

Employment density for Severnside Local Area

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Business area: Central park, Western Approach and West Gate.

HMG document 'Employment Density Guide (3rd edition Nov 2015)' issued by the Homes & Communities Agency suggest that a typical density of employees in 'regional Distribution Centres is 77 square metres (M²) per person average.

This is per Full Time Equivalent (FTE). This equates to a single shift through the average working week. The occupancy would thus be 2 persons per 77 per M² if everyone in every company worked a two-shift system, 3 persons per 77 M² for 3 shifts.

Brochures for the business areas quote:

Westgate development overall 4,000,000 sq ft.

Tesco (not in above) estimated 500,000 sq ft.

Central park development overall 3,775,000 sq ft.

Western Approach (estimated)* 3,000,000 sq ft

(* Brochure not available 16-1-17).

Red figures below from <http://sites.southglos.gov.uk/insouthglos/enterprise/avonmouth/key-facts/>

Total business building floor area 11,275,000 sq ft.

At 10.7 ft sq per M², this equates to 1,105,400 **1,323,630** M²

At 77 M² per person, this equates to some 13,700 **17,190** FTE persons.

It is assumed that 50% of employees are on the businesses are on 2 shift and 15% on three shift. This equates to:

$(13,700 * 0.35) + (13700 * 0.5 * 2) + (13,700 * 0.15 * 3) = 24,660$ **30,941** FTE persons.

Assuming an occupancy of 3/4 (allowing for vacancies, automation, sickness, business premises vacated, etc.) this gives a level of 18,500 FTE persons.

Thus on an average day, there could be 18,500 **23,200 persons commuting to and from the three distribution parks** and to be targeted as possibilities for public transport (e.g. a 1% take-up of public transport equates to 185 **232** return journeys per day.