

APPENDIX B

OUTPUT CALCULATIONS

The total area of the proposed Food Enterprise Zone is approximately 40 acres, which equates to approximately 16 hectares. A report published on building.co.uk on cost models for business parks reported that “the density of a development is expressed as a ratio of gross internal floor area to the site area. In out-of-town developments the standard has generally been 0.45, although densities of up to 0.55 have been attained”.

A Masterplan for the FEZ has identified the following zones and developable area:

Zone	Square Metres
Crop development zone	9,915
R&D Zone	10,110
Food processing and development	10,894
Engineering zone	6,627
Education zone	9,520
Packaging storage and logistics zone	6,965
R&D Zone	5,429
Total	59,460

The table below shows the assumed main use class for each zone

Zone	Use Class
Crop development zone	Industrial and manufacturing
R&D Zone	R&D
Food processing and development	Industrial and manufacturing
Engineering zone	Industrial and manufacturing
Education zone	General office
Packaging storage and logistics zone	storage and distribution
R&D Zone	R&D

On this bases, the following breakdown of floorspace has been assumed, based on the nature of spaces that stakeholders have suggested is needed:

Land Use Class	Floor Area (sq m)
Research and Development (B1b)	15,539
General office (B1a)	9,520
Industrial and manufacturing (B2)	27,436
Storage and distribution (B8)	6,965

The potential employment impacts that the development of this space could have can be demonstrated by applying the Home and Communities Agency employment density calculations to the total new area being created.

Land Use Class	Total Floor space	Employment density – square metres per job	Number of jobs supported
Research and Development (B1b)	15,539	40	388
General office (B1a)	9,520	12	793
Industrial and manufacturing (B2)	27,436	36	762
Storage and distribution (B8)	6,965	77	90
		Total	2,034

The above table shows that 59,460 square metres of floor space has the potential to accommodate 2,034 jobs. This assumes the space is fully occupied. Applying a sensitivity analysis to this in terms of the occupancy rate shows the following:

Sensitivity Analysis

Occupancy	Jobs accommodated
25	509
50	1,017
75	1,526

Assuming at any one point, the Enterprise Zone is at maximum 75% occupied, there is a potential to accommodate 1,526 jobs.

Assuming an average unit size of 2,000 square metres and a total floorspace 59,460 square metres, this would indicate a total of 30 different businesses occupying the FEZ.

Assuming that 20% of these businesses are existing businesses that relocate to the site and 80% are businesses new to the area, this would give outputs of:

- 6 businesses safeguarded
- 24 new businesses attracted

If we apply the same assumptions to the jobs, this would suggest outputs of:

- 306 jobs safeguarded
- 1,220 new jobs created