

Brookmans Park Economics Statement

Inmarsat Global Limited

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1.0 Introduction

1.1 This Economics Statement has been prepared by Lichfields on behalf of Inmarsat Global Limited. It accompanies a planning application ('the application') at Brookmans Park Teleport, Great North Road, Brookmans Park, Hatfield AL9 6NE ('the site').

1.2 The proposed development ('proposed development') is to enable Inmarsat, a leading satellite service provider, to relocate its research and development activities to the site. The description of development, as set out in the application forms is as follows:

Proposed Development at Brookman's Park Teleport Site comprising installation of a platform and service room for use for research and development and allow testing of new satellite technology.

Together with trenched cable linkage between data room and platform and other associated works.

1.3 This document considers the Economic benefits that arise from the proposed development.

Economic Statement Structure

1.4 The remainder of this statement is structured into the following sections:

- Section 2.0 introduces the applicant, application site and surroundings and the scheme proposals;
- Section 3.0 sets out the policy context relevant to economic development in Welwyn Hatfield;
- Section 4.0 details the economic benefits that are associated with the proposed development;
- Section 5.0 provides our conclusions.

2.0 **Background**

Inmarsat

- 2.1 Inmarsat is a leading satellite service provider and has offered mobile satellite communication services and reliable, seamless global connectivity for over 40 years.
- 2.2 Inmarsat owns and operates the world's most reliable satellite network, including its own fleets of advanced communications satellites, ground infrastructure and terminals. The business currently has 14 satellites in orbit, with a further 7 launches planned in the next 4 years. Focussed on air and maritime, Inmarsat presently connects 17,000 aircraft and 160,000 vessels, the latter protecting 1.6m seafarers every day.
- 2.3 The business is presently in the process of relocating its existing operations at 99 City Road, in the City of London. Whilst the principal office element of the business will remain in London, Inmarsat is seeking a new state-of-the-art Research and Development and testing facility for its satellite technology development.

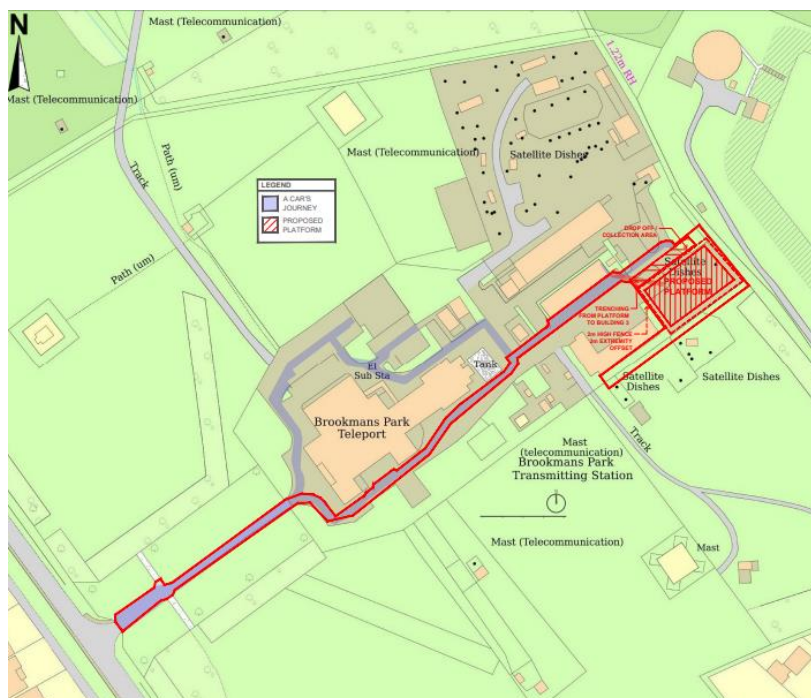
Brookmans Park Teleport

- 2.4 The application site is located at Brookmans Park Teleport. This is situated outside the north-east edge of the settlement of Brookman's Park and approximately 3km north of Potters Bar. Brookmans Park Teleport is currently in use as offices and telecommunication uses. The site was originally established for the BBC for broadcasting. It is now used by a number of satellite/ telecoms operations.
- 2.5 At the centre of the Teleport site there is a main office building, a number of other small buildings and structures and an area of satellite equipment on hardstanding.
- 2.6 The remainder of the site, beyond the built area, is occupied by bushes and grass and houses 4 large radio masts and satellite equipment. The eastern, northern and southern boundary of the site is occupied by reasonably mature trees.
- 2.7 There is an existing vehicular access to the Teleport site, from the A1000.

Site

- 2.8 The application site relates to part of the site that is proposed to be used by Inmarsat. This is shown on the site location plan outlined in red.

Figure 2.1 Site Location Plan



Source: Modus

- 2.9 The site area is 3,618 sqm is the total area. The application site relates to an area of external space currently a concrete pad in disrepair.

Surroundings area

- 2.10 The application site itself is surrounded by the Brookmans Part Teleport site which it sits within. The immediate surrounding context is therefore characterised by the functioning teleport site – including buildings, satellite antennae and supporting infrastructure.
- 2.11 The wider Brookmans Park Teleport site is bound to the west by the A1000 beyond which are residential properties on Upland Drive within the Brookmans Park settlement boundary; to the south there are residential properties and Kentish Lane; to the east fields and Kentish Lane, and to the north fields with a satellite and radio masts in, beyond this is farmland. Surrounding the site is a mix of greenfield land and residential and commercial uses, some of which is located within Brookman’s Park development boundary to the east.

Proposed Development

- 2.12 Inmarsat is proposing to lease space at the Brookman’s Park Teleport site. The Teleport site is already under teleport use, but has vacancy for additional satellite communications.
- 2.13 The proposals relate to development works needed to enable its occupation and use of the site. The works subject to the planning application comprises the construction of a Research and Development Platform to allow the testing of new satellite technology together with associated works.
- 2.14 Inmarsat will also be occupying space in the main office building and reusing an existing workshop. These elements are not subject to this planning application.

2.15 Other tenants, including Globecast, will remain on site for the foreseeable future.

3.0 **Policy Context**

3.1 This section identifies key relevant economic planning policy and guidance at a national and local level relevant to this proposal.

The Statutory Development Plan

District Plan (2005)

3.2 Key saved policies in the District Plan relevant to the development proposals are as follows:

- Policy SD1 Sustainable Development
- Policy GBSP1 Green Belt
- Policy EMP 1 Employment Areas
- Policy EMP8 Employment Sites Outside of Employment Areas
- Policy R1 Maximising the Use of Previously Developed Land
- Policy R21 Telecommunications Development
- Policy RA8 Brookmans Park Transmitting Station

Emerging Local Plan

3.3 Key policies in the Emerging Plan relevant to the proposed development are as follows:

- Policy SP 1 Delivering Sustainable Development
- Policy SP3 Settlement Strategy and Green Belt Boundaries
- Policy SADM10 Employment Development
- Policy SADM34 Development in the Green Belt

Other Material Consideration

National Planning Policy Framework (2021)

3.4 The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.

3.5 Section 6 relates to building a strong and competitive economy, of relevance:

- Paragraph 81 - Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- Paragraph 83 - Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

Evidence Base

- 3.6 The following evidence base associated with the Emerging Local is also relevant to the economics policy context.

Economy Topic Paper (May 2017)

- 3.7 In May 2017 the Council published an Economic Topic Paper. This provides information about how policies in the draft Welwyn Hatfield Local Plan have been developed. It explains how the evidence contained in technical studies has been used to inform the Plan's strategy for employment growth, the local economy and the allocations of designated employment areas and mixed use development sites incorporating employment uses.

4.0 **Economics Statement**

4.1 The economic benefits associated with the development can be summarised as follows:

- 1 Creating up to 20-30 new high skilled jobs on the site;
- 2 Providing capital investment to the Brookmans Park Teleport site;
- 3 Bringing high paid and high skilled technical innovative research and development jobs to Brookmans Park and Welwyn Hatfield;
- 4 Providing significant investment in Welwyn Hatfield from relocating satellite operations from London to Hertfordshire; and
- 5 Investing in research and development of satellites which is vital to the UK economy.

Bringing additional Jobs to Brookmans Park Teleport

4.2 The proposed development will bring additional high skilled jobs to Brookmans Park Teleport. Actual space engineers on site will be 20-30 (at peak times). In addition, occasionally there would be 10 or so additional customers and other guests.

4.3 The proposed development will therefore maintain Brookman's Park's role as an employer in the area. Brookmans Park Teleport currently employs approximately 100 staff but has capacity for between 200-400. In addition, the Teleport also supports indirect jobs in the wider area.

Providing further investment to Brookmans Park Teleport

4.4 Inmarsat will be investing approximately \$4 million (approximately £3.3million) on site upgrades within the areas Inmarsat are to occupy at Brookmans Park Teleport site. This represents significant investment to the site and Welwyn Hatfield.

4.5 The platform site was previously in use as satellite but is now vacant. The proposed development will bring it back into beneficial use.

Sustaining telecommunication activity at Brookman Park Teleport

4.6 The proposed development will maintain the use of Brookman's Park as an established location for Radio Satellite Telecommunication.

4.7 Brookman's Park's is a well-established and valuable employer in area and Inmarsat's lab will reinforce this positive contribution to the economy, supporting additional jobs directly and indirectly.

Providing high skilled Research and Development jobs

4.8 Moving Inmarsat's R&D lab to Brookmans Park will relocate approximately 20-30 highly skilled jobs (space engineers) to Welwyn & Hatfield. This creates the potential for

employees to relocate to the borough adding to the local area's economy. In addition to creating jobs, there will also be contractors and customers from abroad spending money in the area. The high skilled jobs will make a positive contribution to the local economy and wider economy.

Bringing STEM opportunities for Welwyn Hatfield

- 4.9 Inmarsat has a demonstrable track record of supporting the local communities in which it operates. The company would continue this policy in Welwyn & Hatfield and, among other benefits, would seek to play an active role in promoting the possibilities in STEM careers, including open days for local schools and sponsorship for students.

Retaining Employment Land for economically beneficial use

- 4.10 The proposed development will meet Inmarsat's unique site-specific requirements within Welwyn Hatfield and on an established Teleport site.
- 4.11 Inmarsat has specific technical search requirements, and the site search has taken more than 2 years to find this site. There are no other sites that can fulfil the same use elsewhere in Welwyn Hatfield that would cause less harm to Green Belt.
- 4.12 To identify a site for Inmarsat's R&D lab that was fit for purpose, an exacting set of search requirements were defined. These requirements were driven by the site's primary purpose which is to allow for seamless operation of Inmarsat's test terminals. In addition to providing appropriate line of sight to Inmarsat's satellites, as an existing teleport the site also has good infrastructure supporting it such as power, connectivity, and transport.
- 4.13 The site of the proposed development at Brookmans Park (an established teleport) rather than on another allocated employment site. A summary of the site search is set out in the Very Special Circumstances Report which accompanies this planning application. Importantly, from an economics perspective, this means that allocated employment sites within the Borough can be retained for future economic development in Welwyn Hatfield Council.

Support space market and UK economy

- 4.14 The site will be used for researching and developing satellites and advancing this technology – which plays a critical role in the UK economy.
- 4.15 Satellite and telecommunications infrastructure is vital to the UK. It underpins every aspect of the economy and is critical to the operation of key services. It contributes tens of billions every year to the UK economy.
- 4.16 The UK has a powerful and innovative space sector, which has been identified by the UK Government as a strategic growth sector.
- 4.17 The UK's National Space Policy says "*[The UK Government] Recognises that space is of strategic importance to the UK because of the value that space programmes deliver back to public services, national security, science and innovation and the economy.*"

4.18 The UK Government has set a target of growing the UK's share of the global space market to 10% by 2030. [UK National Space Policy]

In 2014, the UK space sector directly contributed £11.8 billion to the UK economy and employed nearly 35,000 skilled workers. [UK National Space Policy]

5.0 **Conclusion**

- 5.1 In conclusion, this document considers the economic benefits that arise from the proposed development which relate to jobs, inwards investment and contributions of the sector to the UK economy. The benefits overall should be considered significant.
- 5.2 The proposed development will bring 20-30 new high skilled space jobs to Brookmans Park Teleport site; in addition it will strengthen the role of Brookmans Telport – which already plays a key role in the Welwyn Hatfield economy supporting approximately 100 jobs on site and has capacity to hold 200-400.
- 5.3 The proposed development will also reuse an existing Teleport site thus retaining other employment land within the Welwyn Hatfield for further economic development – with ensuing economic benefits.
- 5.4 This report confirms the significant economic benefits associated with the proposed development. The Planning Statement weighs up the economic benefits alongside other material consideration against harm to Green Belt. It concludes that there are overwhelming reasons for this application to be granted planning permission.