

Appendix D – Future Job Calculation Sheets

SCENARIO 1

Employment Calculations

From HCA Employment Density Guide 2015

B1a 1 staff per 10 sqm
 B1c 1 staff per 47 sqm
 B2 1 staff per 36 sqm
 B8 1 staff per 77 sqm

0.4 plot ratio for B1c/B2/B8 & B1a/B1b employment in business park location from Employment Land Review (pg 70)

Forest Heath Employment Land Review - Final Report

Net Land Requirements

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The final step, for all three scenarios, is to translate floorspace into land requirements for both office (B1a/B1b) and industrial (B1c/B2/B8) uses. This has been calculated by applying appropriate plot ratio assumptions to the net floorspace estimates presented above using the following assumptions and local adjustment factors to reflect the pattern of development in Forest Heath:

- Industrial (B1c/B2/B8) – a plot ratio of 0.4 is applied so that a 1 ha site would be needed to accommodate a footprint of 4,000sq.m of employment floorspace; and
- Offices (B1a/B1b) – it was assumed that 60% of new floorspace would be in lower density, business park developments with a plot ratio of 0.4, with 40% in higher density town centre locations at a plot ratio of 2.0. This split is considered to broadly reflect the current position in the District.

Location Assumptions	Site Size (sqm)	Site Number	Employment Sites	Site Size (ha)	Employment Uses Proposed	% Split of Land Use				Estimated Developable Floorspace m ²				Based on staff density - from HCA				Total Staff
						B1 a	B1 c	B2	B8	B1 a	B1 c	B2	B8	Staff Densities				
														B1 a	B1 c	B2	B8	
Business Park	40000	9	EM1(a) Mildenhall Academy & dome Leisure Centre site, Mildenhall	4	B1	50%	50%			8000	8000	0		800	170	0	0	970
Business Park	16000	16	EM1(b) St Leger, Newmarket	1.6	B2, B8			50%	50%			3200	3200	0	0	89	42	130
Business Park	50000	12	N1(c) Hatchfield Farm	5	B1, B2, B8													excluded from assessment
Business Park	50000	4	M1(a) Land west of Mildenhall	5	B1, B2, B8	17%	17%	33%	33%	3333	3333	6667	6667	333	71	185	87	676
Business Park	80000	20	Land north of Acorn Way, Red Lodge	8	B1, B2, B8	17%	17%	33%	33%	5333	5333	10667	10667	533	113	296	139	1082
																	Total jobs	2858

Employment Calculations

SCENARIO 2&3

From HCA Employment Density Guide 2015

B1a 1 staff per 10 sqm
 B1c 1 staff per 47 sqm
 B2 1 staff per 36 sqm
 B8 1 staff per 77 sqm

0.4 plot ratio for B1c/B2/B8 & B1a/B1b employment in business park location from Employment Land Review (pg 70)

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Net Land Requirements

The final step, for all three scenarios, is to translate floorspace into land requirements for both office (B1a/B1b) and industrial (B1c/B2/B8) uses. This has been calculated by applying appropriate plot ratio assumptions to the net floorspace estimates presented above using the following assumptions and local adjustment factors to reflect the pattern of development in Forest Heath:

- Industrial (B1c/B2/B8)** – a plot ratio of 0.4 is applied so that a 1 ha site would be needed to accommodate a footprint of 4,000sq.m of employment floorspace; and
- Offices (B1a/B1b)** – it was assumed that 60% of new floorspace would be in lower density, business park developments with a plot ratio of 0.4, with 40% in higher density town centre locations at a plot ratio of 2.0. This split is considered to broadly reflect the current position in the District.

Location Assumptions	sqm	Site Number	Employment Sites	Site Size (ha)	Employment Uses Proposed	% Split of Land Use				Estimated Developable Floorspace m2				Based on staff density - from HCA employment				Total Staff
						B1 a	B1 c	B2	B8	B1 a	B1 c	B2	B8	Staff Densities				
														B1 a	B1 c	B2	B8	
Business Park	40000	9	EM1(a) Mildenhall Academy & dome Leisure Centre site, Mildenhall	4	B1	50%	50%			8000	8000	0		800	170	0	0	970
Business Park	16000	16	EM1(b) St Leger, Newmarket	1.6	B2, B8			50%	50%			3200	3200	0	0	89	42	130
Business Park	50000	12	N1(c) Hatchfield Farm	5	B1, B2, B8	17%	17%	33%	33%	3333	3333	6667	6667	333	71	185	87	676
Business Park	50000	4	M1(a) Land west of Mildenhall	5	B1, B2, B8	17%	17%	33%	33%	3333	3333	6667	6667	333	71	185	87	676
Business Park	80000	20	Land north of Acorn Way, Red Lodge	8	B1, B2, B8	17%	17%	33%	33%	5333	5333	10667	10667	533	113	296	139	1082
																	Total jobs	3534