of growth set out in the Draft RSS. The period 1986-2006 saw the creation of this many jobs in the district. However, this does not mean that the same amount of jobs creation will continue to 2026. There is uncertainty about the rate of economic recovery in the next economic cycle.
- 1.4 The planning system has a strategic enabling role to make sure that land and premises are available in suitable locations and in appropriate quantities to support growth and respond to market signals. The built environment is an important concern of economic policy:
  - Buildings are significant for business productivity.
  - Infrastructure is crucial for the efficient circulation of people, goods, and information.
  - Available property and transport connections feature prominently in business growth and location decisions.
- 1.5 Chapter 2 of the options document sets out two strategic options for the distribution of employment growth and new housing across the district. These are set out in Table 1.2.
- 1.6 Appendix 1 unpacks this table to show the potential contribution from various sectors of the economy in each place. The rationale behind appendix 1 is set out from paragraph 1.12 onwards.

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<sup>1</sup> In addition, the 'Employment Densities: A Full Guide' (Arup: 2001) has been used to estimate employment arising from retail development. The ratio of 1 job per 20 sqm has been used.

**Table 1.1 Bath and North East Somerset Employment at 2006**

	<b>B&amp;NES Total</b>	<b>Bath</b>	<b>Keynsham</b>	<b>Norton Radstock<sup>2</sup></b>	<b>Rest of B&amp;NES</b>
Industrial/warehousing	14,194	6,458	2,126	3,600	2,011
Office	21,505	16,625	1,377	1,563	1,851
Non-B Jobs	66,401	45,995	4,658	7,921	7
Education and Health	20,700	14,440	No data on breakdown given in BGELS		
Distribution (Retail)	12,403	7,667			
Hotels and catering	7,200	5,115			
Non-B Business Services	2,717	2,045			
Construction	4,129	1,554			
Other Servies	4,214	2,558			
Public Admin & Defence	12,316	11,131			
Transport and Communications	1,322	690			
Utilities	400	320			
Agriculture and Extraction	1000	433			
<b>Total</b>	<b>102,100</b>	<b>69,078</b>	<b>8,160</b>	<b>13,172</b>	<b>7,827</b>

**Table 1.2 Core Strategy Options 2006-2026**

	<b>Core Strategy Option 1</b>			<b>Core Strategy Option 2</b>		
	<b>Dwellings</b>	<b>Jobs</b>	<b>% Share Jobs</b>	<b>Dwellings</b>	<b>jobs</b>	<b>% Share jobs</b>
<b>Bath</b>	6,000	10,600	63.3	5,000	9,330	<b>56.1</b>
<b>Bath UE</b>	2,000	1,650	9.9	2,000	1,110	<b>6.7</b>
<b>Bath Total</b>	<b>8,000</b>	<b>12,250</b>	<b>73.1</b>	<b>7,000</b>	<b>10,440</b>	<b>62.8</b>
<b>Keynsham</b>	1,350	1,400	8.4	1,600	2,100	<b>12.6</b>
<b>MSN</b>	1,000	1,050	6.3	1,700	1,890	<b>11.4</b>
<b>P and P</b>	1,000	600	3.6	1,000	700	<b>4.2</b>
<b>Other</b>	500	0	0.0	900	0	<b>0.0</b>
<b>Sub-Total</b>	<b>11,850</b>	<b>15,300</b>	<b>91.3</b>	<b>12,200</b>	<b>15,130</b>	<b>91.0</b>
<b>SE Bristol</b>	3,650	<b>1,450</b>	8.7	3,300	<b>1,500</b>	<b>9.0</b>
<b>Total</b>	<b>15,500</b>	<b>16,750</b>	<b>100.0</b>	<b>15,500</b>	<b>16,630</b>	<b>100.0</b>

<sup>2</sup> Includes Paulton and Peasedown St John

## District-wide Observations

- 1.7 Chapter 5 of the BGELS presents employment estimates for Bath and North East Somerset and its constituent parts based on forecasts prepared by Cambridge Econometrics. The forecast for the district as a whole sets out which sectors might grow and at what rate to create 17,000 jobs by 2026. The limitations of the forecasts are acknowledged particularly at smaller geographies. However, the chapter provides an initial evidence base from which to formulate policy.
- 1.8 The retail study provides a useful cross check in term of the contribution that retailing may play in jobs creation to 2026. Floor space capacity estimates are made based on assumptions of population and expenditure growth in Bath and North East Somerset and beyond and these can be translated into an associated employment estimate. Key observations are that.
- 1.9 If the is economy is to grow by 2.8% GVA per annum and generate 17,000 jobs it is estimated that:
  - 45.5% employment growth (7,750 jobs) will be in sectors that operate from office type accommodation.
  - Less than 1% of employment growth will be in industrial sectors.
  - 54% of employment growth (9,000 jobs) in non-B sectors including education and health, retailing, hotels and catering, other business services and construction.
- 1.10 For information, the key differences between a 2.8% GVA per annum and a 3.2% GVA per annum scenario (RSS Proposed changes) are estimated to be:
  - an additional 745 office based jobs (13,000 sqm),
  - an additional 200 industrial jobs (8,000 sqm)
  - an additional 3,000 non-B jobs. This implies greater growth in education and health, public administration (including defence related activities), hotels, catering and construction.

## **Bath and its Urban Extension**

- 1.11 Option 1 can be characterised as being the most Bath centric strategy for the spatial distribution of employment growth. It directs 12,240 new jobs to Bath (72% of all growth forecast for B&NES).
- 1.12 In 2006 there were 69,000 jobs at Bath (67% of all jobs in B&NES). If the city were to accommodate 67% of employment growth this would equate to 11,390 additional jobs. Option 1 is therefore considered to be the upper limit of what is desirable and/or achievable at Bath (see below).
- 1.13 Option 2 is still very much focused on Bath as the place most able to generate employment growth. However, this option is less Bath centric than Option 1. Option 2 directs 11,262 jobs (gross) / 10,404 jobs (net) to Bath (61% of all growth forecast for B&NES). Option 2 is considered to be the lower limit of what is desirable and/or achievable at Bath (see below).

### Private sector office based employment

- 1.14 Under Option 1, 75% of the forecast growth in office based employment (5,836 jobs or 105,050 sqm) is apportioned to Bath. This reflects Bath's existing share of the district's office based employment. This strategy leaves 25% of forecast growth (1,918 jobs / 34,524 sqm) to be apportioned across the rest of the district.
- 1.15 Under Option 2, 65% of the forecast growth in office based employment (5,040 jobs or 90,730 sqm) is apportioned to Bath. This is 10% less than Bath's existing share of the district's office based employment. This strategy leaves 35% of forecast growth (2,714 jobs / 48,854 sqm) to be apportioned across the rest of the district. This level of redistribution away from Bath is considered to be the maximum that can be considered realistic given the locational requirements of likely office occupiers and the role of Bath as one of the three main centres in the sub-region.
- 1.16 The main locations in the centre of Bath where new office space could come forward include: Manvers Street; Avon Street car and coach parks; South Quays; Riverside East. Ministry of Defence sites and the urban extension could also play a role.
- 1.17 Appendix 1 shows between 10,000 sqm and 7,500 sqm of office floorspace coming forward in the Bath Urban Extension. This reflects sub-options 1b and 2b as discussed in the Bath Chapter of the Core Strategy Options document. An alternative is to concentrate new development at Bath entirely within the existing city centre i.e. sub-options 1a and 2a.

### 1.18 Industrial employment

- 1.19 As a result of regeneration activities within the river corridor strategic site around 30,000<sup>3</sup> sqm of industrial floorspace in active use could be displaced. Examples of areas

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<sup>3</sup> This figure will be refined as the Regeneration Delivery plans covering the River Corridor are progressed

where this might occur are the Pines Way Industrial Estate (2,800 sqm) and river frontage sites along the Upper Bristol Road within the Bath Western Riverside area. The Core Strategy Options propose that the Industrial areas at Brassmill Lane and Locksbrook Road will remain as they are (aside from works required to progress the Bus Rapid Transit Route).

- 1.20 Under Option 1 the district's modest requirement for additional industrial floorspace (after allowing for the existing balance of commitments on sites in the wider Norton Radstock area) would be accommodated in the Bath urban extension, alongside replacement provision for active industrial floorspace likely to be displaced from redevelopment within the river corridor. Inactive sites such as the Stothert and Pitt factory and Bath Press Building will be released from the supply.
- 1.21 The Bath centric approach of Option 1 would mean no role for existing Local Plan allocations at Cadbury Somerdale, South West Keynsham or at Old Mills in accommodating new industrial activity. This is despite the potential 'capacity' for industrial uses at these sites that can be identified.
- 1.22 Under Option 2 the Bath urban extension would play a lesser role (50% less) in accommodating additional industrial land and displaced space from the river corridor. There would be a corresponding increase in the role of the rest of the district including at Keynsham, Norton Radstock and within the SE Bristol urban extension. Later paragraphs set out the implications for these places in more detail.

#### Non-B Jobs (including retailing)

- 1.23 The BGELS projects growth of 5,293 jobs in the non-B use classes (see Table 5-8 of that study). This projection can be broken down into retailing (1,339) and other services (3,954)
- 1.24 The BGELS methodology used for projecting the growth in retail employment is less robust than that used in the Retail Study as it is not based on floor space capacity forecasts which is the standard means of projecting growth in this sector. The floor space capacity forecast of the retail study equates to 2,450 jobs including Southgate and other retail commitments (1,110 more than in the forecast by the BGELS).
- 1.25 Southgate will yield an additional 18,000 sqm (900) jobs. The retail study forecasts convenience floorspace capacity of about 6,000 sqm (300 jobs). The lower end of forecast for comparison floorspace is 25,000 (1,250 jobs). This totals 49,000 sqm and 2,450 jobs.
- 1.26 Switching the retail forecast of the BGELS with that of the Retail Study results in a revised / sensitised non-B jobs estimate of 6,404.
- 1.27 In 2006 there were 46,000 non-B jobs (including retail) in Bath. The population of the city was 85,000. This equates to a ratio of 540 non-B jobs per 1,000 people. Nationally the average non-B ratio is 233 per 1000.
- 1.28 To cross check the sensitised BGELS projection against a service ratio based approach it is necessary to estimate what the population might be for the whole city in 2026, taking account of the trend towards falling household sizes. It is also important to bear in mind Bath's sub-regional role and the extraordinary contribution of tourism to the economy.

1.29 Under Option 1 (8,000 additional dwellings)

- @ 2006: 38,000 households @ 2.3 average household size = 85,100
- @ 2026: 46,000 households @ 2.2 average household size = 101,200
- = increase of 16,100 people

Note: This does not include an increase in student population estimated to be between 3000-3500 to 2026.

1.30 Applying the service ratio of 540 per 1,000 to the total projected population of Bath results in:

- (Service ratio) 540 x (Population) 101 = 54,540 non-B jobs in 2026.

1.31 This is an increase of 8,540 jobs and is significantly higher (2,136) than the sensitised BGELS projection of 6,404 jobs.

1.32 In order for the sensitised BGELS projection of 6,404 to come into focus, the service ratio at Bath would need to fall to 519 per 1,000 people by 2026, a reduction of 21 per 1,000.

(Service ratio) 519 x (Population) 101 = 52,419 jobs in 2026..... -46,000 jobs in 2006 = an increase of 6,419 jobs.

1.33 This reduction in the service ratio is considered to be realistic. It is unlikely that Bath will maintain its existing service ratio of 540. This has been kept high by low housing growth (and population growth) within the urban boundary of the city. Further, an increase in 6,400 non-B jobs by 2026 equates to growth in this 'sector' of 400 per 1,000 additional people. This ratio remains significantly above the national average, reflecting Bath's circumstances.

(Increase in population) 16.1 x (Lower Service ratio) 400 = 6,440

1.34 Under Option 2 (7,000 dwellings)

- @ 2006: 38,000 households @ 2.3 average household size = 85,100
- @ 2026: 45,000 households @ 2.2 average household size = 99,000
- = increase of 13,900 people

Note: Does not include an increase in student population estimated to be between 3000-3500.

1.35 Bath service ratio (540) x 99.0 = 53,460 non-B jobs in 2026

1.36 53,460 (2026) minus 46,000 (2006) = 7,460

1.37 Therefore under Option 2, non-B jobs are forecast to grow by 1,080 fewer than under Option 1.

1.38 In order for sensitised BGELS projection to come into focus under Option 2, the service ratio at Bath would need to fall more marginally to 530 per 1,000 people by 2026, a reduction of 10 per 1,000.



1.39 (Service ratio) 530 x (Population) 99 = 52,470..... - 46,000 = 6,470

1.40 The reduction on the service ratio is considered falls within the range of might be considered to realistic.

## Keynsham

- 1.41 Under Option 1 1,900 new jobs are directed to Keynsham. However, as a result of the anticipated closure of Somerdale, 500 industrial jobs will be lost. The net addition to jobs is therefore 1,400. This represents 8% of forecast employment growth in the district and reflects Keynsham's share of employment in 2006 and also its share of housing growth under Option 1.
- 1.42 This is therefore a business as usual approach to employment growth at Keynsham in terms of its district-wide role. However, the overall figures mask some key changes to the employment structure of the town that cannot be considered business as usual. Key changes include the closure of a high profile industrial employer and the potential to inject a very large increase in office floor space.
- 1.43 Option 2 pursues a greater rate of employment growth at Keynsham. Option 2 directs 2,597 jobs (gross) / 2097 (net) to Keynsham (12% of all growth forecast for B&NES). This is considered to be the upper limit of what is achievable at Keynsham.

### Private sector office based employment

- 1.44 Under Option 1, 1100 office based jobs are directed to Keynsham. It is assumed that Somerdale will be redeveloped for a mix of use including about 20,000 sqm of office floor space. This level of growth equates to an 80% increase in private sector office based employment. This is a significant uplift and a policy target that the Council wishes to pursue for the town. It is considered to be achievable given Keynsham's location in the Bristol Bath A4 corridor and the potential attractiveness as a business location that a redeveloped Somerdale site could provide.
- 1.45 Under Option 2, it is assumed that Somerdale plays a similar role but is supplemented by an additional 8,000 sqm of office space within the town centre.

### Industrial employment

- 1.46 The closure of Somerdale applies to both Option 1 and 2 and will result in the loss of 500 jobs (equivalent to 19,000 sqm of industrial floor space using the ARUP industrial employment density ratio of 1 job per 35 per sqm. The actual floorspace is significantly greater).
- 1.47 Under Option 1 (Bath centric) Keynsham would have no role in providing land for any new or displaced industrial activity.
- 1.48 Under Option 2, where Bath plays a lesser role in providing land for industrial space, it is assumed that Somerdale would make a modest contribution to new supply of 3,000 sqm.

### Non-B Jobs (including retailing)

- 1.49 The BGELS forecast, for non-b jobs is 1,124. No breakdown is given between retailing and other services. The floor space capacity forecast of the retail study (7,600 sqm) equates to 380 jobs. Subtracting the retailing element leaves 744 other Non-B jobs.

1.50 The Retail Study forecasts 450-3100<sup>4</sup> sqm convenience goods floor space capacity and 4500 -9700 (34%-74% increase) in comparison goods capacity. For the employment growth calculation the upper convenience and lower comparison figures have been applied.  $3100 + 4500 = 8600/20 = 380$  jobs.

1.51 There were 4,658 Non-B jobs in Keynsham 2006. The population was approx 'Households (6,640) x average size (2.3) = 15,600'. This is a ratio of 310 Non-B jobs per 1,000.

1.52 Under Option 1 (1,350 Dwellings)

- @ 2026: 7,990 households @ 2.2 average household size = 17,578
- Keynsham Non-B ratio (310) x 17.578 = 5,450
- 5,450 (2026) – 4,658 (2006) = 792
- of which 380 in retail. So, 412 other Non-B

1.53 Under Option 2 (1,600 Dwellings)

- @ 2026: 8,240 households @2.2 average household size = 18,128
- Keynsham Non-B ratio (310) x 18.128 = 5,620
- 5,620 (2026) – 4,658 (2006) = 962
- of which 425 in retail. So, 537 other Non-B

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<sup>4</sup> There is a live planning application for a supermarket on Local Plan site GDS.1K4 for 2694 GIA/1882 NTA (140 jobs).

## **Midsomer Norton and Radstock, Paulton and Peasedown**

- 1.54 Under Option 1, 1,260 new jobs are directed to Midsomer Norton and Radstock. However, as a result of the closure of Alcan, 215 industrial jobs have been lost. The net addition to jobs is therefore 1,045.
- 1.55 783 jobs are directed to Paulton and Peasedown. However, as a result of the closure of Polestar Purnell, 190 industrial jobs have been lost. The net addition to jobs is therefore 593.
- 1.56 In combination 2,043 (gross) and 1638 (net) jobs are directed to this area. The net increase represents 9.5% of forecast employment growth in the district. This area maintained a 12% share of employment in 2006.
- 1.57 Under Option 2, 2,099 new jobs are directed to Midsomer Norton and Radstock. However, as a result of the closure of Alcan, 215 industrial jobs have been lost. The net addition to jobs is therefore 1,884.
- 1.58 897 jobs are directed to Paulton and Peasedown. However, as a result of the closure of Polestar Purnell, 190 industrial jobs have been lost. The net addition to jobs is therefore 707.
- 1.59 In combination 3,000 (gross) and 2,600 (net) jobs are directed to this area. The net increase represents 15% of forecast employment growth in the district.

### Office employment

#### *Midsomer Norton and Radstock*

- 1.60 Under Option 1 at Midsomer Norton and Radstock it is estimated that about 5,000 sqm of office floor space could be forthcoming comprising:

370 sqm with outline pp at Radstock Railway Land (NR2)

1400 sqm with full pp St Peters Factory (NR4)

About 3230 sqm estimated from within MSN strategic site (figure to be refined through ongoing urban design work)

#### *Paulton and Peasedown St John*

- 1.61 At Bath Business Park, Peasedown, Plot E has been developed for 2972 sqm of office space. The Polestar Purnell site includes 2,400 sqm of office space within planning permission. This totals 5,372 sqm (298 jobs).

#### *Combined total for south of district*

- 1.62 In total Option 1 assumes about an additional 10,372 sqm of office space for the south of the district. This equates to 576 jobs. This amount of office space is considered to be representative of the level of demand that might be forthcoming for space in the south of the district. Chapter 6 of the BGELS sets out a property market profile of the south of the district.

- 1.63 Under Option 2 (where Bath plays a lesser role in providing office floor space) both Midsomer Norton and Radstock and Bath Business Park receive the additional 3,000 sqm. At Midsomer Norton this would require the commencement of out-of-centre development at Local Plan site GDS.1/V4 'Old Mills'. At Bath Business Park it would mean a 50/50 office/industrial split on remaining undeveloped land.
- 1.64 In total Option 2 would result in an additional 16,372 sqm of office space for the south of the district. This equates to 909 jobs (333 more than in Option 1). The office market in the south of the district would have grown at a faster rate for this amount of space to be needed.

### Industrial employment

#### *Midsomer Norton and Radstock*

- 1.65 Under Option 1 at Midsomer Norton and Radstock industrial units already built/extended or with planning permission total about 5,500 sqm.
- 1.66 Losses with planning permission total 2,160 sqm resulting in a net gain of 3,340 sqm.
- 1.67 Remaining land allocated in the Local Plan at Midsomer Norton Enterprise Park and Westfield Industrial Estate (ET.3) could be developed to yield about 9,150 sqm<sup>5</sup>.
- 1.68 This would result in a potential net gain of 12,500 sqm of industrial space for Midsomer Norton and Radstock
- 1.69 However, the closure of Alcan (job losses 215/floorspace equivalent 7,525 sqm<sup>6</sup>) is likely to result in the permanent loss of industrial land.
- 1.70 The release of Alcan would reduce the net gain at Midsomer Norton and Radstock to 5,000 sqm.

#### *Paulton and Peasedown St John*

- 1.71 At Paulton the closure of Polestar Purnell resulted in the loss of 190 jobs. This is a floorspace equivalent of 7,220sqm<sup>7</sup>. As part of the redevelopment of the site 3,150 sqm of floorspace has been secured. This could yield about 90 jobs. The net loss is therefore -4,070 sqm or -100 jobs.
- 1.72 At Bath Business Park, Peasdown St John 5,805 sqm of industrial space has been developed, 1,200 sqm has planning permission and the remaining plots if developed entirely for industrial uses could yield 4,350 sqm. This totals 11,355 sqm (325 jobs).

#### *Combined total for south of district*

- 1.73 In total Option 1 assumes a gross gain of 29,155 sqm and a net gain 12,285 sqm for the south of the district. This equates to 833 jobs (gross) or 351 jobs (gross). This amount of

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<sup>5</sup> Assuming a plot ratio of 0.3

<sup>6</sup> actual floor space 23,000 sqm

<sup>7</sup> Actual floor space loss is 33,000sqm

industrial space is considered to be representative of the level of demand that might be forthcoming for space in the south of the district.

- 1.74 Under Option 2 (whereby Bath plays a lesser role in providing land for industrial floor space) Midsomer Norton and Radstock receive an uplift of 7,500 sqm compared to Option 1. This would require the commencement of development at Local Plan site GDS.1/V4 'Old Mills'. At Bath Business Park there would be a slight reduction on industrial capacity as paragraph 1.50 shows that Option 2 assumes a 50/50 split between office and industrial on remaining land rather than 100% industrial.
- 1.75 In total Option 2 assumes a gross gain of about 35,000 sqm and a net gain of about 17,000 sqm for the south of the district. This equates to a gain of 1000 jobs (gross) or 500 jobs (net).

#### Non-B Jobs (including retailing)

- 1.76 The BGELS forecast, for non-b jobs is 1,777. No breakdown is given between retailing and other services. The floorspace capacity forecast of the retail study (6,450 sqm) equates to 323 jobs. Subtracting the retailing element leaves 1,454 other non-B jobs.
- 1.77 Note: The Retail Study forecasts an increase of 2,200-3,900sqm in convenience goods floor space capacity and 4,250-5,350 sqm in comparison goods capacity. For the purposes of this employment growth calculation the *lower* values within each range have been applied.
- 1.78 There were 7,921 Non-B jobs in the wider Norton Radstock area (including Paulton and Peasedown) in 2006. The population was approx (13,057 households x 2.3 = 30,000). This is a ratio of 264 Non-B jobs per 1,000.
- 1.79 Under Option 1 (2,000<sup>8</sup> dwellings)
- @ 2026: 15,057 households @2.2 average household size = 33,125
  - MSN Non-B ratio (264) x 33.125 = 8,74
  - 8,745 (2026) – 7,921 (2006) = 824
  - of which 323 in retail. So, 501 other non-B might be generated if this area were to maintain its existing service ratio.
- 1.80 At Bath Business Park a new 6,000 'Circle' hospital will generate about 100 jobs. This is regarded as being part of the non-B jobs forecast of 500
- 1.81 This growth is significantly less than the BGLES 2.8% GVA projection of 1,777 Non-B jobs projected by the BGELS. Significantly more new housing and population growth would be needed to generate this many jobs.
- 1.82 Under Option 2 (3,000<sup>9</sup> dwellings)
- @ 2026: 16,057 households @2.2 average household size = 35,325
  - MSN Non-B ratio (264) x 35.325 = 9,325
  - 9,325 (2026) – 7,921 (2006) = 1,400

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<sup>8</sup> 1,000 at Midsomer Norton and Radstock and 1,000 at Paulton and Peasedown

<sup>9</sup> 2000 at Midsomer Norton and Radstock and 1,000 at Paulton and Peasedown

- of which 323 in retail. So, 1,077 other non-B might be generated if this area were to maintain its existing service ratio.

1.83 Again, at Bath Business Park a new 6,000 'Circle' hospital will generate about 100 jobs and this is regarded as being part of the non-B jobs forecast of 501

1.84 This growth begins to approach the BGLES 2.8% GVA projection of 1,777 non-B jobs projection and illustrate the potential impact of additional housing and population growth on jobs generation in the non-B service sector. None of this jobs growth is guaranteed, the position illustrated above merely shows the impact of the continuation of the existing ration between population and non-B service employment

### **Rest of B&NES**

1.85 Under Options 1 and 2 the cumulative potential for employment change (growth or contraction) in the rest of B&NES is not considered to be strategically significant.

## Appendix 1: Core Strategy Option 1

		Office sqm	Office jobs	Industrial sqm	Industrial jobs	Retail sqm	Retail jobs	Other Non-B jobs	Total jobs
<b>Bath</b>	Gains	95,050	5,281			47,000	2,350	3,754	11,385
	Losses			-30,000	-857				-857
	<b>Net</b>	<b>95,050</b>	<b>5,281</b>	<b>-30,000</b>	<b>-857</b>	<b>47,000</b>	<b>2,350</b>	<b>3,754</b>	<b>10,527</b>
<b>Bath UE</b>	Gains	10,000	556	-30,000	857	2,000	100	200	1,713
	Losses								0
	<b>Net</b>	<b>10,000</b>	<b>556</b>	<b>30,000</b>	<b>857</b>	<b>2,000</b>	<b>100</b>	<b>200</b>	<b>1,713</b>
<b>Bath Total</b>	Gains	105,050	5,836	30,000	857	49,000	2,450	3,954	13,097
	Losses			-30,000	-857				-857
	<b>Net</b>	<b>105,050</b>	<b>5,836</b>	<b>0</b>	<b>0</b>	<b>49,000</b>	<b>2,450</b>	<b>3,954</b>	<b>12,240</b>
<b>Keynsham</b>	Gains	20,000	1,111			8,600	425	367	1,903
	Losses			-19,000	-500				-500
	<b>Net</b>	<b>20,000</b>	<b>1,111</b>	<b>-19,000</b>	<b>-500</b>	<b>8,600</b>	<b>425</b>	<b>367</b>	<b>1,403</b>
<b>Norton Radstock</b>	Gains	5,000	278	6,000	158	6,450	323	501	1,260
	Losses			-8,170	-215				-215
	<b>Net</b>	<b>5,000</b>	<b>278</b>	<b>-2,170</b>	<b>-57</b>	<b>6,450</b>	<b>323</b>	<b>501</b>	<b>1,045</b>
<b>Paulton and Peasedown</b>	Gains	5,372	298	14,605	384	0	0	100	783
	Losses			-7,220	-190	0	0	0	-190
	<b>Net</b>	<b>5,372</b>	<b>298</b>	<b>7,385</b>	<b>194</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>593</b>
<b>Other Rural</b>	Gains	0	0	0	0	0	0	0	0
	Losses	0	0	0	0	0	0	0	0
	<b>Net</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Sub-total</b>	<b>Net</b>	<b>135,422</b>	<b>7,523</b>	<b>-13,785</b>	<b>-363</b>	<b>64,050</b>	<b>3,198</b>	<b>4,922</b>	<b>15,281</b>
<b>Bristol UE</b>	Gains/Net	4,162	232	0	0	5,000	250	950	1,432
<b>Total</b>	<b>Net</b>	<b>139,584</b>	<b>7,755</b>	<b>-13,785</b>	<b>-363</b>	<b>69,050</b>	<b>3,448</b>	<b>5,872</b>	<b>16,713</b>



## Appendix 2: Core Strategy Option 2

		Office sqm	Office jobs	Industrial sqm	Industrial jobs	Retail sqm	Retail jobs	Other Non-B jobs	Total jobs
<b>Bath</b>	Gains	83,230	4,625			47,000	2,350	3,143	10,118
	Losses			-30,000	-857				-857
	<b>Net</b>	<b>83,230</b>	<b>4,625</b>	<b>-30,000</b>	<b>-857</b>	<b>47,000</b>	<b>2,350</b>	<b>3,143</b>	<b>9,261</b>
<b>Bath UE</b>	Gains	7,500	415	15,000	429	2,000	100	200	1,144
	Losses								
	<b>Net</b>	<b>7,500</b>	<b>415</b>	<b>15,000</b>	<b>429</b>	<b>2,000</b>	<b>100</b>	<b>200</b>	<b>1,144</b>
<b>Bath Total</b>	Gains	90,730	5,040	15,000	429	49,000	2,450	3,343	11,262
	Losses			-30,000	-857				-857
	<b>Net</b>	<b>90,730</b>	<b>5,040</b>	<b>-15,000</b>	<b>-429</b>	<b>49,000</b>	<b>2,450</b>	<b>3,700</b>	<b>10,404</b>
<b>Keynsham</b>	Gains	28,000	1,556	3,000	79	8,600	425	537	2,597
	Losses			-19,000	-500				-500
	<b>Net</b>	<b>28,000</b>	<b>1,556</b>	<b>-16,000</b>	<b>-421</b>	<b>8,600</b>	<b>425</b>	<b>537</b>	<b>2,097</b>
<b>Norton Radstock</b>	Gains	8,000	444	13,500	355	6,450	323	977	2,099
	Losses			-8,170	-215				-215
	<b>Net</b>	<b>8,000</b>	<b>444</b>	<b>5,330</b>	<b>140</b>	<b>6,450</b>	<b>323</b>	<b>977</b>	<b>1,884</b>
<b>Paulton and Peasedown</b>	Gains	8,372	465	12,605	332	0	0	100	897
	Losses	0	0	-7,220	-190	0	0	0	-190
	<b>Net</b>	<b>8,372</b>	<b>465</b>	<b>5,385</b>	<b>142</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>707</b>
<b>Other Rural</b>	Gains	0	0	0	0	0	0	0	0
	Losses	0	0	0	0	0	0	0	0
	<b>Net</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Sub-total</b>	<b>Net</b>	<b>135,102</b>	<b>7,505</b>	<b>-20,285</b>	<b>-568</b>	<b>64,050</b>	<b>3,198</b>	<b>5,314</b>	<b>15,092</b>
<b>Bristol UE</b>	Gains/Net	4,482	249	4,500	118	5,000	250	893	1,510
<b>Total</b>	<b>Net</b>	<b>139,584</b>	<b>7,754</b>	<b>-15,785</b>	<b>-449</b>	<b>66,550</b>	<b>3,448</b>	<b>6,207</b>	<b>16,603</b>

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