

Proposed FGR Stadium and Green Technology Hub Job Numbers

- 1.1 The FGR Stadium and Green Technology Hub site comprises approximately 16.5ha of mixed agricultural fields, situated on land between Junction 13 of the M5 and the A419. The latest illustrative masterplan for the site proposes a mix of uses, including commercial space, a hotel and care facilities.
- 1.2 The table below sets out the proposed floorspace schedule for each Use Class together with the estimated (gross) number of on-site FTE jobs that could be supported by each Use Class. Overall, it has been estimated that **3,115 (gross) FTE jobs** could be supported once the proposed development is complete and occupied. This includes:
- 2,916 FTE gross jobs supported at the Green Technology Hub
 - 47 FTE jobs supported at the Stadium

Table 1.1 Estimated Gross On-Site Jobs Supported

Use	Floorspace sqm	Measurement	Employment Density	Estimated Gross FTEs
B1a Office	30,957	NIA	12	2,580
B8 Warehouse	13,125	GEA	70	188
B2 Industrial	5,344	GIA	36	148
D1 Creche	325	GEA	n/a	15
Stadium	-	-	n/a	47
Academy	2,138	GIA	150	14
Hotel (up to 100 beds)	-	-	n/a	33
Care Facilities	-	-	n/a	90
Total	-	-	-	3,115

- 1.3 In addition to the direct on site jobs, the development will also be expected to support additional employment through indirect supply chain and induced effects. HCA's 2014 Additionality Guide¹ recommends a local employment multiplier of 1.29 for both office and industrial developments. This is a composite multiplier which captures both indirect supply chain and induced effects. Based on 3,115 gross jobs, this will imply an additional 903 jobs supported as result of indirect and induced effects.
- 1.4 In total then, **4,018** gross FTE jobs could be supported, including indirect and induced effects.

¹ Homes and Communities Agency (HCA) (2014) Additionality Guide, 4th Edition, HMSO, London

Assumptions

- The proposed development includes a mix of commercial space (B1a, B2 and B8). In order to estimate the likely number of full-time equivalent² (FTE) jobs that would be supported by each type of use class, average employment densities have been applied to the floorspace schedule using the HCA Employment Density Guide³. Depending on the Use Class, it is necessary to use GEA floorspace, Net Internal Area (NIA) or Gross Internal Area (GIA) in order to apply the appropriate employment density.
- A total of 18,750 m² B2/B8 space is being provided. A 70 to 30% split has been assumed in favour of B8 space.
- A 325 sq m creche is proposed which we have estimated could broadly accommodate up to 50 children. The Early Years Foundation Stage Framework (2017) has been used to inform an assessment of gross jobs. This sets out a requirement for one member of staff for every three children in children under the age of two, and one member of staff for every four children over two years old.
- Employment figures for the stadium have been provided by Forest Green Rovers.
- An Academy is proposed which as well as a changing room and gym includes a restaurant, office space and a medical facility. The HCA Additionality Guide proposes 100 m² per job for some gyms. We have increased this to 150 m² due to the fact that a high proportion of the space does not generate employment (e.g. changing rooms).
- A hotel with up to 100 bedrooms has been assumed. The HCA Employment Density Guide assumes that a mid-scale hotel (such as a Hilton) would create 1 job per 3 bedrooms.
- A 70 bed care home is being proposed alongside 30 extra units and 40 sheltered apartments. Given the lack of information available at present, some high level assumptions have been made about the number of units at the facility, the number of residents and the assumed CAPE (Clifton Assessment Procedures for the Elderly) Grades of residents (we assume residents are within Grades A-C, i.e. no impairment through to moderate impairment). Staffing guidelines from the 2009 guidance on residential care homes staffing levels published by the Regulation and Quality Improvement Authority.

² Full-time equivalent (FTE) is a unit that indicates the workload of an employed person. A FTE of 1.0 is equivalent to one full-time employee (typically working 35 hours per week), whilst a part-time employee working half the hours is recorded as 0.5 FTE.

³ Home and Communities Agency (2015): Employment Density Guide, 3rd Edition