



**BAE SYSTEMS TECHNOLOGY PARK,
ELETTRA AVENUE,
WATERLOOVILLE**

EMPLOYMENT GENERATION REPORT

1.0 INTRODUCTION

- 1.1 This document has been prepared by Vail Williams to identify the likely employment generation from the mixed use redevelopment proposals of the BAE Systems Technology Park Site, Elettra Avenue, Waterloooville which is the subject of a planning application on behalf of BAE Systems.
- 1.2 The application is submitted in outline form and occupiers of the site are not known at this time and therefore this report sets out the applicant's methodology and assumptions regarding employment generation.
- 1.3 **The Site** – The application site measures 4.42 Ha and is known as BAE Systems Technology Park which forms part of the Brambles Farm Industrial Estate.
- 1.4 The site currently contains buildings and car parking dating from the early 1980s originally occupied by Marconi and latterly by BAE following their buyout of Marconi.
- 1.5 **Existing buildings** on site are as follows:-
- 1.6 Main building comprising offices with annexe, rising to three storeys in height with a total floor area of 19,498 sq m.
- 1.7 Restaurant building measuring some 973 sq m providing restaurant and rest facilities for employees on site.
- 1.8 Car parking for approximately 831 vehicles, primarily located on the western side of the site with disabled and visitors car parking on the eastern side of the site.
- 1.9 The existing buildings known as E Block and Beam Plot are retained by BAE and excluded from the application site.

- 1.10 **Proposed Development** – The western half of the site would accommodate industrial development. In total 8,589 sq m accommodation would be provided, this would comprise a mix of building sizes including a single building of 1858 sq m located adjoining the site access, a “U” shaped courtyard centrally within the site providing a mix of unit sizes served by a central access and parking area and a further two units of accommodation located towards the southern end of the site.
- 1.11 A mix of uses is sought for the development; the application proposes B1, B2 and B8 uses. The mix of units is to enable maximum opportunity for marketing and maximum potential for occupation of the units.
- 1.12 The eastern side of the site would accommodate a car showroom of 930 sq m with associated parking, a drive through restaurant of 240 sq m, a hotel over three storeys to provide 60 bedrooms with associated family restaurant of 650 sq m.
- 1.13 **Employment Potential** – The application is in outline form with no specified occupiers at this stage. Therefore, bespoke figures for employment generation cannot be given at this stage.
- 1.14 In order to provide a broadly accurate figure for employment generation the employment densities set out in “Employment Densities Guide – Second Edition 2010” produced by the Homes and Communities Agency has been used. This document updates the English Partnership’s 2001 Employment Densities Guide and provides a robust basis for calculating employment densities.
- 1.15 The area of floor space per worker is updated from the 2001 edition and set out in Appendix 6 of the document. These up to date figures have been used to calculate employment generated by the site and the individual uses. The employment is based on the floor area of the buildings; employment generation is dependent upon the floor area measurement used, for

example gross internal area, net internal area or gross external area. This has been calculated to enable a robust employment figure to be generated.

1.16 The table below sets out the anticipated employment generation from the site.

USE	FLOOR SPACE	FLOOR AREA PER EMPLOYEE	NO. OF WORKERS
Business	1005	B1c 47 ¹	22
	4436	B2 36 ²	123
	4240	B8 70 ³	61
Car showroom	930		10
Restaurant	650	18 ¹	36
Drive Thru	240	18 ¹	13
Hotel	60 Beds	1 per 3 beds	20
Total			285

- 1** Net internal area
- 2** Gross internal area
- 3** Gross external area

1.17 As set out above the figures indicate an employment generation from the site of 285 workers. Whilst this is a robust basis to proceed upon it is considered that this figure is likely to be an under estimate; alternative ratios for employment uses used in other publications are lower which give a correspondingly higher employment generation adding around 20% to the employment figure. It is also likely that higher employment generation will result from the drive through, restaurant and hotel. The final employment generation is therefore more likely to be in excess of 300.

1.18 Moreover, the range of jobs provided within the development is important. The jobs within the industrial part of the site will provide much needed employment in this sector, replacing those lost as a result of the redevelopment of the existing employment uses on site but, importantly, providing a mix of unit sizes and uses and thereby increasing employment opportunity in a variety of employment based businesses.

- 1.19 Additionally, the mix of uses provides an important diversification of the employment base for Waterlooville. Jobs both full time and part time will be provided within the mixed use development including a diversity of jobs associated with the drive thru, hotel and restaurant providing together with associated service jobs.
- 1.20 Overall the mix of uses is considered to provide a significant gain in terms of employment generation for a wide variety of occupations and associated service providers. In fact, the jobs in business services, hotels and catering are identified as those sectors experiencing the greatest growth in the Havant Employment Land Review. (Paragraph 1.2a).
- 1.21 Equally important is the range of jobs which will be provided by the proposal which will provide employment for those most in need in the local area rather than bringing employment from further afield for those unconnected with Waterlooville.