



WYRE BOROUGH COUNCIL

**COMMERCIAL DEVELOPMENT
DRAFT CONTRIBUTIONS APPROACH**

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QUALITY, INTEGRITY, PROFESSIONALISM

Knight, Kavanagh & Page Ltd
Company No: 9145032 (England)

MANAGEMENT CONSULTANTS

Registered Office: 1 -2 Frecheville Court, off Knowsley Street, Bury BL9 0UF
T: 0161 764 7040 E: mail@kcp.co.uk www.kcp.co.uk



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COMMERCIAL DEVELOPMENT CONTRIBUTIONS

Commercial development is expected to contribute to GI provision since employees will put pressure on existing provision (i.e. during lunch breaks, before and after work). GI is widely recognised for a variety of benefits including biodiversity, health, climate change adaption and resilience.

Furthermore, there is a recognised link between the benefits of GI and an individual's physical and mental wellbeing. In the community survey as part of the Wyre GI Audit, the majority of respondents cite improvements to mental health (72%) and physical health (68%) as strong benefits provided by open space. Similarly, 65% cite open space as a strong benefit to the character of an area.

It is therefore expected for commercial development to contribute to the level of GI provision.

The method of calculating the amount of financial contribution is based on:

- ◀ Type of use
- ◀ Minimum size threshold of 1,000 square metres
- ◀ Net increase in commercial floor space
- ◀ Assumed number of employees based on average employment densities
- ◀ Cost per employee of providing, enhancing or maintaining open space

Employment densities

Type of use	Employment density (Sq M space per employee)
B1 (a) Offices	12
B1 (b) Research & Development Space	50
B1 (c)/ B2 Light Industrial / Industrial and manufacturing	41
B8 Warehousing	81

The space per employee is taken from the Homes and Communities Agency *Employment Density Guide (3rd Edition) 2015*. This includes average densities for a range of commercial uses.

Calculating contribution

In instances where provision is to be provided the following formula could be used:

$$\text{Total area of provision} = \text{provision requirement per employee} \times \text{net increase in commercial floorspace} / \text{floorspace per employee}$$

To calculate the total area of provision, it is necessary to calculate the provision requirement per employee.

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The steps below set this out:

- Relevant provision requirement from GI Strategy¹ (2.10ha per 1,000 pop)
- Provision requirement converted to square meters (21,000 sqm per 1,000 pop)
- Provision requirement converted per person (21 sqm per 1 pop)

Example 1

Calculation of onsite provision for a proposed B1 (b) development of 10,000 square metres.

Total area of provision = requirement per person (21sqm) x net increase in commercial floorspace (10,000) / Floorspace per employee (50)

Total amount of contribution = $21 \times 10,000 / 50 = 4,200$ square metres (or 0.42 hectares)

Example 2

Calculation of onsite contribution for a proposed B1 (c) development of 2,000 square metres.

Total area of provision = requirement per person (21) x net increase in commercial floorspace (2,000) / Floorspace per employee (41)

Total amount of contribution = $21 \times 2,000 / 41 = 1,024.6$ square metres (or 0.10 hectares)

¹ Only amenity and natural greenspace are considered relevant for commercial development