

## Development Control

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**From:** Christie McCombe  
**Sent:** 28 September 2021 10:04  
**To:** Development Control  
**Subject:** FW: Proposed Expansion of Hartnoll Business Park - Job creation estimates

Dear DevCon,  
Please attach to file ref 21/01576.  
Many thanks Christie

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**From:** David Seaton [REDACTED]  
**Sent:** 06 September 2021 14:44  
**To:** [REDACTED]  
**Cc:** Gerry [REDACTED]; Chris Shears <cshears@middevon.gov.uk>; Christie McCombe <cmccombe@middevon.gov.uk>; Nicole Stacey [REDACTED]  
**Subject:** Proposed Expansion of Hartnoll Business Park - Job creation estimates

Dear Mr Vanderwoolfe,

In response to the question regarding job creation estimates (raised during the call with Tiverton Town Council last week) I have checked the floorspace assumptions set out in the submitted Transport Assessment (on page 27), against the Homes and Communities Agency (HCA) Employment Densities Guide (2<sup>nd</sup> edition 2010). That data gives the results summarised in the table below

Floorspace Proposed	Use	Density (FTE/m2)	Jobs
3250	B1	10	325
3250	B2	47	69
1858	B8	70	27
929	Gym/Leisure	65	14
<b>Total</b>			<b>435</b>

So that's a total of circa 435 new jobs.

Clearly, and as explained on the call, these are estimates and actual job numbers could be higher or lower dependant upon the actual amounts of floorspace created via reserved matter submissions and the actual businesses that take up that floorspace. But they represent a well founded estimate based on Government criteria.

I trust this clarifies the applicant's expectations on this point.

Kind Regards

**David Seaton BA (Hons) MRTPI**  
**Managing Director**

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