

Employment Assessment Addendum

Introduction

- 1.1 This Addendum has been prepared by Hatch in response to post-application changes to the schedule of proposed Development (hereafter referred to as the ‘revised Development’).
- 1.2 The key changes to the revised Development that are of relevance to the Employment Assessment are:
- A reduction in office GIA of 79 sq m; and
 - A reduction in flexible use GIA of 55 sq m
- 1.3 For the purposes of this Addendum, it is assumed the local policy background and supply and demand position remains as stated in the submitted Employment Assessment. Where relevant, we have assessed the impact of the revised Development on the scale of employment supported and any resulting changes to the conclusions of the Assessment. All methodologies remain as stated in the submitted Employment Assessment.

Updated Assessment

- 1.4 The revised Development will provide:
- 4,468 sq m (GIA) of business workspace (Use Class E(g)) intended to provide flexible business accommodation. This equates to a reduction of 79 sq m (GIA) compared to the submitted Application.
 - 4,784 sq m of flexible floorspace uses which equates to a reduction of 55 sq m (GIA) compared to the submitted Application, but which will still include a minimum of 2,000 sq m (GIA) of office floorspace (Use Class (E(g))).
- 1.5 Based on the revised Development, the updated figures presented in paragraph 4.11 and Table 4.2 of the submitted Employment Assessment are as follows:

Use	NIA (sq m)	Density	Gross FTEs (On-site)	Leakage	Displacement	Multipliers	Total Net FTEs
Small Business Workspace	3,798	30	127	0%	25%	1.1	104
Business Workspace (flexible uses)	1,700	30	57	0%	25%	1.1	47
Total	5,498		183				151

Source: Hatch

- 1.6 These changes result in an overall minor reduction of 2 FTE jobs supported by the proposed Development compared to the submitted Application.

- 1.7 The reduction of flexible floorspace uses also results in a decrease of three FTE jobs supported by other non-workspace uses as presented in Table 4.3 of the submitted Employment Assessment.
- 1.8 In total therefore, the revised Development has the potential to support up to 359 FTE gross direct jobs on-site and around 321 FTE net local jobs. Taking into account the reference case which remains unchanged from that presented in the submitted Employment Assessment, it is estimated that around 168 of these net local jobs would be additional. This equates to an **overall reduction of five net additional jobs compared to the submitted Employment Assessment.**
- 1.9 The reduction of five net additional jobs compared to the submitted Employment Assessment is minor and is not considered to result in any material changes to the overall conclusions of the submitted Employment Assessment. The submitted Employment Assessment is therefore still valid and robust.

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