

ANNEX 1

BATH PROJECTED EMPLOYMENT GAINS

SITE	AREA (ha)	PLOT RATIO	FLOORSPACE/EMPLOYMENT GAINS			JOBS	DELIVERY (floorspace sqm)			
			FLOORSPACE (sqm)				2006-11	2011-16	2016-21	2021-26
			OFFICE	INDUS	OTHER					
Manvers Street (K)			10,290		6,570	740		4,800	6,500	5,360
Southgate					42,800	1,200	42,800			
Avon Street (L/M)			21,580		4,750	1,100	5,000	13,330	8,000	
Podium/Cattlemarket (J)					14,578		4,578	10,000		
Kingsmead (G/H)			8,911		6,311			10,000	5,222	
Green Park House (I)			12,902		363		6,000	7265		
Green Park Station (F)					8,307			8307		
HomeBase (O)			35,000		43,090			25,000	35,000	18,090
Upper Bristol Road (B/C/D)					613			613		
Lower Bristol Road East (N)			4,980					4980		
South Quays			3,500		16,500		16,500	3500		
Lower Bristol Road Gas Works South (R)			13,300	6,000	10,700				13,000	17,000
Lower Bristol Road Twerton (Q)			11,500		18,500			15,000	15,000	
Lower Bristol Road West (GD site)			17,700		2,100			12,000	7,800	
Gas Works North (A)					1,354					1,354

Bath Western Riverside (P)					1,636					1,636
MOD Foxhill			48,000		4,500			32,000	20,500	
Claude Avenue				2,300				2,300		
GROSS FLOORSPACE GAIN			187,633	8,300	182,672		74,878	149,095	111,022	43,440
GROSS EMPLOYMENT GAIN						15,550				

BATH PROJECTED EMPLOYMENT LOSSES

TRENDS & ONE OFF LOSSES	FLOORSPACE/EMPLOYMENT LOSSES							
	FLOORSPACE (sqm)			JOBS	DELIVERY (floorspace sqm)			
	OFFICE	INDUS	OTHER		2006-11	2011-16	2016-21	2021-26
Manvers Street (K)	500	1,400				1,900		
Southgate			20,000		20,000			
Podium/Cattlemarket (J)			10,078			10,078		
Kingsmead (G/H)	5,950					5,950		
Green Park House (I)	1,150				1,150			
Green Park Station (F)	1,900					1,900		
HomeBase (O)	5,570	1,430	8,473			10,000	5,473	
Norfolk (E)	600					600		
Upper Bristol Road (B/C/D)	1,100	7,700				8,800		
Lower Bristol Road East (N)		4,860				4,860		
South Quays	2,787	4,500			7,287			
Lower Bristol Road Gas Works South (R)	1,400	9180					10,580	
Lower Bristol Road Twerton (Q)	600	15,000				15,600		
Lower Bristol Road West (GDS site)		18,000				10,000	8,000	
Gas Works North (A)	1,500	5,500						7,000
MOD Foxhill	37,100						16,000	21,100
MOD Warminster Road	9,300					9,300		
Claude Avenue		2300				2,300		
TOTAL PROJECTED LOSSES	69,457	69,870	38,551	6,850	28,437	81,288	40,053	28,100
NET FLOORSPACE GAIN	118,176	(61,570)	144,121		46,441	67,807	70,969	15,340
NET EMPLOYMENT GAIN	6,200	(1,900)	4,350	8,650	1,980	2,970	3,000	700

NOTES:

1. Site development capacities have been taken from the appraisals produced as part of the Ernst & Young Bath Business Plan – site specific area and plot ratios are not available.
2. Floorspace losses have been estimated following site visits and using Valuation Office and in-house data
3. The employment figures are extrapolated from the floorspace projections using the Employment Densities Guide produced by Arup Economics & Planning for English Partnerships. The densities used are as follows : office 19sqm/person : industrial 32sqm/person : warehousing 50sqm/person : other non-business space 33sqm/person.
4. Site specific assumptions (which are consistent with residential capacity assessment assumptions) have been made as follows :
 - Manvers Street – loss of Post Office Sorting Office and the redevelopment of some office space
 - Southgate – total net floorspace gain of 22,800 sqm (as per planning permission).
 - Podium/Cattlemarket – total net floorspace gain of 4500 sqm.
 - Kingsmead – loss of existing office floorspace
 - Green Park House – loss of existing office floorspace
 - Green Park Station – loss of existing office floorspace
 - HomeBase – loss of Pinesgate industrial floorspace + Sainsbury foodstore + Homebase
 - Norfolk – loss of existing office floorspace
 - Upper Bristol Road – loss of existing employment floorspace
 - Lower Bristol Road East – loss of existing employment space
 - South Quays – loss of existing employment floorspace
 - Lower Bristol Road Gas Works South – loss of existing employment floorspace
 - Lower Bristol Road Twerton- loss of Bath Press floorspace
 - Lower Bristol Road West – developed in accordance with planning allocation
 - Gas Works North – loss of existing office & industrial floorspace
 - MOD Foxhill – capacity gains & losses based on agreed Development Brief
 - MOD Warminster Road – site redeveloped for housing
 - Claude Avenue – no net gain of floorspace in redevelopment scheme

KEYNSHAM PROJECTED EMPLOYMENT GAINS & LOSSES

FLOORSPACE/EMPLOYMENT GAINS										
SITE	AREA (ha)	PLOT RATIO	FLOORSPACE (sqm)			JOBS	DELIVERY			
			OFFICE	INDUS	OTHER		2006-11	2011-16	2016-21	2021-26
Cadbury Somerdale	10.75	0.5	32,000	25,000		2,300	250	1,050	1,000	
St John's Court/Charlton Road	0.5 area c only	0.65	6,000		3,500	400	200	200		
The Centre/Town Hall	1.1		13,000		7,500	850	400	450		
Riverside/Temple Street	0.7		no net gain		no net gain	nil				
South West Keynsham	1.5	0.5	7,000	4,000		450	200	250		
Broadmead Lane	4.5	Allow 1ha for emp. at 0.45		4,500		100		100		
GROSS FLOORSPACE GAIN			58,000	33,500	11,000					
GROSS EMPLOYMENT GAIN						4,100	1,050	2,050	1,000	
FLOORSPACE/EMPLOYMENT LOSSES										
Floorspace losses based on trends 2001-06 projected forward to 2026 + one off losses			200							
The Centre/Town Hall			5,500		2,500					
Riverside/Temple Street			2,300							
TOTAL PROJECTED LOSSES			8,000	3,000	2,500	550	200	200	150	
NETT FLOORSPACE GAIN			42,000	30,500	6,000					
NETT EMPLOYMENT GAIN						3,550	850	1,850	850	

NOTES:

1. Plot ratios are estimated for each site using the following standard values from the BLRS Study : industry 0.45 : office 0.60-0.65 : retail 0.7. Allowances are made for site specific constraints and requirements such as flood alleviation, structural landscaping and highway works
2. The employment figures are extrapolated from the floorspace projections using the Employment Densities Guide produced by Arup Economics & Planning for English Partnerships. The densities used are as follows : office 19sqm/person : industrial 32sqm/person : warehousing 50sqm/person : other non-business space 33sqm/person.
3. Site specific land use assumptions have been made as follows :
 - Cadbury Somerdale – 0.50ha to south of factory 100% office : 10ha (8ha developable) to north of factory 70% industrial 30% office
 - St John's Court/Charlton Road – employment use on part of site behind High St only : ground floor retail : 2 floors of office above
 - The Centre/Town Hall – site area for employment uses reduced to exclude Town Hall/Library (potential for residential) and car park structures : on employment site assume redevelopment for retail on ground floor and 2 floors of office above
 - Riverside/Temple Street – assume existing buildings stay and are refurbished : one office block to change to residential resulting in nett loss of office space
 - South West Keynsham – development for 60% industrial and 40% office
 - Broadmead Lane – assume development for Environment Park with 1ha for related employment uses
4. Employment losses are projected based on trends between 2001-2006 identified in the Council's Annual Monitoring Reports and taking into account known and potential major closures

BASIS FOR FLOORSPACE & EMPLOYMENT FIGURES :

1. Cadbury Somerdale
 - Office - south factory 0.5ha x 0.5 plot ratio x 2 floors = 5000sqm = 250 jobs
 - Office – north of factory 2.4ha x 0.6 plot ratio x 2 floors = 28000sqm = 1400 jobs

- Industry – north of factory 5.6ha x 0.45 plot ratio = 25000sqm – 17500sqm manufacturing / 7500sqm warehousing = 650 jobs
2. St John's Court/Charlton Road
 - 0.5ha – retail 0.7 plot ratio = 3500sqm = 100 jobs : office 0.6 plot ratio x 2 floors = 6000sqm = 300 jobs
 3. The Centre/Town Hall
 - 1.1ha – retail 0.7 plot ratio = 7500sqm = 200 jobs : office 0.6 plot ratio x 2 floors = 13000sqm = 650 jobs
 4. Riverside/Temple Street
 - No net gain
 5. South West Keynsham
 - Industry 60% = 0.9ha x 0.45 plot ratio = 4000sqm = 125 jobs : office 40% = 0.6ha x 0.6 plot ratio x 2 floors = 7000sqm = 325 jobs
 6. Broadmead Lane
 - 1ha industry x 0.45 plot ratio = 4500sqm = 100 jobs

MIDSOMER NORTON & RADSTOCK AREA PROJECTED EMPLOYMENT GAINS & LOSSES

FLOORSPACE/EMPLOYMENT GAINS										
SITE	AREA (ha)	PLOT RATIO	FLOORSPACE (sqm)			JOBS	DELIVERY			
			OFFICE	INDUS	OTHER		2006-11	2011-16	2016-21	2021-26
St Peter's Park	1.4	0.4		5,000 B1/B2	1400	175	175			
Westfield Industrial Estate	1.8	0.4		7,200 B1/B2 70% B8 30%		190	130	60		
Wellsway Colliery	0.2	0.25		500 B1		15		15		
Welton Hollow	1.4	0.2		2,800 B1/B2		80	40	40		
MSN Enterprise Park	0.84	0.40		3,000 B1		90	90			
Welton Bag Factory	5.7	Mixed use	1,000	1,000 B1		80	40	40		
Norton Hill CEA	8.7	Mixed use	10,000	8,500 B1		750		200	200	350
Radstock Railway Land	4.8	Mixed use	370		620	40	40			
MSN High Street (Streamside)	1.2	Mixed use	7,500		5,500	530		230	300	
Bath Business Park PStJohn	11	0.2	3,000	17,000 B1/B2 75% B8 25%		600	450	150		
Polestar Paulton	13	Mixed use	2,400	3150 B1	7,500	450	450			
Old Mills Paulton	13.5	0.30	12,000	38,000 B1/B2 70% B8 30%		1,670		450	650	570
GROSS FLOORSPACE GAIN			36,270	86,150	15,020					
GROSS EMPLOYMENT GAIN						4,670	1,415	1,185	1,150	920

FLOORSPACE/EMPLOYMENT LOSSES								
TRENDS & ONE OFF LOSSES	FLOORSPACE (sqm)			JOBS	DELIVERY			
	OFFICE	INDUS	OTHER		2006-11	2011-16	2016-21	2021-26
Floorspace losses based on trends 2001-06 projected forward to 2026	950	6,500		250				
Polestar Purnell		33,000		450	450			
Alcan / Mardon Flexible		23,000		200	200			
MSN High Street (Streamside)	1,500		12,500	450		250	200	
TOTAL PROJECTED LOSSES	2,450	62,500	12,500	1,350				
NET FLOORSPACE GAIN	33,820	23,650	2,520					
NET EMPLOYMENT GAIN				3,320	765	935	950	920

NOTES:

- Plot ratios are estimated for each site using the standard values from the BLRS Study and making allowances for site specific constraints and requirements such as flood alleviation, structural landscaping and highway works
- The employment figures are extrapolated from the floorspace projections using the Employment Densities Guide produced by Arup Economics & Planning for English Partnerships. The densities used are as follows : office 19sqm/person : industrial 32sqm/person : warehousing 50sqm/person : other non-business space 33sqm/person.
- Site specific assumptions have been made as follows :
 - Welton Bag – retention of existing factory with surplus land developed for mixed use – 80% residential / 20% employment
 - Norton Hill CEA – retention of Coates and redevelopment of Alcan site for mixed use assuming a 40/60 residential/employment mix
 - MSN High Street – covers an area from Martin's Newsagents to Hollies Shopping Centre between the High Street & South Road including part of South Road car park - assumes a mixed use retail/office/residential scheme
 - Polestar Paulton – the floorspace figures and employment generation are based on the emerging Masterplan proposals
 - Old Mills Paulton – a mixed employment scheme with office/industrial/warehousing
- Employment losses are projected based on trends between 2001-2006 and taking into account known and potential major closures

BASIS FOR FLOORSPACE & EMPLOYMENT FIGURES :

1. St Peter's Park
 - Industry 70% = 0.98ha x 0.45 plot ratio = 5000sqm = 150 jobs
 - Builders merchant 30% = 0.42ha x 0.35 plot ratio = 1400sqm = 25 jobs
2. Westfield Industrial Estate
 - Industry 70% = 1.3ha x 0.4 plot ratio = 5000sqm = 150 jobs
 - Warehousing 30% = 0.5ha x 0.4 plot ratio = 2200sqm = 40 jobs
3. Wellsway Colliery
 - Industry 100% = 0.2ha x 0.25 plot ratio = 500sqm = 15 jobs
 - Low plot ratio to take account of restricted nature of site
4. Welton Hollow
 - Industry 100% = 1.4ha x 0.2 plot ratio = 2800sqm = 80 jobs
5. MSN Enterprise Park
 - Industry 100% = 0.84ha x 0.4 plot ratio = 3000sqm = 90 jobs
6. Welton Bag Factory
 - Existing factory retained / rationalised with minimal new employment space
 - Industry 1000sqm = 30 jobs
 - Office 1000sqm = 50 jobs
7. Norton Hill CEA
 - Coates Inks retained : Alcan site redeveloped for mixed use 60% employment / 40% residential
 - Industry 70% = 2.2ha x 0.45 plot ratio = 8500sqm = 250 jobs
 - Office 30% = 0.96ha x 0.6 plot ratio = 5000sqm x 2 floors = 10000sqm = 500 jobs
8. Radstock Railway Land
 - Employment provision as set out in current planning application
 - Office 370sqm = 20 jobs : retail 620sqm = 20 jobs

9. MSN High Street (Streamside)
 - High St/South Rd : retail 0.8ha x 0.7 plot ratio = 5500sqm = 150 jobs : office (part first & second floor) 0.45ha x 0.6 plot ratio x 2 floors = 5000sqm = 250 jobs
 - South Road : office 0.2ha x 0.6 plot ratio x 2 floors = 2500sqm = 130 jobs
10. Bath Business Park PStJ
 - Figures taken from current planning applications & existing consents
 - Office 3000sqm = 150 jobs : industry 12500sqm = 380 jobs : warehousing 4500sqm = 70 jobs
11. Polestar Paulton
 - Figures taken from emerging Masterplan
 - Office 2400sqm = 120 jobs : industry 3150sqm = 100 jobs : other retail/pub/care village = 230 jobs
12. Old Mills Paulton
 - Industry 7.3ha x 0.4 plot ratio = 29000sqm = 900 jobs
 - Warehousing 2.2ha x 0.4 plot ratio = 9000sqm = 170 jobs
 - Office 1ha x 0.6 plot ratio x 2 floors = 12000sqm = 600 jobs