



Employment and Skills Statement

Homes England



Date: June 2022

Prepared by: Homes England

The Proposed Development

Planning application number <i>(where known)</i>	22/01878/P
Name of applicant	Homes England
Name of developer	TBC – appointed by Homes England to work up detailed design once outline permission granted
Name of development	Land at Brislington Meadows
Development address and postcode	Land At Broom Hill/Brislington Meadows Broomhill Road Bristol BS4 4UD
Use class	Residential
Type of development	Outline planning application
Brief description of development	Application for Outline Planning Permission with some matters reserved - Development of up to 260 new residential dwellings (Class C3 use) together with pedestrian, cycle and vehicular access, cycle and car parking, public open space and associated infrastructure. Approval sought for access with all other matters reserved. (Major)
Size – no. of dwelling units/GFA	Up to 260 dwellings
Affordable Housing	30% affordable
Number of residents	c. 600 residents
Planned date of opening	2026 – first completions anticipated
Whether the plan covers construction or end use phase	No – to be covered by full ESP prepared by developer
Industrial/commercial only – anticipated number and type of jobs that will be created and timescales	There is no commercial floorspace proposed as part of this development.
Please detail any planning obligations that may exist, for example a Section 106 Agreement, and any relevant triggers that then apply	<p>Draft S106 agreement to include HOT and contributions:</p> <ul style="list-style-type: none"> • Contribution to tree planting • Travel Plan and management and audit fee • Site specific highways / public transport mitigation • Fire hydrants • Offsite ecological mitigation • Affordable housing 30% (Policy compliant) • Local Labour and Training Plan Fee

See Illustrative Masterplan submitted with the application – Drawing No. 7456_105 (Appendix 1)

Employment Opportunities

This Employment and Skills Statement has been prepared by Homes England as applicant for the outline planning application for the proposed development at Brislington Meadows. However, Homes England will be working with a development partner to work up the detailed design of the scheme, to secure the reserved matters consent and to construct and deliver the development. A full Employment and Skills Plan will be provided prior to commencement of the development.

The application is submitted in outline with some matters reserved, for the development of up to 260 new residential dwellings (Class C3 use) together with pedestrian, cycle and vehicular access, cycle and car parking, public open space and associated infrastructure. Details of access are applied for in detail but all other matters (layout, scale, appearance and landscaping) are reserved for future determination.

Homes England research estimates there to be approximately 4 employment-years enabled in the construction of a new home, nationally. This would be a mixture of on-site (1.9) and off-site jobs (2.1). The focus here is on-site jobs. Another way of expressing this impact is that there would be expected, on average, to be 1.9 full-time workers on-site for one year to build a new home. Or it would take 3.8 full-time workers 6 months.

Brislington Meadows is a development of 260 new homes, and we expect the construction period to be approximately 4 years. This would be expected to result in 490 on-site employment opportunities, or an average of 125 jobs on-site, per annum. In reality there would be peaks and troughs of employment at various stages of the build.

Housebuilders employ a mix of in-house skilled trades and contractors, depending on the corporate strategy, location and other commitments. At this stage of the development process we do not yet have a housebuilder engaged who could provide tailored information on the estimate breakdown of skilled trades on-site. The Business Register and Employment Survey (BRES) reports employment by category, but it is only contractors that report their specific trade. If we assume that workers on-site followed a national average breakdown of trades we would expect:

	Employment-years	On-site, avg per annum
Electrical installation	140	35
Plumber, heating engineers	105	25
Joiner	45	10
Painters	20	5
Scaffolders	20	5
Roofers	20	5
Other	145	40
TOTAL	490	125

It is envisaged that 9 construction works apprenticeships would be provided as part of this. It is likely this would be split for apprenticeships for both those in education and those not in education. The exact mix to be agreed with our development partner.

It is anticipated opportunities for training the workforce will be provided. A full training plan, with specific plan period defined, will be prepared by the developer which details the organisational structured approach to training and developing the workforce.

Full Employment and Skills Plan

This Employment and Skills Statement has been prepared by Homes England as applicant for the current outline planning application for Brislington Meadows. However, Homes England will be working with a development partner to work up the detailed design of the scheme, to secure the reserved matters consent and to construct and deliver the development. The developer will then need to prepare the full Employment and Skills Plan setting out specific commitments.

The following pre commencement planning condition will be included in any Notice of Decision of this outline application:

Employment and Skills Plan (Construction Phase)

No development shall take place including any works of demolition until an Employment and Skills Plan that aims to maximise the opportunities for local residents to access employment offered by the construction phase of the development has been submitted to and approved by the Local Planning Authority. The approved plan shall be implemented in accordance with an agreed timetable.

REASON: In recognition of the employment opportunities offered by the construction phase of the development.

Appendix 1 – Illustrative Masterplan

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LEGEND

Site Boundary

REV. DESCRIPTION APP. DATE

LDA DESIGN

PROJECT TITLE
7456 Brislington Meadows

DRAWING TITLE
Illustrative Plan

ISSUED BY	Bristol	T: 0117 203 3628
DATE	08 Apr 2022	DRAWN RH
SCALE	NTS	CHECKED RF
STATUS	Illustrative Purposes	APPROVED RF

DWG. NO 7456_105

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources Ordnance Survey

