



Your Ref:

Our Ref:

15 06 01

Joe Godfrey
Hanbury Properties
17 Northgate
Chichester
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PO19 1BJ

11 June 2015

Dear Joe

Proposed Phase 2 Development at Oldlands Farm, Bognor Regis – Direct Employment Potential

Further to your instructions of 10th June 2015 I set out below the results of our independent assessment of direct employment potential arising from the proposed employment led development at Oldlands Farm, Bognor Regis. This considers both the construction and operational phases.

Construction Phase

Construction employment estimates have been derived from the anticipated construction expenditure information you have provided. Infrastructure and construction costs for the scheme are currently estimated at approximately £22 million - £25 million. The range reflects the quantity of built accommodation¹. Such an investment into the construction sector will directly support **150 - 170 person-years of employment** in construction activities². Employment during this phase is quantified in terms of person-years given that construction activity will be relatively short term, and the nature of the sector, with a range of trades and activities on site at any given time. The quoted estimate does not include indirect or induced employment which is also likely to accrue through the supply chain or as incomes earned are spent in the local economy. The construction sector is recognised to have particularly high multiplier impacts locally given the nature of supply chains.

Operational Phase

Employment within the operational phase has been estimated by applying employment densities to the schedule of uses set out within the Design and Access Statement (May 2015). This includes two alternative development mixes. Both have been considered.

- Scenario 1 comprises 17,473 sq m of B2 development across 11 units.
- Scenario 2 comprises 6,947 sq of B2 development across six units and 13,506 sq m of B8 development within two units. A total of 20,453 sq m.

¹ Two scenarios are considered with differing mixes of B2 and B8 Uses. This leads to proposed development of 17,473 sq m – 20,453 sq m.

² Derived using Annual Business Survey (ONS) estimates of turnover per worker for 2012 (November 2014 data release) in the UK.





HARDISTY JONES ASSOCIATES

Economic Development, Regeneration & Sustainability

The primary source used in our assessment was the *Employment Densities Guide (2nd Edition, 2010)*, Drivers Jonas Deloitte for OffPAT and HCA. Applying the relevant assumptions to the schedule of uses indicates the scheme has the potential to accommodate 380 – 485 full time equivalent workspaces³. On the basis of typical shift patterns and rates of part time working, direct on-site employment at full occupancy is estimated at **425 – 565 jobs**⁴. It should also be noted that the quoted estimate does not include indirect or induced employment which will be supported through the supply chain or as incomes earned are spent in the local economy.

Conclusion

The proposed development is estimated to support direct employment of 170 person-years during the construction phase and 425 – 565 on-site jobs during the operational phase.

If you have any queries relating to these estimates please do not hesitate to contact me.

Yours sincerely



Stuart Hardisty
Director
Hardisty Jones Associates

³ A range reflects the two alternative development scenarios.

⁴ Shift patterns based on ONS analysis of shift work by industry. Rates of part-time working based on ONS Business Register and Employment Survey.

