

# Employment Land Action Plan

A review of the delivery of land allocated for employment development in the Local Plans

Published September 2024

# Contents

|  |    |
|--|----|
| Contents .....   | 2  |
| 1 Introduction .....   | 3  |
| Methodology .....  | 4  |
| Suffolk Coastal Local Plan .....   | 5  |
| Key Relevant Suffolk Coastal Local Plan policies (excluding allocation policies) ..... | 5  |
| Waveney Local Plan .....   | 6  |
| Key Relevant Waveney Local Plan policies (excluding allocation policies) .....         | 6  |
| Neighbourhood Plans .....  | 7  |
| 2 Broader Trends .....   | 8  |
| Introduction .....   | 8  |
| Broad Global Conditions .....  | 8  |
| Economic Conditions in the UK .....  | 8  |
| East Suffolk .....   | 10 |
| National Infrastructure and Energy Projects .....                                      | 12 |
| 3 Data Analysis of Development in East Suffolk .....                                   | 15 |
| Introduction .....   | 15 |
| Suffolk Coastal Local Plan Area .....  | 15 |
| Waveney Local Plan Area .....  | 25 |
| 4 A Review of allocated sites in East Suffolk .....                                    | 34 |
| Estimated Delivery .....   | 38 |
| The Planning Delivery Dashboard .....  | 39 |
| 5 Conclusion .....   | 41 |
| Ongoing and new actions table .....  | 43 |
| 6 Delivery and monitoring of the Employment Land Action Plan .....                     | 46 |
| 7 Appendices .....   | 47 |
| Appendix A – Landowners survey form .....  | 47 |
| Appendix B – Conversion of Agricultural Buildings .....                                | 50 |
| Appendix C – Glossary .....  | 52 |

# 1 Introduction

- 1.1 The East Suffolk Local Plans identify a need for approximately 54.7 hectares of new employment land to 31 March 2036. The Local Plans allocate 92.61 hectares to meet and exceed the identified need. The Employment Land Action Plan reviews the delivery of employment land since the adoption of the two Local Plans. The data in this document relates to the period up to 31 March 2023.
- 1.2 The provision and retention of employment land is vital in ensuring a thriving economy. One of the aims of East Suffolk Council's Strategic Plan 'Our Direction: 2028' is "Enabling residents to benefit from and contribute to, a thriving economy."
- 1.3 East Suffolk has two Local Plans, the Suffolk Coastal Local Plan (adopted 2020) and the Waveney Local Plan (adopted 2019). These Local Plans relate to the areas of the former Suffolk Coastal district and former Waveney district (outside of the Broads), respectively.
- 1.4 The Suffolk Coastal Local Plan aims to support large scale businesses in the area as well as supporting the growth of small and medium businesses by providing a range of employment areas in suitable locations. The vision set out in the Local Plan sees a diverse, strong and prosperous economy that supports key sectors and embraces new opportunities. This will mean that the Suffolk Coastal Local Plan area "...is well placed to embrace economic changes and opportunities over the plan period by providing a range of employment areas in suitably accessible locations." (para 4.5)
- 1.5 The Waveney Local Plan aims to provide "...a flexible and responsive supply of land for employment development and a good range of existing employment premises in the right locations."
- 1.6 For the purpose of this report, 'employment land' is land which has been made available for economic development and allocated in the Local Plans or a Neighbourhood Plan under uses B1 (now E(g) uses), B2 and B8 under the planning use class.<sup>1</sup>
- 1.7 The employment sectors with a significant presence in East Suffolk include industries such as offshore renewable energy, manufacturing, agriculture, and tourism<sup>2</sup>. This report considers national and regional trends impacting upon employment land delivery within East Suffolk through the Employment Land Action Plan as well as providing a profile of East Suffolk's economy within the 'Broader Trends' chapter 2. It also provides an in depth assessment of the delivery of employment land against our Local Plan policy.
- 1.8 East Suffolk has attracted a few Nationally Significant Infrastructure Projects (NSIPs) (see Glossary) most notably Sizewell C and projects linked to the offshore energy sector. These

---

<sup>1</sup> E(g) Uses which can be carried out in a residential area without detriment to its amenity:

E(g)(i) Offices to carry out any operational or administrative functions,

E(g)(ii) Research and development of products or processes,

E(g)(iii) Industrial processes.

B2 General industrial - Use for industrial process other than one falling within class E(g) (previously class B1) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)

B8 Storage or distribution - This class includes open air storage.

<sup>2</sup> <https://www.eastsuffolk.gov.uk/assets/Business/East-Suffolk-Economic-Strategy.pdf>

projects will have a significant impact on the local economy and potentially the demand for land.

- 1.9 It is important to understand how land allocated or protected for employment uses within the Local Plans or Neighbourhood Plans is progressing. Some of the allocated employment sites within the Local Plans and Neighbourhood Plans are not currently coming forward for development. Considering this, the Council has chosen to produce an Employment Land Action Plan to report on the progress and delivery of employment land allocations. Undertaking this analysis of employment land also aligns with the analysis undertaken annually in relation to housing land delivery, which has been reported each year since 2019 in the Housing Action Plans.
- 1.10 There is no requirement under the National Planning Policy Framework for the Council to produce an employment land delivery report. However, analysing the progress of employment land allocations will inform the Council as to the reasons why some sites have not come forward. The main purpose of the document is to guide the Council as to whether any intervention would be beneficial to help bring development forward, and ongoing monitoring of the position will also be useful for any future Local Plan review.

## Methodology

- 1.11 The methodology that East Suffolk Council has followed to create the Employment Land Action Plan is summarised below.
- 1.12 Understand the external factors that influence the delivery of employment land in East Suffolk. There are many factors that exist outside the control of the Local Authority and local economies. These can range from global economic factors, supply chain issues, land ownership issues, constraints with utilities and the broad trends impacting specific industries both positive and negative. Accordingly, it is important to understand the context in which East Suffolk is operating within.
- 1.13 Analyse the implementation of planning permissions. The Council monitors planning permissions and completions of new employment uses. Reviewing this employment data will form a key part of understanding the rate of employment delivery. The Council undertakes monitoring of retail and employment land every year. Officers undertake an on-foot survey of designated Existing Employment Areas and allocated employment sites in the Suffolk Coastal Local Plan, Waveney Local Plan and 'made' Neighbourhood Plans.
- 1.14 Review the delivery of employment allocations. Each employment allocation within both Local Plans and made Neighbourhood Plans has been assessed and analysed. In specific circumstances, where there has been no or limited development to date, we have attempted to contact the landowner to better understand how they are intending to deliver their site. See Appendix A for landowner survey.
- 1.15 Develop Actions. Upon the completion of the above steps a series of Actions were created that could support improvement employment delivery in East Suffolk. These are listed in Chapter 5 Conclusions.

## Suffolk Coastal Local Plan

- 1.16 The Suffolk Coastal Local Plan<sup>3</sup> recognises the ‘diverse local economy’ within the Local Plan area and seeks to ‘reflect the growth ambition and potential of all businesses in the plan area.’
- 1.17 The Suffolk Coastal Local Plan (para 4.1) recognises that the area is home to numerous ‘major economic drivers’ including the Port of Felixstowe, Sizewell Nuclear Power Plant and BT Adastral Park. The Suffolk Coastal Local Plan aims to support the growth of these employers to maintain the significant contributions which they make to the plan area.
- 1.18 Additionally, the Suffolk Coastal Local Plan has ambitions to support the growth of small businesses in the area by providing the ‘opportunities and conditions’ which will enable them to thrive. Recognising that young people are leaving the area to seek education and employment, the plan aims to provide opportunities to improve the level of education and training within the plan area which will result in ‘better paid employment as well as jobs growth.’
- 1.19 The Ipswich Strategic Planning Area (ISPA) (see Glossary) authorities jointly commissioned the Employment Needs Assessment (2017) and Economic Area Sector Needs Assessment (2017), as part of the preparation of the Local Plans. The commission was undertaken jointly as the Suffolk Coastal area is part of the wider Ipswich Functional Economic Area. These reports established that the Suffolk Coastal Local Plan area has a baseline jobs growth requirement of 6,500 and a minimum employment land requirement of 11.7 hectares within the plan period (pro-rata for the plan period of 2018-2036). The Suffolk Coastal Local Plan aims to deliver more employment land than the baseline requirement to address specific locational requirements of key sectors.
- 1.20 The Rural Development Supplementary Planning Document was adopted in 2024 which provides support to policies governing new rural employment development.

### Key Relevant Suffolk Coastal Local Plan policies (excluding allocation policies)

- SCLP3.1 Strategy for Growth
- SCLP4.1 Existing Employment Areas
- SCLP4.2 New Employment Development
- SCLP4.3 Expansion and Intensification of Employment Sites
- SCLP4.4 Protection of Employment Premises
- SCLP4.5 Economic Development in Rural Areas
- SCLP4.6 Conversion and Replacement of Rural Buildings for Employment Use

---

<sup>3</sup> <https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Suffolk-Coastal-Local-Plan/Adopted-Suffolk-Coastal-Local-Plan/East-Suffolk-Council-Suffolk-Coastal-Local-Plan.pdf>

## Waveney Local Plan

- 1.21 The Waveney Local Plan<sup>4</sup> anticipates a requirement for 5,000 new jobs based on the Employment Land Needs Assessment (2017) requiring 43 hectares of employment land. Unlike the Suffolk Coastal Local Plan area, the Waveney Local Plan area is identified as its own functional economic area. Lowestoft has been allocated 38 hectares as it is expected that the town will contain the largest share of employment growth over the next 20 years, predicted to be largely contributed by the offshore wind energy industry.
- 1.22 Already home to numerous energy sector businesses, the Waveney Local Plan estimates that 1,500 new jobs will be created due to the PowerPark either directly or indirectly due to the relationship with the series of offshore windfarm developments off the East Anglian coast.
- 1.23 The Waveney Local Plan acknowledges potential uncertainties created by variables such as emerging new sectors and declining industries. It is recognised that even though some industries may decline, the required amount of employment floorspace could still increase as the needs of businesses evolve.
- 1.24 The Waveney Local Plan recently went through a statutory 5 year review assessment<sup>5</sup> and it was found that it was not necessary to update the policies. The assessment of policy WLP1.1 concluded that the council would produce an Employment (land) Action Plan which would consider how the delivery of allocated employment sites could be supported further.
- 1.25 The Rural Development Supplementary Planning Document was adopted in 2024 which provides support to policies governing new rural employment development.

### Key Relevant Waveney Local Plan policies (excluding allocation policies)

- WLP1.1 Scale and Location of Growth
- WLP2.2 PowerPark
- WLP8.12 Existing Employment Areas
- WLP8.13 New Employment Development
- WLP8.14 Conversion and Replacement of Rural Buildings for Employment Use
- WLP8.18 New town Centre Use Development
- WLP8.19 Vitality and Viability of Town Centres
- WLP8.20 Local Shopping Centres

---

<sup>4</sup> <https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Adopted-Waveney-Local-Plan-including-Erratum.pdf>

<sup>5</sup> <https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Local-Plans/Waveney-Local-Plan-Review-Assessment-March-2024.pdf>

## Neighbourhood Plans

1.26 The following made Neighbourhood Plans contain allocations for employment land. Neighbourhood Plans form part of the Development Plan and are afforded equal consideration as part of this document.

- Bredfield (May 2021)
- Framlingham (March 2017)
- Kessingland (January 2017)
- Leiston (March 2017)
- Melton (January 2018)

1.27 The Council supports Town and Parish Councils in the preparation of neighbourhood plans, a list of current Neighbourhood Plans in East Suffolk can be found here:

<https://www.eastsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-plans-in-the-area/>

## 2 Broader Trends

### Introduction

- 2.1 East Suffolk does not exist in isolation and the delivery or loss of employment land here can be at least partially influenced by macro-economic challenges at a global and national scale. This chapter outlines some of the trends that have influenced the delivery of employment land and other trends that will continue to influence employment delivery in the future.

### Broad Global Conditions

- 2.2 The global economy faced a number of significant challenges in 2023, but overall showed resilience following the emergence from the Covid pandemic in 2020/21. The International Monetary Fund's January 2024 World Economic Outlook Update<sup>6</sup> presents a relatively positive picture by revising growth projections slightly upwards to 3.1% in 2024 and 3.2% in 2025.
- 2.3 The positive signs within the global economy will potentially offer benefits to the UK and East Suffolk specifically with its strong global connections via Felixstowe Port. This will potentially benefit 'port centric' operations such as lorry parking and storage, the growth of which will shorten supply chains by ensuring more local facilities. Furthermore, the government has set ambitious rail freight targets<sup>7</sup> representing another potential growth area.
- 2.4 The global picture is not wholly positive and challenges both present and future remain. The emergence of Artificial Intelligence, Brexit and global conflict create continued uncertainties.

### Economic Conditions in the UK

- 2.5 The UK economy has stagnated across recent times but is showing more resilience recently as evident from the recent growth of Gross Domestic Product (GDP) (see Glossary) by 0.7% in the first quarter of 2024<sup>8</sup> (January to March) compared to the previous three-month period. Eurozone GDP grew by 0.3% over the same period<sup>9</sup>. The UK GDP did grow by 0.1% across the whole of 2023<sup>10</sup>.
- 2.6 Furthermore, although inflationary pressure has eased slightly, it remains above the Bank of England's target at 2%<sup>11</sup> and concerns linger about its impact on household finances.
- 2.7 The impacts of a national economic downturn may not be realised instantly, but a decline could negatively impact the provision of employment land in East Suffolk both in terms of permission sought, and the delivery of new employment sites on the ground. Likewise, growth could positively impact the demand of employment land.

<sup>6</sup> <https://www.imf.org/en/Publications/WEO/Issues/2024/01/30/world-economic-outlook-update-january-2024>

<sup>7</sup> <https://www.gov.uk/government/publications/rail-freight-growth-target/rail-freight-growth-target>

<sup>8</sup> <https://www.ons.gov.uk/economy/grossdomesticproductgdp/timeseries/ihya/qna>

<sup>9</sup> <https://commonslibrary.parliament.uk/research-briefings/sn02784/>

<sup>10</sup> [https://www.ons.gov.uk/economy/grossdomesticproductgdp/bulletins/gdpfirstquarterlyestimateuk/octobertodecember2023#:~:text=UK%20GDP%20is%20estimated%20to,\(COVID%2D19\)%20pandemic.](https://www.ons.gov.uk/economy/grossdomesticproductgdp/bulletins/gdpfirstquarterlyestimateuk/octobertodecember2023#:~:text=UK%20GDP%20is%20estimated%20to,(COVID%2D19)%20pandemic.)

<sup>11</sup> <https://www.bankofengland.co.uk/monetary-policy/inflation>

- 2.8 Inward foreign direct investment (see Glossary) into the UK has declined since reaching a peak in 2016<sup>12</sup>. In 2021 (which is the latest release of the statistics) the East of England received a lower level of inward foreign investment compared to many other UK regions<sup>13</sup> and this could impact the take-up of employment land within East Suffolk. The East of England had a relatively high outward investment.
- 2.9 Based on the latest Census data across the UK the number of people employed in manufacturing has significantly declined between 2011 and 2021 whereas the greatest growth in employment was in human health and social work. The decline in Manufacturing will reduce the requirement for land in this sector in East Suffolk, a decline in manufacturing was anticipated in the economic needs assessment that informed the Local Plan. Retail remains the largest employer.<sup>14</sup>
- 2.10 Below are some of the national trends in certain sectors which could influence delivery of employment land in East Suffolk:
- The renewable energy sectors remain strong<sup>15</sup>, and this is expected to be a strong area of growth within East Suffolk with its connections to offshore wind in the North Sea.
  - The move to hybrid working post-covid will create particular pressure on office use. According to government statistics based upon the Public Opinions and Social Trends survey it found that between 2022 to 2023 44% of UK workers either worked from home or worked a hybrid pattern<sup>16</sup> showing a significant proportion of people now home-work reducing the need for office space.
  - Since April 2022 the trends show that hybrid working has increased marginally over time, but working full-time from home has decreased suggesting a slight movement of people from purely working from home to a more hybrid approach.<sup>17</sup>
  - The importance of warehousing to the supply chain has increased with global geopolitical events placing strains on long supply chains. A Savills' report has shown that the warehousing sector has grown by 61% between 2015 and 2023 with an even greater level growth experienced in the East of England.<sup>18</sup>
  - The decline of manufacturing as an employer has continued, whilst the services sector has continued to grow.<sup>19</sup>
  - There is an increasing demand for quality over quantity of office spaces. High quality office space that can provide a draw for both workers and clients is favoured over retaining poorer quality stock for additional desk space.<sup>20</sup>

<sup>12</sup> <https://researchbriefings.files.parliament.uk/documents/CBP-8534/CBP-8534.pdf>

<sup>13</sup> <https://www.ons.gov.uk/economy/nationalaccounts/balanceofpayments/articles/foreigndirectinvestmentexperimentaluksubnationalstatistics/2021>

<sup>14</sup> [Industry and occupation, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/economy/environmentalaccounts/bulletins/finalesimates/2022)

<sup>15</sup> <https://www.ons.gov.uk/economy/environmentalaccounts/bulletins/finalesimates/2022>

<sup>16</sup> <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/articles/characteristicssofhomeworkersgreatbritain/september2022tojanuary2023>

<sup>17</sup> <https://www.ons.gov.uk/peoplepopulationandcommunity/wellbeing/datasets/publicopinionsandsocialtrendsgratbritainworkingarrangements>

<sup>18</sup> [Savills UK | UKWA Report 2024: The Size and Make-Up of the UK Warehousing Sector](https://www.savills.co.uk/ukwa-report-2024-the-size-and-make-up-of-the-uk-warehousing-sector)

<sup>19</sup> <https://commonslibrary.parliament.uk/research-briefings/cbp-8353/>

<sup>20</sup> <https://www.rics.org/news-insights/wbef/the-outlook-for-office-markets-towards-a-two-tiered-system>

- Permitted Development changes to the planning system have allowed greater flexibilities in the change of use of certain employment uses into residential properties. For example, The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)<sup>21</sup> now provides permitted development rights under class O to change the use of offices to residential, subject to a process and restrictive criteria.
- The house building construction sector output has remained relatively steady across the last 10 years with the exception of the dramatic drop during covid lockdown. The repair and maintenance element of the sector is performing better than new construction which is declining.<sup>22</sup>

## East Suffolk

- 2.11 East Suffolk is the largest district in the country by the size of the population. It is home to nationally significant infrastructure and businesses, including the largest container port in the UK at Felixstowe, the Sizewell C development and a growing offshore industry in Lowestoft.
- 2.12 The East Suffolk Economic Strategy (2022)<sup>23</sup> highlights a number of strengths and weaknesses within East Suffolk, and these will inevitably shape employment land uptake through the planning system. The Strategy came 5 years after the Ipswich Economic Area Sector Needs Assessment (2017)<sup>24</sup> and Employment Land Needs Assessment (2017)<sup>25</sup> which detail the key sectors, strengths, weaknesses and trends. These documents informed the adopted Local Plans.

Some key strengths highlighted in the East Suffolk Economic Strategy are:

- Internationally significant assets including the UK's busiest container port, Felixstowe Port, which is also part of Freeport (see Glossary) East.
- The Sizewell C Nuclear Powerplant Project is expected to generate significant economic income and benefit local supply chains. Alongside Sizewell C the existing powerplant Sizewell B also generates significant local jobs.
- Adastral Park attracts significant investment with scope for further growth.
- Strategically located to benefit from offshore wind generation in the North Sea.
- A new third river crossing in Lowestoft (the Gull Wing) is due to open 2024 unlocking growth opportunities.
- There are 9,500 businesses in East Suffolk with the vast majority being small businesses.

<sup>21</sup> <https://www.legislation.gov.uk/uksi/2015/596/contents>

<sup>22</sup> <https://www.ons.gov.uk/businessindustryandtrade/constructionindustry/bulletins/constructionoutputgreatbritain/march2024newordersandconstructionoutputpriceindicesjanuarytomarch2024>

<sup>23</sup> [eastsuffolk.gov.uk/assets/Business/East-Suffolk-Economic-Strategy.pdf](https://eastsuffolk.gov.uk/assets/Business/East-Suffolk-Economic-Strategy.pdf)

<sup>24</sup> <https://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/Local-Plan-Review/Evidence-base/Employment-Land-Needs-Assessment-2017.pdf>

<sup>25</sup> <https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/First-Draft-Local-Plan/Employment-Land-Needs-Assessment-Update.pdf>

Some key weaknesses are:

- Poor transport connections to the rest of the country.
- Lower levels of educational attainment. 55.1% of economically active people in East Suffolk have qualifications that are at an NVQ3 level or higher which is marginally higher than the Suffolk level of 54.1% but below the national level of 61.4%<sup>26</sup>
- Lack of employment land available for small and medium sized enterprises.
- Socio-Economic inequalities particularly between the north and south of the district.
- High house prices and rental costs can be restrictive for young people and those on lower wages, meaning they may leave the area.
- Utility constraints such as power and water may hinder new/expansion of employment land in certain locations. There is a moratorium that temporarily prohibits new non-domestic water connections within the Hartismere WRZ (Water Resource Zone)<sup>27</sup> which covers a small part of the district to the north-west. In addition, there are currently water constraints in the Blyth WRZ<sup>28</sup> and East Suffolk WRZ<sup>29</sup> which covers the south and central parts of the district. There are also electricity constraints, for example in the electricity supply around Ellough as noted in the Local Plan.

Data from the Suffolk Observatory indicates a projected demographic shift in Suffolk's population by mid-2043. This data aligns with the evidence used to inform the Local Plans. East Suffolk is projected to have a working-age population of 49.9% and a population of 35.6% aged over 65, signifying a notable demographic transition toward an ageing population creating a less economically active population. This compares to a national projection of 59.9% working age and 22.6% aged over 65. The projected change in population could potentially negatively impact the demand for employment land.

- 2.13 East Suffolk Council publishes statistics that monitor the performance of the Council against its Strategic Plan. Please note that the statistics currently provided relate to the previous Strategic Plan as the current plan was adopted in late 2023. These statistics can be viewed at:

<https://www.eastsuffolk.gov.uk/yourcouncil/performance-reports/>

- 2.14 To address the issues highlighted above East Suffolk Council through its Planning, Economic Development, Economic Regeneration teams, amongst other is currently undertaking the following steps:

- Delivery of the Lowestoft Town Centre Masterplan<sup>30</sup> and Lowestoft Investment Plan.

<sup>26</sup> <https://www.suffolkobservatory.info/children-and-young-people/reports/#/view-report/07853ccb32274062987962b7d4e602b3/E10000029/G3>

<sup>27</sup> [https://www.eswater.co.uk/globalassets/business/wtr0534-mortatoriumleafletimageov\\_sa\\_v3.pdf](https://www.eswater.co.uk/globalassets/business/wtr0534-mortatoriumleafletimageov_sa_v3.pdf)

<sup>28</sup> <https://www.nwg.co.uk/responsibility/environment/wrmp/current-wrmp-2015-2020/>

<sup>29</sup> <https://www.anglianwater.co.uk/SysSiteAssets/household/about-us/wrmp-report-2019.pdf>

<sup>30</sup> <https://www.eastsuffolk.gov.uk/business/regeneration-projects/lcm/>

- East Suffolk capital business and workforce skills grant programme<sup>31</sup>: a grant programme for communities, education providers and business centres that have training spaces that need to be upgraded in line with local skills needs.
- Suffolk wide skills programme: focusing on youth participation, adult unemployment, apprenticeship support and workforce development.
- East Suffolk local economy and community skills programme: a review of the skills needs and requirements of our local economy.
- Voluntary skills provision: supporting vulnerable young people referred by Suffolk County Council to transition into education, employment and training.
- The PowerPark Vision document<sup>32</sup> to extensively redevelop the Lowestoft PowerPark including construction of the Nexus Development. East Suffolk Council will continue to support the development of Lowestoft Eastern Energy Facility and other appropriate development in the PowerPark.
- The adoption and implementation of the East Suffolk Cycling and Walking Strategy<sup>33</sup> to encourage Active Travel connections.

## National Infrastructure and Energy Projects

- 2.15 As noted above under the strengths for East Suffolk, there are multiple consented, planned, and forthcoming Nationally Significant Infrastructure Projects (NSIPs) in East Suffolk. These projects will potentially create local jobs, supply chains, and land requirements that will need to be considered in future Local Plans.

### Sizewell C

- 2.16 Sizewell C is a proposed new nuclear power plant that was consented on 20 July 2022 by the Secretary of State for Business, Energy and Industrial Strategy. The development of Sizewell C has the potential to greatly impact land use needs in East Suffolk.
- 2.17 SZC Co has stated that the project will generate 7% of the UK's energy needs with a capacity of 3.2 gigawatts and powering 6 million homes for at least the next 60 years<sup>34</sup>. Sizewell C is predicted to save 9 million tonnes of CO2 emissions every year of its operation (compared to 3.2 GW gas fired generation) and support 900 permanent jobs.<sup>35</sup>
- 2.18 The project will provide economic growth and employment opportunities in much of East Suffolk. UK based companies will be receiving approximately 70% of the project's construction value directly benefiting British businesses and supporting jobs. The project is expected to create an additional 2,600 construction jobs in Suffolk alone, while supporting 70,000 jobs nationwide<sup>36</sup>.

<sup>31</sup> <https://www.eastsuffolk.gov.uk/business/uk-shared-prosperity-fund/>

<sup>32</sup> <https://www.eastsuffolk.gov.uk/business/regeneration-projects/powerpark/>

<sup>33</sup> <https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/east-suffolk-cycling-and-walking-strategy/>

<sup>34</sup> <https://www.gov.uk/government/news/new-steps-will-speed-up-sizewell-c-preparations>

<sup>35</sup> <https://www.sizewellc.com/proposals/supply-chain/>

<sup>36</sup> <https://www.sizewellc.com/>

## 2.19 Sizewell C is expected to provide growth within the following sectors:

- Construction – this sector is likely to benefit from the Sizewell C proposal particularly during the early construction phase. This will likely result in additional requirement for employment land particularly for material storage. The need for this land will be dispersed throughout East Suffolk, but there may likely be additional requirement within the immediate locality of Sizewell itself.
- Storage and Distribution – there will likely be a significant requirement for storage and distribution during the construction phase and into the operation stage. The materials, machinery and parts will be manufactured throughout the UK and globally. This means that the need for storage will be relatively dispersed and not just around the site itself. Ports such as Felixstowe and Lowestoft will likely experience a growth in movement which will place pressure on existing employment land. In addition, major transport routes such as the Strategic Road Network<sup>37</sup> and Rail Hubs will also likely experience additional movements meaning further storage and distribution land will likely be required around these areas in the future.

The additional logistics requirements will need to be supported by suitable office space.

- Engineering and Manufacturing - the potential growth will be particularly prevalent during construction, but it is likely to have a lasting legacy during the operation of the site and maintenance will be required. Accordingly, there will be a growth in the need for B2 General Industrial uses. Given the impact B2 uses can have on surrounding uses (particularly residential) these additional land requirements will need to be carefully considered. The supply chains expected are long, but the B2 requirements will likely be better located near key transport hubs and amongst clusters of other industries and storage and reduce time taken in the movement of parts.

## 2.20 Sizewell C is expected to have a significant economic impact on the district. The additional growth and subsequent pressures will have to be carefully considered and planned for going forward.

### Offshore Windfarms

## 2.21 Alongside the existing windfarms already in operation (such as Galloper, Greater Gabbard and East Anglia One) off the East Anglian Coast there are a number of other offshore windfarms that are at varying stages of progress positioned off the East Anglian coast. The continued development of these offshore windfarms will provide opportunities in manufacturing, maintenance, and eventually decommissioning within East Suffolk, particularly for the port of Lowestoft. Full details can be found on our website at:

<https://www.eastsuffolk.gov.uk/planning/national-infrastructure-and-energy-projects/>

## 2.22 East Anglia One North is an offshore windfarm located, approximately 36km from the port of Lowestoft and 42km from Southwold. The project has a potential generating capacity of up to 800MW, which is enough to power approximately 659,922 UK households. The application

---

<sup>37</sup> <https://nationalhighways.co.uk/media/qe1cjb2b/nh-srn-simplified-map-2023.pdf>

was granted development consent in 2022. Construction of the project has not yet commenced.

- 2.23 East Anglia Two is an offshore windfarm site is located in the southern North Sea, approximately 33km from the coast at Southwold and 37km from the port of Lowestoft. The East Anglia Two project would have an operational capacity of up to 900MW, which is enough to power approximately 800,000 UK households. The application was granted development consent in 2022. Construction of the project has not yet commenced.
- 2.24 East Anglian Three is located approximately 69km from the Suffolk coast and was consented with up to 172 wind turbines, each having a rated capacity of between 7MW and 12MW, with an originally consented installed capacity of up to 1,200MW. The capacity of the project has since been increased to 1,400MW. The project will cover approximately an area of 305km<sup>2</sup> and will have the capacity to power over one million homes. Development consent was granted in 2017 and onshore construction commenced in July 2022.
- 2.25 North Falls Offshore Windfarm is a proposed extension project to the existing Greater Gabbard offshore windfarm, and is located around 20km off the east coast, and will make landfall at an existing substation in Tendring, Essex. . The North Falls Offshore Windfarm will include dedicated offshore and onshore electrical infrastructure to create 504MW of energy. The development consent application is expected to be submitted to the Planning Inspectorate in July 2024.
- 2.26 Five Estuaries Offshore Windfarm is a proposed extension project of the existing Galloper offshore windfarm in the Southern North Sea, and will make landfall in Tendring, Essex.. The development consent application was submitted to the Planning Inspectorate in March 2024, and has been accepted. The application is in the pre-examination stage.

### **Other Electricity Infrastructure**

- 2.27 In addition to the proposed new energy generation, multi-purpose interconnectors which connect the electricity systems of neighbouring countries and also connect offshore power generation and reinforcement projects which reinforce the electricity transmission network are also proposed. Large scale electrical infrastructure projects include:
- 2.28 The Nautilus project, a 1.4GW multi-purpose interconnector, proposes a new subsea cable in addition to onshore infrastructure which will allow electricity to flow between the UK and Belgium. This will potentially power up to 1.4 million UK homes. The project is currently at the pre-application stage.
- 2.29 The Sea Link reinforcement project is a new proposed high voltage undersea electricity link between Suffolk and Kent with associated onshore infrastructure. It is currently in the pre-application phase and a DCO application is expected to be submitted to the Planning Inspectorate in early 2025.
- 2.30 The Lion Link project, a 1.8GW multi-purpose interconnector involves the creation of a High Voltage Direct Current transmission cable between the UK and the Netherlands in addition to the connection of Dutch offshore wind. The project is currently in the pre-application phase and is expected to be submitted to the Planning Inspectorate in late 2025.

# 3 Data Analysis of Development in East Suffolk

## Introduction

- 3.1 Floorspace (square metres) relates to the area within buildings, which can be more than one floor. Land area is the footprint of the buildings and immediate curtilage including areas for storage and parking. These two forms of data are used throughout this chapter.
- 3.2 Some development may only relate to land such as open storage therefore there is no equivalent floorspace. Some development, for example demolition applications, results in the loss of floorspace but no loss of employment land as the land is retained for future employment development. Therefore, a straight calculation from floorspace to land or vice versa is not possible.
- 3.3 The Suffolk Coastal Local Plan was adopted in September 2020 with a plan period of 1 April 2018 to 31 March 2036. The Waveney Local Plan was adopted in March 2019 with a plan period of 1 April 2014 to 31 March 2036. This document provides data for both the adoptive and planned periods from nearest financial year onwards and the text above the table will make clear which period the table relates to.
- 3.4 It is important to note that both Local Plan's set out requirements for new employment land over the plan period. Outstanding permissions prior to the plan period or sites allocated in the previous local Plan do not count towards this requirement of the current Local Plans as these were already factored into the baseline calculations. However, their delivery is still important and shows a strong pipeline of employment development.
- 3.5 This chapter references a number of applications. These can be viewed here: <https://publicaccess.eastsuffolk.gov.uk/online-applications/>

## Suffolk Coastal Local Plan Area

### Employment Completions

*Table 1 Employment development completed 1 April 2020 to 31 March 2023*

| Suffolk Coastal Local Plan area |                  |                 |
|---------------------------------|------------------|-----------------|
| Employment uses                 | Floorspace (sqm) | Land (hectares) |
| Gains                           | 134,477          | 24.86           |
| Losses                          | 36,717           | 1.79            |
| Net change                      | 97,760           | 23.07           |

*Table 2 Employment development completed 1 April 2018 to 31 March 2023*

| Suffolk Coastal Local Plan area |                  |                 |
|---------------------------------|------------------|-----------------|
| Employment uses                 | Floorspace (sqm) | Land (hectares) |

|            |         |       |
|------------|---------|-------|
| Gains      | 161,653 | 27.64 |
| Losses     | 48,196  | 3.24  |
| Net change | 113,457 | 24.40 |

- 3.6 The Suffolk Coastal Local Plan area is showing high levels employment growth both in terms of floorspace and land.
- 3.7 Some of these gains were permitted prior to either the adoption of, or plan period of the current Local Plan, most notably 11 hectares permitted in Trimley St Mary (application DC/13/3656/FUL) which was granted in 2014 but not completed until 2022. The study that ascertained the baseline need was undertaken in 2016 so any permissions prior to 2016 were factored into its baseline need already so does not go towards the plans requirement.
- 3.8 Significant development came through the completion of warehouse facilities under application DC/17/4257/OUT at the Orwell Crossing Service Area which was allocated under policy SCLP12.21 Ransomes, Nacton Heath. The policy contains a mix of existing employment and new employment land, but despite delivering new employment development on previously unused land, for the purposes of these statistics it is defined as an existing employment area and does not contribute towards the need for new employment land as defined in the Local Plan. However, it still provides a valuable addition to East Suffolk's employment provision. There have also been some losses with the biggest loss being the demolition of the Suffolk Coastal Council offices at Melton Hill. Overall, there is a strong net gain.

*Table 3 Net change of employment land by type of site 1 April 2020 to 31 March 2023 (Since adoption of the plan)*

| Site  | Floorspace (sqm) | Land (hectares) |
|---|------------------|-----------------|
| Sites allocated for employment use in Local Plan          | 0                | 0               |
| Sites allocated for employment use in Neighbourhood Plans | 1,674            | 0.06            |
| Existing employment areas                                 | 94,576           | 21.53           |
| Elsewhere   | 1,510            | 1.48            |

*NB Development on mixed-use allocated site is MEL20 Land off Wilford Bridge, Melton (Riduna Park) – Melton Neighbourhood Plan made January 2018. Employment area totals approx.4.7ha. Majority of site developed prior to 1 April 2020.*

*Table 4 Net change of employment land by type of site 1 April 2018 to 31 March 2023 (The Plan period)*

| Site   | Floorspace (sqm) | Land (hectares) |
|--|------------------|-----------------|
| Sites allocated for employment use in Local Plan | 0                | 0               |

| Site  | Floorspace (sqm) | Land (hectares) |
|---|------------------|-----------------|
| Sites allocated for employment use in Neighbourhood Plans | 4,458            | 0.04            |
| Existing employment areas                                 | 103,870          | 22.37           |
| Elsewhere   | 5,129            | 1.99            |

- 3.9 As per the above analysis, development in policy area SCLP12.21 accounts for the majority of the growth and is deemed to be an existing employment area. However much of the site was not in employment use and it is in these areas that development has occurred. Outside of this employment area no other Local Plan allocation has delivered employment land since the adoption of the plan.
- 3.10 It is likely that some Local Plan employment allocations will deliver later in the plan period. Two of the sites (South Saxmundham Garden Neighbourhood and the North Felixstowe Garden Neighbourhood) are large, mixed use sites so the delivery of the employment land would likely be phased in with the delivery housing. Accordingly, it is expected that the proportion of employment growth in sites allocated in the local plan will increase in time.
- 3.11 Employment allocations in the Neighbourhood Plans have delivered modest growth namely from the Melton Neighbourhood Plan. Some Neighbourhood Plans have been made for several years (for example Leiston and Framlingham) and are established, whilst others have only recently been made (for example Bredfield) which will spread the delivery of sites. Other neighbourhood plans are in the process of being created so will be made later in the plan period. Most parish and town councils do not have a made neighbourhood plan at this stage.

*Table 5 Net change of employment land by use 1 April 2020 to 31 March 2023 (Since adoption of the plan)*

| Suffolk Coastal Local Plan area |                  |                 |
|---------------------------------|------------------|-----------------|
| Employment uses                 | Floorspace (sqm) | Land (hectares) |
| E(g)(i-iii)                     | -18,294          | 0.22            |
| B2                              | -5,152           | -0.44           |
| B8                              | 121,206          | 23.29           |

*Table 6 Net change of employment land by use 1 April 2018 to 31 March 2023 (Plan Period)*

| Suffolk Coastal Local Plan area |                  |                 |
|---------------------------------|------------------|-----------------|
| Employment uses                 | Floorspace (sqm) | Land (hectares) |
| E(g)(i-iii)                     | -4,782           | 0.94            |
| B2                              | -7,685           | -0.57           |
| B8                              | 125,924          | 24.03           |

- 3.12 The clear growth is in the B8 (storage and distribution) sector which again relates to the Orwell Crossing Service Area. However, the floorspace for other employment sectors E(g) (i-

iii) (Offices, research and development and industrial processes) and B2 (General Industrial) have declined. Whilst floorspace for use class E(g)(i-iii) has declined the overall land use has experienced a modest gain. This could suggest a decline in actual building space like office buildings, but the growth in ancillary areas like outdoor storage, car parking and landscaping.

- 3.13 It is important to note that across the entire plan period (from April 2018 to March 2023) the net loss of E(g)(i-iii) is less pronounced suggesting more of the loss was offset between 2018 and the adoption of Local Plan in 2020.

*Table 7 Net change of employment land in the Countryside 1 April 2020 to 31 March 2023*

| Suffolk Coastal Local Plan area |                      |                    |                       |                       |
|---------------------------------|----------------------|--------------------|-----------------------|-----------------------|
| 2020-2023                       | E(g)(i-iii)          | B2                 | B8                    | Total                 |
| Gains                           | 4,516sqm<br>(0.67ha) | 711sqm<br>(0.07ha) | 10,596sqm<br>(2.03ha) | 15,823sqm<br>(2.77ha) |
| Losses                          | 949sqm<br>(0.22ha)   | 0                  | 671sqm<br>(0.08ha)    | 1,620sqm<br>(0.30ha)  |
| Net change                      | 3,567sqm<br>(0.45ha) | 711sqm<br>(0.07ha) | 9,925sqm<br>(1.95ha)  | 14,203sqm<br>(2.47ha) |

*outside of Settlement boundaries, existing employment areas and employment allocations*

*Net change 2020/21 = 7,467sqm (0.6ha); 2021/22 = 4,039sqm (0.69ha); 2022/23 = 2,697sqm (1.18ha)*

- 3.14 There has been development of employment land in the countryside. Significant growth has been experienced in the B8 use class with strong growth of storage and warehousing. There have also been reasonable levels of growth in E(g)(i-iii) and more modest growth in B2 uses. Three sites involved permitted development under the General Permitted Development Order after submitting an application for its 'prior approval' in accordance with the legislative conditions. 1 of these applications resulted in new employment uses, whilst 2 were actually losses of employment.
- 3.15 Appendix B shows a list of applications in the countryside since the adoption of the plan which involved the conversion of agricultural buildings to an employment use. The Local Plan highlights the importance of economic development to rural areas and the levels of conversion of agricultural buildings suggests that policy SCLP4.6 is delivering these sites. It is recognised that some of these developments may have been appropriately located in the allocated or safeguarded employment areas but these developments have value to rural areas and are not considered to have significantly detracted from the allocations.

### Employment gains only analysis

*Table 8 Gains of employment land by type of site 1 April 2020 to 31 March 2023*

| Suffolk Coastal Local Plan area                  |                  |                 |                   |
|--|------------------|-----------------|-------------------|
| Site   | Floorspace (sqm) | Land (hectares) | % Land (hectares) |
| Sites allocated for employment use in Local Plan | 0                | 0               | 0                 |

|   |                |              |        |
|---|----------------|--------------|--------|
| Sites allocated for employment use In Neighbourhood Plans | 2,048          | 0.11         | 0.44%  |
| Existing employment areas                                 | 114,660        | 21.77        | 87.57% |
| Elsewhere   | 17,769         | 2.98         | 11.99% |
| <i>total</i>  | <i>134,477</i> | <i>24.86</i> |        |

*NB Development on mixed-use allocated site is MEL20 Land off Wilford Bridge, Melton (Riduna Park) – Melton Neighbourhood Plan made January 2018*

- 3.16 The data shows that completions are significantly more prevalent in the existing employment areas over allocated sites and elsewhere.
- 3.17 The limited gain of employment space in allocated sites is partially explained by the relatively recent adoption of the Suffolk Coastal Local Plan (2020) meaning there has been less time to progress these sites. As noted previously, two sites (South Saxmundham Garden Neighbourhood and North Felixstowe Garden Neighbourhood) allocate employment land as part of a wider mixed-use site so would be phased in with the delivery housing. Accordingly, it is expected the proportion of employment growth in sites allocated in the Local Plan would increase in time.

*Table 9 Gains of employment land by use 1 April 2020 to 31 March 2023*

| Suffolk Coastal Local Plan area |                  |                 |
|---------------------------------|------------------|-----------------|
| Employment uses                 | Floorspace (sqm) | Land (hectares) |
| E(g)(i-iii)                     | 9,872            | 1.14            |
| B2                              | 2,448            | 0.32            |
| B8                              | 122,157          | 23.40           |
| Total                           | 134,477          | 24.86           |

- 3.18 Based on gross completions there has been a reasonable amount of new E(g)(i-iii) employment development, however as per tables 5 and 6 this is significantly offset by a wider loss of floor space in this use class. There has been little loss of B8 use meaning the gross figure and net figure are broadly in alignment. This suggests that as a sector the storage and distribution element is performing very well in the Suffolk Coastal local plan area. This is likely due to the strong connections with the port of Felixstowe.

### **Employment permissions as at 31 March 2023, Suffolk Coastal Local Plan area**

*Table 10 Planning permission net commitments at 31 March 2023*

| Suffolk Coastal Local Plan area |                  |                 |
|---------------------------------|------------------|-----------------|
| Employment uses                 | Floorspace (sqm) | Land (hectares) |
| Gains                           | 198,793          | 36.73           |
| Losses                          | 13,687           | 1.91            |
| Net change                      | 185,106          | 34.82           |

- 3.19 Based on extant planning permissions the Suffolk Coastal Local Plan area is showing a potential high employment growth. 34.82 hectares of employment land currently have permission (this includes on allocated sites) showing an effective pipeline of permissions.
- 3.20 The largest committed sites are in Felixstowe/Purdis Farm for 4 B8 units under application DC/15/2576/FUL and for the remaining unit under application DC/17/4257/OUT. Both sites are just under 10 hectares in size. In addition, there are a significant number of other smaller applications.

*Table 11 Planning permission net commitments by type of site at 31 March 2023*

| Suffolk Coastal Local Plan area    |                  |                 |                   |
|------------------------------------|------------------|-----------------|-------------------|
| Site                               | Floorspace (sqm) | Land (hectares) | % Land (hectares) |
| Sites allocated for employment use | 11,000           | 2.85            | 8.18%             |
| Existing employment areas          | 150,969          | 24.27           | 69.70%            |
| Elsewhere                          | 23,137           | 7.71            | 22.14%            |

*Allocated sites - Neighbourhood Plan allocated sites FRAM20 (March 2017) and SA4 (March 2017)*

- 3.21 This data shows that a significant proportion of the extant permissions for new employment development is coming forward in areas that are currently in employment use and have been safeguarded as such within the Local Plan. These sites will likely have existing transport connections, clusters of related businesses/industries and may represent extensions to their existing premises meaning they have the capacity to come forward ahead of new allocated sites.

*Table 12 Planning permission net commitments by use at 31 March 2023*

| Suffolk Coastal Local Plan area |                  |                 |                   |
|---------------------------------|------------------|-----------------|-------------------|
| Employment uses                 | Floorspace (sqm) | Land (hectares) | % Land (hectares) |
| E(g)(i-iii)                     | 26,570           | 5.66            | 16.26%            |
| B2                              | 17,088           | 6.54            | 18.78%            |
| B8                              | 141,448          | 22.63           | 64.99%            |

- 3.22 Proportionally the planning permissions by use shows a significant proportion of B8 uses. The planning permission commitments suggests a net gain to all use classes whereas completions to date shows losses to E(g)(i-iii) and B2 floorspace and B2 employment land. The data follows a clear pattern of growth within storage and distribution compared to other use classes.

Figure 1 Planning permission net commitments by site area at 31 March 2023

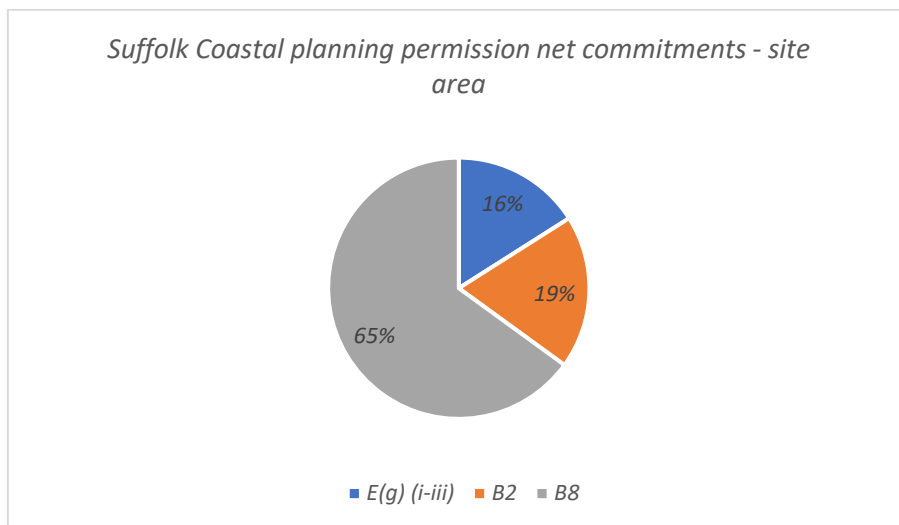


Table 13 Planning permissions in the Countryside as at 31 March 2023

| Suffolk Coastal Local Plan area |                      |          |                      |                      |                      |                       |
|---------------------------------|----------------------|----------|----------------------|----------------------|----------------------|-----------------------|
|                                 | E(g)(i)              | E(g)(ii) | E(g)(iii)            | B2                   | B8                   | Employment total      |
| Gains                           | 4,857sqm<br>(1.28ha) | 0        | 7,293sqm<br>(0.90ha) | 7,797sqm<br>(3.38ha) | 4,547sqm<br>(1.89ha) | 24,494sqm<br>(7.44ha) |
| Losses                          | 2,166sqm<br>(0.27ha) | 0        | 1,827sqm<br>(0.35ha) | 1,359sqm<br>(0.34ha) | 878sqm<br>(0.09ha)   | 6,230sqm<br>(1.05ha)  |
| Net change                      | 2,691sqm<br>1.01ha   | 0        | 5,466sqm<br>(0.55ha) | 6,438sqm<br>(3.04ha) | 3,669sqm<br>(1.80ha) | 18,264sqm<br>(6.39ha) |

*outside of Settlement boundaries, existing employment areas and employment allocations.*

*The floor area is given in square metres and land area is given in hectares.*

*Losses include creation of new dwellings (7 applications for 10 new dwellings).*

3.23 There is a significant level of extant planning permissions for employment development in the countryside. Whilst not all permissions will progress to completion it shows a strong pipeline of development. Unlike the completions statistics there is a high level of extant permissions with B2 use class.

## Employment development by parish

Table 14 Employment development 1 April 2020 to 31 March 2023

| Parish                | Net change floorspace (SQM) | Net change site area (Ha) |
|-----------------------|-----------------------------|---------------------------|
| Aldeburgh             | -494                        | -0.05                     |
| Aldringham cum Thorpe | -93                         | -0.01                     |
| Bramfield             | -414                        | -0.04                     |
| Brightwell            | 225                         | 0.02                      |
| Bucklesham            | 74                          | 0.999                     |
| Burgh                 | -100                        | -0.01                     |
| Clopton               | 980                         | 0.1                       |
| Darsham               | -91                         | -0.13                     |
| Earl Soham            | 1,557                       | 0.443                     |
| Easton                | 69                          | -0.007                    |
| Falkenham             | 283                         | 0.028                     |
| Felixstowe            | -18,480                     | 0.11                      |
| Foxhall               | 1,123                       | 0.13                      |
| Framlingham           | 781                         | 0.184                     |
| Hollesley             | 1,633                       | 0.37                      |
| Kesgrave              | 472                         | 0.047                     |
| Kirton                | 60                          | 0.006                     |
| Leiston               | 270                         | 0.104                     |
| Marlesford            | 317                         | 0.12                      |
| Martlesham            | 8                           | -0.19                     |
| Melton                | 2,960                       | 0.197                     |
| Orford                | 78                          | 0.01                      |
| Otley                 | -7,480                      | -0.75                     |
| Pettistree            | 228                         | 0.02                      |
| Purdis Farm           | 51,588                      | 9.95                      |
| Rendham               | 653                         | 0.066                     |
| Rendlesham            | 1,413                       | 0.146                     |
| Saxmundham            | -21                         | -0.003                    |
| Sternfield            | 1,086                       | 0.1                       |
| Stratton Hall         | 1,119                       | 0.102                     |
| Sutton                | -69                         | -0.01                     |
| Trimley St. Martin    | 208                         | 0.02                      |
| Trimley St. Mary      | 57,187                      | 11                        |
| Wantisden             | 1,541                       | 0.3                       |
| Wickham Market        | 5,338                       | 0.06                      |
| Witnesham             | -83                         | -0.01                     |
| Woodbridge            | -6,166                      | -0.338                    |
| <b>Total</b>          | <b>97,760</b>               | <b>23.084</b>             |

- 3.24 There is not an even distribution of employment development across the Suffolk Coastal plan area, but this would be expected given the broad range of settlement types and location specific factors. Almost half of the net increase can be found within the parish of Trimley St Mary under application DC/13/3656/FUL (land at Clickett Hill Road). Other significant growth can be found at Purdis Farm under application DC/21/1575/ARM (Orwell Crossing). Between these two sites they account for nearly 21 hectares of employment development.
- 3.25 The biggest loss was of 0.75 hectares at Otley following the demolition of an existing employment unit and construction of homes under application DC/16/1157/ARM (Hill View, Church Road).
- 3.26 Whilst the losses do not form a significant pattern it is notable that the gains were largely positioned near or along the A14 corridor.
- 3.27 In terms of floorspace there were notable changes in Felixstowe largely due to the demolition of a six storey office building for use as storage and distribution under application DC/16/1933/FUL (Anzani House, Anzani Avenue) and Woodbridge following the loss of office space for residential purposes under application DC/19/2641/FUL (former Council offices). As noted above there was also a large loss of floorspace at Otley.
- 3.28 There was a large floorspace gain with the notable addition of floorspace at Wickham Market predominantly due to application DC/17/0011/FUL (Deben Mill, High Street).

#### Existing employment areas in the Suffolk Coastal Local Plan area

- 3.29 Employment land surveys are carried out annually and changes may have since taken place. It is not possible to access all parts of all sites. For example, the Port of Felixstowe covers an area of approximately 470 hectares but only 100 hectares is publicly accessible to survey. Similarly, Bentwaters Park (Rendlesham) covers an area of approximately 382 hectares, with the area to the north of the runway surveyed but the majority of the land to the south of the runway is inaccessible and is generally used for television and film production.

*Table 15 Vacant units by existing employment area, as surveyed May 2023*

| Location   | Total units | Vacant units | Percentage of units vacant |
|--|-------------|--------------|----------------------------|
| EMP1 Leiston: Eastlands Industrial Estate                        | 44          | 5            | 11.4%                      |
| EMP1 Leiston: Masterlord Industrial Estate                       | 22          | 1            | 4.5%                       |
| FRAM11 Framlingham: Land between Fairfield Road and Station Road | 6           | 1            | 16.7%                      |
| FRAM11 Framlingham: Woodbridge Road Industrial Estate            | 14          | 1            | 7.1%                       |
| MAR18 Martlesham: Martlesham Heath                               | 143         | 12           | 8.4%                       |
| MAR19 Martlesham: Sandy Lane                                     | 32          | 7            | 21.9%                      |
| MEL18 Melton: Between Wilford Bridge Road and Dock Road          | 38          | 7            | 18.4%                      |
| MEL19 Melton: Deben Mill   | 29          | 3            | 10.3%                      |

| Location   | Total units | Vacant units | Percentage of units vacant |
|--|-------------|--------------|----------------------------|
| MEL20 Melton: Land off Wilford Bridge Road                             | 28          | 4            | 14.3%                      |
| SCLP12.7 Felixstowe: Port of Felixstowe                                | 30          | 0            | 0                          |
| SCLP12.8 Felixstowe: Land at Bridge Road                               | 16          | 1            | 6.3%                       |
| SCLP12.9 Felixstowe: Land at Carr Road/Langer Road                     | 37          | 0            | 0                          |
| SCLP12.10 Felixstowe: Land at Haven Exchange                           | 13          | 0            | 0                          |
| SCLP12.21 Nacton Heath: Ransomes                                       | 6           | 4            | 66.7%                      |
| SCLP12.35 Debach: Former Airfield                                      | 21          | 0            | 0                          |
| SCLP12.36 Kelsale cum Carlton: Carlton Park, Main Road                 | 24          | 0            | 0                          |
| SCLP12.37 Levington: Levington Park                                    | 5           | 0            | 0                          |
| SCLP12.38 Parham: Land at Silverlace Green (former Airfield)           | 3           | 0            | 0                          |
| SCLP12.39 Parham: Former Airfield                                      | 4           | 1            | 25.0%                      |
| SCLP12.40 Rendlesham: Bentwaters                                       | 96          | 7            | 7.3%                       |
| SCLP12.41 Wickham Market: Riverside Industrial Estate, Border Cot Lane | 22          | 2            | 9.1%                       |

- 3.30 This table shows the numbers of vacant units within each existing employment area as defined under the Suffolk Coastal Local Plan. The table shows the vacancy rates as a proportion, but it is important to note that every unit is measured equally regardless of size. This means a relatively small unit will be treated the same in percentage terms as a large unit. Furthermore, these statistics do not factor in vacant land, only vacant buildings.
- 3.31 These figures largely come from on-site surveys whereby officers made visual inspections of the buildings before making a judgement to whether they are occupied or not. Accordingly, the data may provide useful insight into the trends but as a snapshot in time that cannot be guaranteed free of errors.
- 3.32 The vacancy rates appear reasonably low in most existing employment areas suggesting a good uptake of employment units. Policy SCLP12.21 Nacton Heath is an anomaly that shows a significant vacancy rate, however part of the site with existing units had not been accessed so a full assessment had not been made. The majority of the site is occupied by 2 large warehousing units whose construction finished in 2023 and are not yet occupied. Accordingly, these figures may not accurately reflect occupancy rates of the site.
- 3.33 The only other site currently with a vacancy rate of 25% or more is Parham Airfield, but this site only contains 4 units in total meaning a single vacant unit creates a particularly high proportion.
- 3.34 Sites with more than 10 units are less susceptible to large swings in the percentages due to a single vacancy. For the larger employment sites the vacancy rates are also relatively low with sites in Felixstowe, Debach and Kelsale having no more than 1 vacant unit in the existing employment areas.

## Waveney Local Plan Area

### Employment Completions

*Table 16 Employment development completed 1 April 2019 to 31 March 2023 (Since adoption of the plan)*

| Waveney Local Plan area |                  |                 |
|-------------------------|------------------|-----------------|
| Employment uses         | Floorspace (sqm) | Land (hectares) |
| Gains                   | 19,416           | 3.05            |
| Losses                  | 26,705           | 4.71            |
| Net change              | -7,289           | -1.66           |

*Table 17 Employment development completed 1 April 2014 to 31 March 2023 (Plan Period)*

| Waveney Local Plan area |                  |                 |
|-------------------------|------------------|-----------------|
| Employment uses         | Floorspace (sqm) | Land (hectares) |
| Gains                   | 52,775           | 13.10           |
| Losses                  | 70,071           | 6.61            |
| Net change              | -17,296          | 6.49            |

- 3.35 The Local Plan aims for a growth of a minimum of 5,000 jobs and aims to provide at least 43 hectares of employment land over the period 2014 - 2036. In total 62.2 hectares of employment land has been allocated in the Local Plan and it is anticipated that over 50 hectares of employment land will come forward in the plan period within these allocations. So far, the Waveney area has not provided the desired growth since the adoption of the plan, however this is somewhat expected as much of the growth is tied to larger sites that would be expected to come forward later in the plan period.
- 3.36 Since the adoption of the plan there has been a reduction in employment land, however across the whole of the plan period (which factors in growth prior to adoption) since April 2014 the Waveney area has experienced a net growth of employment land. This suggests there were significant gains between 2014 and 2019.
- 3.37 There are some key losses that have contributed to the net loss since the adoption of the plan. A significant loss was due to the construction of the third river crossing. This is a vital piece of infrastructure and represents a very specific and unique loss that does not point to a wider issue. The biggest loss of land area was at Tower Road, Gisleham where employment land was redeveloped as a retail park. However, this site was not a protected employment area under policy WLP8.12. This does not necessarily result in a loss of jobs but would result in a loss of land devoted to employment as defined under the use classes order.

*Table 18 Net change of employment land by type of site 1 April 2019 to 31 March 2023 (Since adoption of the plan)*

| Waveney Local Plan area                                   |                  |                 |
|---|------------------|-----------------|
| Site  | Floorspace (sqm) | Land (hectares) |
| Sites allocated for employment use in Local Plan          | 1,150            | 0.36            |
| Sites allocated for employment use in Neighbourhood Plans | 0                | 0               |
| Existing employment areas                                 | 8,874            | 1.01            |
| Elsewhere   | -17,313          | -3.03           |

*NB Development on allocated site is WLP3.3 Land South of Benacre Road at Ellough Airfield, Ellough. Further 900sqm/0.24ha completed 2018/19 monitoring year.*

*Table 19 Net change of employment land by type of site 1 April 2014 to 31 March 2023 (Plan Period)*

| Waveney Local Plan area                                   |                  |                 |
|---|------------------|-----------------|
| Site  | Floorspace (sqm) | Land (hectares) |
| Sites allocated for employment use in Local Plan          | 5,127            | 1.67            |
| Sites allocated for employment use in Neighbourhood Plans | 0                | 0               |
| Existing employment areas                                 | -9,171           | 6.09            |
| Elsewhere   | -13,252          | -1.27           |

*NB Allocation completions: at Oulton Industrial Estate, SOU1 Reydon and BEC1/WLP3.3 Land South of Benacre Road at Ellough Airfield, Ellough*

- 3.38 As shown above there is negative growth in the Waveney Local Plan area and the losses of employment land has largely occurred in areas that are not allocated for/or protected as employment in the Local Plan. The biggest loss of land area was at Tower Road. This site was just outside of the safeguarded existing employment area of South Lowestoft Industrial Estate.
- 3.39 It is expected that some employment sites which are mixed use will begin to deliver later in the plan period. A significant proportion of the employment growth are part of mixed-use sites, totalling 23.6 hectares compared to 38.5 hectares allocated wholly on employment sites, and these sites will likely deliver employment land alongside housing.

*Table 20 Net change of employment land by use 1 April 2019 to 31 March 2023 (Since adoption of the plan)*

| Waveney Local Plan area |                  |                 |
|-------------------------|------------------|-----------------|
| Employment uses         | Floorspace (sqm) | Land (hectares) |
| E(g)(i-iii)             | -1,955           | 0.54            |
| B2                      | -12,379          | -3.31           |
| B8                      | 7,045            | 1.11            |

*Table 21 Net change of employment land by use 1 April 2014 to 31 March 2023 (Plan Period)*

| Waveney Local Plan area |                  |                 |
|-------------------------|------------------|-----------------|
| Employment uses         | Floorspace (sqm) | Land (hectares) |
| E(g)(i-iii)             | 6,991            | 4.92            |
| B2                      | -37,700          | -1.59           |
| B8                      | 13,413           | 3.16            |

- 3.40 There are reasonable levels of growth in the B8 (storage and distribution) sector across both the plan period and since adoption of the plan. However, over this period this is counterbalanced by the significant loss of B2 (General Industrial) use such as at Tower Road, Gisleham.
- 3.41 The difference between loss of floor space E(g)(i-iii), but a gain of land area since the adoption of the Local Plan (table 20) can be partially explained by application DC/17/3178/FUL which involved the demolition of an existing building and replacement with a new office space that was smaller than the original. However, the land in which it sits on is unchanged.

*Table 22 Net change of employment land in the Countryside 1 April 2019 to 31 March 2023*

| Waveney Local Plan area |                    |                    |                    |                      |
|-------------------------|--------------------|--------------------|--------------------|----------------------|
| 2019-2023               | E(g)(i-iii)        | B2                 | B8                 | Total                |
| Gains                   | 553sqm<br>(0.22ha) | 182sqm<br>(0.02ha) | 579sqm<br>(0.06ha) | 1,314sqm<br>(0.30ha) |
| Losses                  | 6sqm<br>(0ha)      | 0                  | 0                  | 6sqm<br>(0ha)        |
| Net change              | 547sqm<br>(0.22ha) | 182sqm<br>(0.02ha) | 579sqm<br>(0.06ha) | 1,308sqm<br>(0.30ha) |

*outside of WLP1.2 Settlement boundaries, existing employment areas and employment allocations.  
Net change 2019/20 = 211m<sup>2</sup> (0.02ha); 2020/21 = 110m<sup>2</sup> (0.01ha); 2021/22 = 582m<sup>2</sup> (0.23ha);  
2022/23 = 405m<sup>2</sup> (0.04ha)*

- 3.42 There has been modest growth of employment land in the Countryside. This growth has largely come through planning applications to convert an existing building to employment use

using policy WLP8.14. The growth has been reasonably evenly split between the different employment use classes, but with less B2 use coming forward.

- 3.43 Appendix B shows a list of applications in the countryside since the adoption of the plan which involved the conversion of agricultural buildings to an employment use. These developments have provided a modest but important contribution to the rural economy. It is recognised that some of these developments may have been appropriately located in the allocated or safeguarded employment areas but these developments have value to rural areas in accordance with adopted policy WLP8.14.

### Employment gains only analysis

*Table 23 Gains of employment land by type of site 1 April 2019 to 31 March 2023*

| Waveney Local Plan area                                   |                  |                 |                   |
|---|------------------|-----------------|-------------------|
| Site  | Floorspace (sqm) | Land (hectares) | % Land (hectares) |
| Sites allocated for employment use in Local Plan          | 1,150            | 0.36            | 11.80%            |
| Sites allocated for employment use In Neighbourhood Plans | 0                | 0               | 0                 |
| Existing employment areas                                 | 12,799           | 1.24            | 40.66%            |
| Elsewhere   | 5,467            | 1.45            | 47.54%            |

- 3.44 The largest gain in employment land was in the 'elsewhere' category and within the existing employment areas. It would be expected that employment land will be delivered in larger quantities in sites allocated in the local plan as the plan matures.

*Table 24 Gains of employment land by use 1 April 2019 to 31 March 2023*

| Waveney Local Plan area |                  |                 |
|-------------------------|------------------|-----------------|
| Employment uses         | Floorspace (sqm) | Land (hectares) |
| E(g)(i-iii)             | 6,386            | 1.13            |
| B2                      | 5,665            | 0.75            |
| B8                      | 7,365            | 1.17            |
| Total                   | 19,416           | 3.05            |

- 3.45 Based solely on gross completions there is a reasonably balanced level of new development between the use classes with a slightly greater proportion of B8 development. However, based on net data any gains in E(g)(i-iii) and particularly B2 are offset by losses.

## Employment permissions as at 31 March 2023, Waveney Local Plan area

Table 25 Planning permission net commitments at 31 March 2023

| Waveney Local Plan area |                  |                 |
|-------------------------|------------------|-----------------|
| Employment uses         | Floorspace (sqm) | Land (hectares) |
| Gains                   | 60,765           | 9.89            |
| Losses                  | 6,527            | 1.31            |
| Net change              | 54,238           | 8.58            |

- 3.46 Based on extant permissions the picture is largely positive with the gains significantly higher than the losses. The potential future growth remains relatively strong due to a reasonable pipeline of potential employment development.

Table 26 Planning permission net commitments by type of site at 31 March 2023

| Waveney Local Plan area            |                  |                 |                   |
|------------------------------------|------------------|-----------------|-------------------|
| Site                               | Floorspace (sqm) | Land (hectares) | % Land (hectares) |
| Sites allocated for employment use | 16,605           | 3.02            | 35.19%            |
| Existing employment areas          | 35,659           | 4.55            | 53.03%            |
| Elsewhere                          | 1,974            | 1.01            | 11.77%            |

- 3.47 There is a strong majority of new employment development coming forward in areas that are currently in employment use and have been safeguarded as such within the Local Plan. These sites will likely have existing transport connections, clusters of related businesses/industries and may represent extensions to their existing premises meaning they have the capacity to come forward ahead of new allocated sites.

Table 27 Planning permission net commitments by use at 31 March 2023

| Waveney Local Plan area |                  |                 |                   |
|-------------------------|------------------|-----------------|-------------------|
| Employment uses         | Floorspace (sqm) | Land (hectares) | % Land (hectares) |
| E(g)(i-iii)             | 133              | 0.18            | 2.09%             |
| B2                      | 49,549           | 7.08            | 82.52%            |
| B8                      | 4,556            | 1.33            | 15.50%            |

- 3.48 Unlike the employment sites completed, those with planning permission show a very different pattern where instead of B8 uses being dominant there is a far greater proportion of

B2 uses with planning permission. There are a number of sites that contribute to this B2 total, however approximately half of this total is attributed to the Bernard Matthews site in Halesworth.

Figure 2 Planning permission net commitments by site area at 31 March 2023

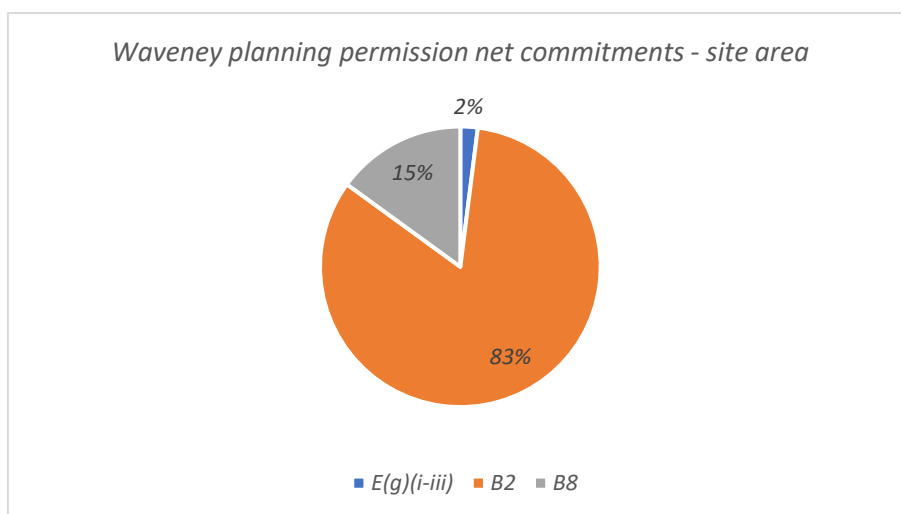


Table 28 Planning permissions in the Countryside as at 31 March 2023

| Waveney Local Plan area |         |          |           |                      |                      |                      |
|-------------------------|---------|----------|-----------|----------------------|----------------------|----------------------|
|                         | E(g)(i) | E(g)(ii) | E(g)(iii) | B2                   | B8                   | Employment total     |
| Gains                   | 0       | 0        | 0         | 1,619sqm<br>(0.16ha) | 3,286sqm<br>(0.98ha) | 4,905sqm<br>(1.14ha) |
| Losses                  | 0       | 0        | 0         | 0                    | 0                    | 0                    |
| Net change              | 0       | 0        | 0         | 1,619sqm<br>(0.16ha) | 3,286sqm<br>(0.98ha) | 4,905sqm<br>(1.14ha) |

outside of WLP1.2 Settlement boundaries, existing employment areas and employment allocations.

The floor area is given in square metres and land area is given in hectares.

- 3.46 There are a modest amount of extant planning permissions for new employment development in the Countryside all within use classes B2 and B8.

### Employment development by parish

Table 29 Employment development 1 April 2019 to 31 March 2023

| Parish                                    | Net change floorspace (SQM) | Net change site area (Ha) |
|---|-----------------------------|---------------------------|
| All Saints and St. Nicholas, South Elmham | -6                          | 0                         |
| Beccles                                   | -3,432                      | -1.259                    |
| Blundeston                                | 407                         | 0.18                      |
| Bungay                                    | 504                         | 0.059                     |
| Ellough                                   | 1,679                       | 0.402                     |
| Gisleham                                  | -6,178                      | -2.16                     |
| Halesworth                                | -127                        | -0.012                    |
| Holton                                    | 2,773                       | 0.18                      |
| Lowestoft                                 | -7,402                      | -0.099                    |

| Parish       | Net change floorspace (SQM) | Net change site area (Ha) |
|--------------|-----------------------------|---------------------------|
| Oulton       | 399                         | 0.05                      |
| Oulton Broad | -1,162                      | -0.11                     |
| Reydon       | 2,064                       | 0.636                     |
| Rumburgh     | 140                         | 0.18                      |
| Wissett      | 356                         | 0.035                     |
| Worlingham   | 2,696                       | 0.266                     |
| <b>Total</b> | <b>-7,289</b>               | <b>-1.652</b>             |

- 3.47 The parishes with the largest growth are Reydon and Ellough. The growth in these parishes were formed by multiple smaller sites.
- 3.48 The losses by contrast were more pronounced with large losses at Beccles under application DC/19/0051/FUL (Ingate Ironworks) which removed employment development for an extra care village and, Gisleham (Tower Road) following the construction of a retail park.
- 3.49 The floorspace data follows a similar pattern, but with a notable loss of floorspace in Lowestoft primarily due to the construction of the third river crossing. There were also gains in floorspace in Holton and Worlingham largely due to applications DC/14/1631/FUL and DC/19/2901/FUL respectively.

#### Existing employment areas in the Waveney Local Plan area

- 3.50 Employment land surveys are carried out annually and changes may have since taken place.

*Table 30 Vacant units by existing employment area, as surveyed May 2023*

| Location   | Total units | Vacant units | Percentage of units vacant |
|--|-------------|--------------|----------------------------|
| WLP2.2 PowerPark   | 59          | 8            | 13.6%                      |
| WLP2.4 (Riverside Road) Kirkley Waterfront and Sustainable Urban Neighbourhood | 8           | 0            | 0.0%                       |
| WLP2.4 (School Road) Kirkley Waterfront and Sustainable Neighbourhood          | 18          | 5            | 27.8%                      |
| WLP2.9 Historic High Street and Scores Area                                    | 41          | 9            | 22.0%                      |
| WLP2.10 Inner Harbour Port Area  | 27          | 6            | 22.2%                      |
| WLP8.12 Beccles: Beccles Business Park   | 31          | 3            | 9.7%                       |
| WLP8.12 Beccles: Common Lane North   | 18          | 0            | 0.0%                       |
| WLP8.12 Beccles: Ellough Industrial Estate                                     | 64          | 9            | 14.1%                      |
| WLP8.12 Beccles: Site 3, Ellough Road  | 12          | 1            | 8.3%                       |
| WLP8.12 Beccles: The Moor Business Park  | 19          | 2            | 10.5%                      |
| WLP8.12 Bungay: Becks Green  | 9           | 1            | 11.1%                      |
| WLP8.12 Bungay: Southend Road  | 15          | 2            | 13.3%                      |

| Location   | Total units | Vacant units | Percentage of units vacant |
|--|-------------|--------------|----------------------------|
| WLP8.12 Halesworth: Blyth Road                               | 25          | 2            | 8.0%                       |
| WLP8.12 Halesworth: Broadway Drive                           | 10          | 0            | 0.0%                       |
| WLP8.12 Halesworth: Halesworth Business Centre, Norwich Road | 27          | 1            | 3.7%                       |
| WLP8.12 Holton: Southwold Road                               | 9           | 3            | 33.3%                      |
| WLP8.12 Lowestoft: Barnards Way/Leyland Court                | 8           | 0            | 0.0%                       |
| WLP8.12 Lowestoft: Beach Industrial Estate                   | 20          | 4            | 20.0%                      |
| WLP8.12 Lowestoft: Harbour Road                              | 40          | 8            | 20.0%                      |
| WLP8.12 Lowestoft: Kirkley Rise/Horn Hill                    | 12          | 3            | 25.0%                      |
| WLP8.12 Lowestoft: Oulton Industrial Estate                  | 37          | 8            | 21.6%                      |
| WLP8.12 Lowestoft: Quay View                                 | 9           | 1            | 11.1%                      |
| WLP8.12 Lowestoft: South Lowestoft Industrial Estate         | 172         | 24           | 14.0%                      |
| WLP8.12 Southwold: Reydon Business Park                      | 21          | 4            | 19.0%                      |
| WLP8.12 Wrentham: Wren Business Centre                       | 5           | 1            | 20.0%                      |
| SWD10 Southwold: Southwold Business Centre                   | 13          | 4            | 30.8%                      |

*Please note that some existing employment areas are occupied by a single operator and are in use but excluded from the table:*

*Beccles: London Road [Berry M&H Plastics]*

*Bungay: Flixton [2 Sisters Food Group], Popson Street [Clays], Hillside Road East [Klauke]*

*Halesworth: Sparrowhawk Road [Bernard Matthews], Sparrowhawk Road [Spectra]*

*Holton: Beccles Road [Broadway Colours]*

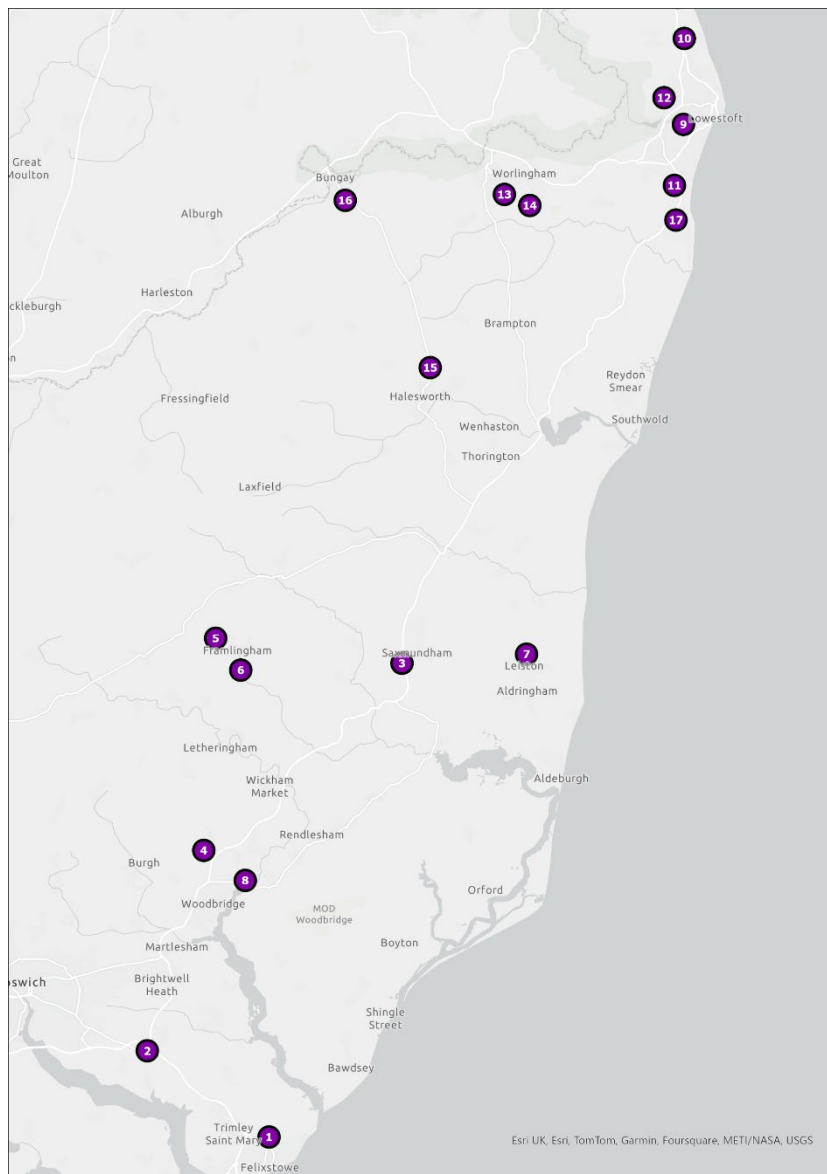
*Southwold: Halesworth Road [Adnams – distribution centre].*

- 3.51 This table shows the numbers of vacant units within each existing employment area (as defined under Waveney Local Plan). The table shows the vacancy rates as a proportion, but it is important to note that every unit is measured equally regardless of size. This means a relatively small unit will be treated the same in percentage terms as a large unit. Furthermore, these statistics do not factor in vacant land, only vacant buildings.
- 3.52 These figures largely come from on-site surveys whereby officers made visual inspections of the buildings before making a judgement to whether they are occupied or not. Accordingly, the data may provide useful insight into the trends but as a snapshot in time that cannot be guaranteed free of errors.
- 3.53 The existing employment sites as defined by the Local Plans are showing relatively low vacancy rates. 2 sites have vacancy rates over 30% which are Southwold Road, Holton and Southwold Business Centre, Southwold.
- 3.54 Sites with more than 10 units are less susceptible to large swings in the percentages due to a single vacancy. For the larger employment sites Halesworth has particularly low vacancy rates with 3 large sites having lower than 10% vacancy rates.

# 4 A Review of allocated sites in East Suffolk

- 4.1 East Suffolk's two Local Plans and East Suffolk's made neighbourhood plans include 17 allocations for new (as opposed to safeguarded) employment land development. These allocations are essential to maintain and enhance the local economy.
- 4.2 It is important to understand the progress of these sites and any issues that may be impacting their development and whether there are any actions East Suffolk Council can take to ensure delivery of these allocations.

**Figure 1 Map of Allocated Sites. Each number correlates with the site assessment below.**



#### 4.3 *1. SCLP12.3 North of Felixstowe Garden Neighbourhood*

This 143 hectare site is part of a mixed use allocation for housing, community facilities and employment land in the Suffolk Coastal Local Plan. Part of the site was granted planning permission on appeal in 2015 and this permission includes 2 business units. The remainder of the employment land is expected to be delivered by the rest of the allocated site and is primarily aimed at small businesses (not port related).

A public consultation with a dedicated website was launched for the remaining allocation in January 2024. However, in accordance with the [East Suffolk Housing Land Supply 2023](#), the majority of the site is not expected to deliver until after the 5 years (post March 2028). The employment land would be expected to be delivered alongside the delivery of housing.

#### 4.4 *2. SCLP12.20 Land at Felixstowe Road, Nacton*

The Suffolk Coastal Local Plan has allocated 22.53 hectares of employment land on this site which is intended for a 'high quality business park' and is restricted to B1 and B2 uses. An outline planning application (reference DC/23/4699/OUT) was submitted in December 2023 with all matters reserved except access to the business park. The application proposes to provide floor space for Class B2, B8 and E(g) uses alongside ancillary uses.

This suggests progress in the delivery of the site.

#### 4.5 *3. SCLP12.29 South Saxmundham Garden Neighbourhood*

This 67.8 hectare site is a mixed use allocation within the Suffolk Coastal Local Plan. As part of the allocation there is a substantial employment requirement of approximately 7 hectares located to the west of the A12. There have been discussions ongoing between the Local Authority and land promoter. It is expected that the delivery of the employment site will be phased in with the delivery of the housing development.

In accordance with the [East Suffolk Housing Land Supply 2023](#), the site is not expected to deliver until after the 5 years (post March 2028).

#### 4.6 *4. BD9 The Forge, Bredfield*

This 0.48 hectare employment site is allocated in the Bredfield Neighbourhood Plan. A full application for development was submitted in July 2023 (reference DC/23/4699/OUT). The application consists of 7 dwellings and 14 commercial units.

This suggests progress in the delivery of the site.

#### 4.7 *5. FRAM20 Land west of New Street, Framlingham*

This 2.84 hectare employment site is allocated in the Framlingham Neighbourhood Plan and has outline consent for employment uses and retrospective full application for attenuation

works and an access road. Approval of reserved matters for phase 1 of the development was given in January 2024.

This suggests progress in the delivery of the site.

#### 4.8 *6. FRAM27 Land off Woodbridge Road, Framlingham*

This 4.59 hectare employment site is allocated in the Framlingham Neighbourhood Plan. There has been limited progress on this site to date and there is no evidence to suggest that it will be coming forward in the next 5 years.

#### 4.9 *7. SA4 Land at Abbey Road, Leiston*

This is a mixed use site allocated in the Leiston Neighbourhood Plan for 1.59 hectares with a requirement for 1,000sqm of employment floorspace. An outline application for residential units and 1,000sqm of employment floorspace was permitted in March 2023. Variation and discharge of conditions applications have subsequently been submitted, thereby showing progress in delivering this site.

#### 4.10 *8. MEL20 Land off Wilford Bridge Road, Melton*

This 9.7 hectare mixed use site is allocated in the Melton Neighbourhood Plan with 4.77 hectares allocated for employment land use. Riduna Park has been developed and covers 2.65 hectares. Of the remaining 2.12 hectares, approximately 1 hectare is currently being used for container storage relating to the port of Felixstowe. The agent for the site has confirmed that they are undertaking survey work on the site and have recently restored/improved the drainage of the site. They have also noted that they remain engaged with the Parish Council. The survey response from the agent suggests progress in the delivery of the site.

#### 4.11 *9. WLP2.4 Kirkley Waterfront and Sustainable Urban Neighbourhood*

This is a mixed use site allocated in the Waveney Local Plan. The site is approximately 60 hectares with 7.5 hectares allocated for employment land. East Suffolk Council is currently preparing a Planning Position Statement in relation to this site and landowner meetings are regularly taking place. There has been a recent landowner-led public consultation/exhibition for the proposed development of the former Jeld Wen factory site, and it is expected that following that an application for this part of the allocation will be coming forward imminently. The Jeld Wen factory site is expected to provide a significant proportion of the employment land required for this allocation. In addition, some employment land has already been delivered on the site at Riverside Road including the Riverside offices which would partly meet the 12 hectares need outlined in the original policy (2012) but does not contribute to the lower 7.5 hectares required in the current policy.

#### 4.12 *10. WLP2.13 North of Lowestoft Garden Village (Corton parish)*

This 71 hectare site is allocated in the Waveney Local Plan for mixed use development with 8 hectares allocated for employment use. The site owners held a public exhibition in 2022 with a proposed masterplan. There has been limited progress on this site since that date. However, it is expected that employment development will be phased in with the delivery of the housing development.

In accordance with the [East Suffolk Housing Land Supply 2023](#), the site is not expected to deliver until after the 5 years (post March 2028).

#### 4.13 *11. WLP2.17 Land south of South Lowestoft Industrial Estate, Gisleham*

This 19.99 hectare employment site is allocated in the Waveney Local Plan and 1.19 hectares have been developed replacing a former factory destroyed in a fire. The majority of the remaining 18.80 hectares are in agricultural use with no indication that this part of the site will come forward for development at this stage. The site is currently in the ownership of at least two parties. Communication with the landowner/agent of the majority site indicates that the site is available for sale in part or as a whole.

#### 4.14 *12. WLP2.18 Land at Mobbs Way, Oulton*

This 2.81 hectare site is allocated in the Waveney Local Plan for employment use and 0.51 hectares have been developed so far (12 business units). The remaining 2.30 hectares of employment land are currently undeveloped and there is no evidence to suggest that development will be coming forward at this stage. Communication with the developer/agent indicates that they would be in a position to bring development forward if there is a demand but are not willing to develop on a speculative basis.

#### 4.15 *13. WLP3.1 Beccles and Worlingham Garden Neighbourhood*

This is a mixed use site allocated in the Waveney Local Plan, spanning 89.80 hectares with 5 hectares allocated for employment use. There has been limited progress on this site to date. It is expected that employment development will be phased in with the delivery of the housing development. However, there are constraints to the electricity supply which need to be addressed before development commences.

In accordance with the [East Suffolk Housing Land Supply 2023](#), the majority of the site is not expected to deliver until after the 5 years (post March 2028).

#### 4.16 *14. WLP3.3 Land south of Benacre Road at Ellough Airfield, Ellough*

This 13.43 hectare site is allocated for employment use within the Waveney Local Plan. 0.60 hectares have been developed so far (2 business units). There are constraints to the electricity

supply affecting this site and there is no evidence to suggest that the development of the remaining 12.83 hectares will be coming forward in the next 5 years.

4.17 *15. WLP4.6 Broadway Farm, west of Norwich Road, Halesworth (Spexhall parish)*

This 2.64 hectare employment site is allocated within the Waveney Local Plan and is currently in agricultural use. There has been no progress on this site to date and there is no evidence to suggest that it will be coming forward in the next 5 years.

4.18 *16. WLP5.2 Land west of St John's Road, Bungay*

This is a 21 hectare mixed use allocation in the Waveney Local Plan with 3 hectares allocated for employment land. Outline permission has been granted for the employment land with detailed consent given to one small commercial unit (350sqm) at this stage. Communication with the landowner/agent has informed the Council that poor marketing conditions have limited progress on the site. The landowner is unwilling to develop the land on a speculative basis.

Currently there is no evidence to suggest it will be coming forward in the next 5 years.

4.19 *17. SA1 Former Ashley Nurseries site, Kessingland*

This 0.05 hectare site is allocated for employment land in the Kessingland Neighbourhood Plan. There has been limited progress on this site to date and there is no evidence to suggest that it will be coming forward in the next 5 years.

## Estimated Delivery

From the information available this report attempts to estimate when the sites are likely to deliver. This is an estimate based on officer judgement and must be treated as such. However, the table below was informed by responses from landowners where received, the planning history and whether the employment was part of a larger strategic site before a judgement was made.

*Table 31 Estimated Delivery*

| Allocation  | Short Term<br>(1-5 years) | Long Term<br>(6 years plus) |
|---|---------------------------|-----------------------------|
| SCLP12.3 North of Felixstowe Garden Neighbourhood |                           |                             |
| SCLP12.20 Land at Felixstowe Road, Nacton         |                           |                             |

| Allocation   | Short Term<br>(1-5 years) | Long Term<br>(6 years plus) |
|--|---------------------------|-----------------------------|
| SCLP12.29 South Saxmundham Garden Neighbourhood                    |                           |                             |
| BD9 The Forge, Bredfield   |                           |                             |
| FRAM20 Land west of New Street, Framlingham                        |                           |                             |
| FRAM27 Land off Woodbridge Road, Framlingham                       |                           |                             |
| SA4 Land at Abbey Road, Leiston                                    |                           |                             |
| MEL20 Land off Wilford Bridge Road, Melton                         |                           |                             |
| WLP2.4 Kirkley Waterfront and SUN Lowestoft                        |                           |                             |
| WLP2.13 North of Lowestoft Garden Village                          |                           |                             |
| WLP2.17 Land south of South Lowestoft Industrial Estate, Gisleham* |                           |                             |
| WLP2.18 Land at Mobbs Way, Oulton**                                |                           |                             |
| WLP3.1 Beccles and Worlingham Garden Neighbourhood                 |                           |                             |
| WLP3.3 Land South of Benacre Road at Ellough Airfield, Ellough     |                           |                             |
| WLP4.6 Broadway Farm, West of Norwich Road, Halesworth             |                           |                             |
| WLP5.2 Land west of St John's Road, Bungay                         |                           |                             |
| SA1 Former Ashley Nurseries site, Kessingland                      |                           |                             |

## The Planning Delivery Dashboard

- 4.20 The Planning Delivery Dashboard provides data for the reporting year and supports the Authority Monitoring Report. The 'Employment' section provides information on how much new development has taken place, and interactive maps identify the location of protected employment areas and sites for future employment development.
- 4.21 The Progress on Local Plan and Neighbourhood Plan site allocations dashboard shows the progress of all allocated sites. The site allocations dashboard is updated quarterly.
- 4.22 The Planning Delivery Dashboard and Site Allocations Dashboard are expected to be useful to landowners, developers, and agents. The information maybe also be useful to town and

parish councils who are considering allocating land for employment development in Neighbourhood Plans.

#### 4.23 The Planning Delivery Dashboard is available to view at:

<https://storymaps.arcgis.com/collections/dd0b8df0b000467bb958248e2c2762fc>

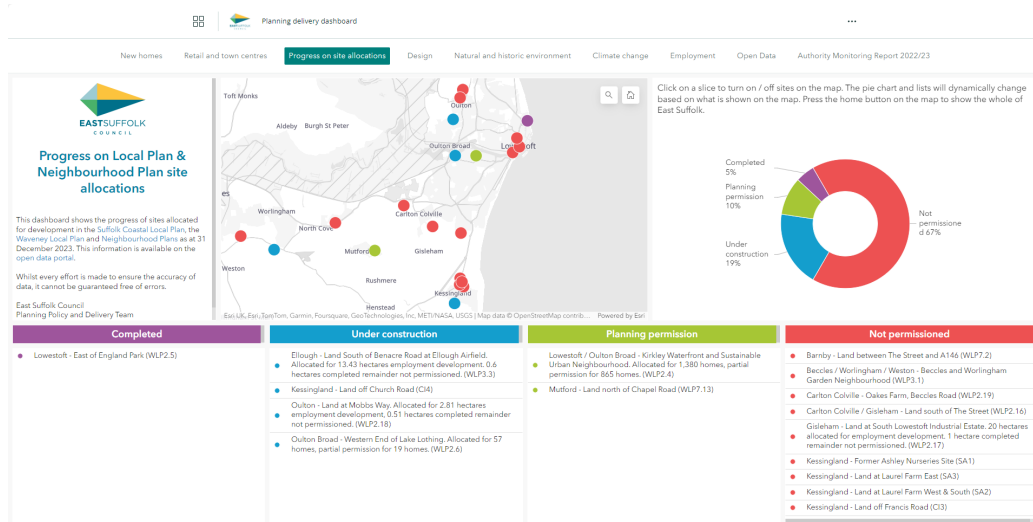


Figure 2 Progress on Local Plan and Neighbourhood Plan site allocations Dashboard

# 5 Conclusion

- 5.1 Chapter 3 provided a comprehensive assessment of employment land being developed and planning applications received. The chapter showed relatively robust growth in employment land within the Suffolk Coastal area, but far lower employment completions in the Waveney area. However, it is expected that more employment completions will be delivered in the Waveney area further into the Local Plan period.
- 5.2 Chapter 2 looked at the broader global, national and regional trends that may be affecting employment land delivery and Chapter 4 assessed the current issues and progress on the sites allocated in the Local Plans. Both these chapters highlight a broad range of issues that are both negatively and positively influencing employment land delivery. The council received survey responses from several landowners/agents outlining the circumstances for their site, these were summarised in chapter 4. Some sites we do not have evidence (whether by way of a survey response or elsewhere) of the status of the site.
- 5.3 This document represents the first Employment Land Action Plan, and an updated Employment Land Action Plan is proposed to be produced yearly. The Action Plan serves as a monitoring document that will assess the current delivery of employment land and potentially highlight issues that are influencing delivery. This document sets out a series of actions the Council proposes to undertake to encourage delivery of employment development (Table 32 below) and will be reviewed each year. The majority of the sites will be in private ownership so the Council does not have full control over whether the site is brought forward, the action table will set actions that the council can influence.
- 5.4 To encourage delivery of employment land the Council has already taken the following actions:
- East Suffolk Council adopted a new [Community Infrastructure Levy \(CIL\) Charging Schedule in August 2023](#). Employment development has been zero rated. A zero CIL rating can assist sites and areas that have financial viability issues due to the amount of on-site infrastructure they are required to provide by planning policy or have financial viability issues to low market values in the area.
  - The [Planning Delivery Dashboard](#) has been developed and published online in January 2024. The website provides data for the monitoring year, and where appropriate time-series data, and interactive mapping to support the Authority Monitoring Report. The [Progress on Local Plan and Neighbourhood Plan site allocations](#) dashboard is updated quarterly and reports on the progress of allocated sites. This site is a useful resource for landowners, developer and agents as well as Town and Parish Councils proposing to allocate sites in Neighbourhood Plans.
  - The Council has a [pre-application advice service](#) that provides advice specific to development proposals.
  - The Council's Major Sites Team works with applicants throughout the planning process to help deliver high quality schemes on strategic sites.
  - Over the past year the Council has recruited new staff to the Planning Policy Team, Development Management Team to fill empty posts and the Specialist Services Team (Heritage and Ecology) has expanded. Having fully staffed teams enable planning advice to be given and planning applications processed in a timely manner.

- The [East Suffolk Economic Strategy 2022-2027](#) was published in 2022 which sets East Suffolk Council's economic vision.
- The [East Suffolk Clean Hydrogen Strategy 2023-28](#) was published in 2022 aimed at supporting a burgeoning new sector.
- The Council produced the [PowerPark Design Vision](#) document in 2020 which sets the Council's vision for the PowerPark in Lowestoft and encourage growth.

## Ongoing and new actions table

- 5.5 This table details the actions the East Suffolk planning service (often in conjunction with other Council service areas) can take to encourage employment land delivery and help implement the two Local Plans. The action table will be updated each year as actions are completed and new actions determined.

Table 32 List of actions

| Action  | What success will look like once the action is complete  | Priority for delivery  | Date of first action | Current status of action | Service/owner   | Notes |
|---|--|--|----------------------|--------------------------|---|-------|
| <b>Procedural</b>   |  |  |                      |                          |   |       |
| Action discussions with utilities companies.                | <p>There is a moratorium that temporarily prohibits new non-domestic water supplies within the Hartismere WRZ (Water Resource Zone) which covers small part of the district to the north-west. In addition, there are currently water constraints in the Blyth WRZ and East Suffolk WRZ which covers the south and central parts of the district.</p> <p>In addition, there are electric supply constraints that may impact new employment development (including allocations) around Ellough. Discussions should be undertaken with the relevant utility providers to unlock development.</p> | Medium – Could pose a significant issue to some sites, but the area impact is relatively modest. | 2025                 | New Action               | Planning Policy and Delivery                          |       |
| Regular meetings between Planning and Economic Development. | Improving connections and exchanges of information between Planning and Economic Development teams will help provide a better understanding of the local economic picture.   | Medium   | 2024                 | New Action               | Planning Policy and Delivery and Economic Development |       |

| Action  | What success will look like once the action is complete  | Priority for delivery                      | Date of first action | Current status of action | Service/owner   | Notes |
|---|--|--|----------------------|--------------------------|---|-------|
| <b>Policy Implementation</b>  |  |  |                      |                          |   |       |
| Adoption of the Kirkley Waterfront Planning Position Statement.   | A document that sets out the Council's position on the development of the allocated Kirkley Waterfront Site which is expected to provide significant employment land in Lowestoft.   | High                                       | 2024                 | New Action               | Planning Policy and Delivery                          |       |
| <b>Monitoring and Delivery</b>  |  |  |                      |                          |   |       |
| Future Local Plan.<br><br>Begin scoping for a comprehensive cross-service evidence base for employment demand and supply. | The Suffolk Coastal Local Plan will be 5 years old in September 2025. Under current legislation Local Planning Authorities are required to review their Local Plans before they reach five years old to consider whether they need to be updated. The <a href="#">Waveney Local Plan Statutory 5 year Review Assessment</a> was published in March 2024.<br><br>A <a href="#">Local Development Scheme</a> was published in March 2024 which sets out an indicative timescale for preparation of a new East Suffolk Local Plan, anticipated to begin in spring/summer 2025 subject to further review pending national plan-making reforms. Updated economic evidence would inform a future Local Plan. | Low, current Local Plans remain up to date | 2025                 | New Action               | Planning Policy and Delivery                          |       |
|   | Prepare a comprehensive evidence base to help inform our approach to employment delivery that will serve an important purpose for both Planning and Economic Development. The document can help inform future Local Plans.   | High                                       | 2026                 | New Action               | Planning Policy and Delivery and Economic Development |       |

|  |  |        |               |            |                              |  |
|--|--|--------|---------------|------------|------------------------------|--|
| Employment Land Survey Dashboard.  | Create a new, easy to use system to allow members of the public, and businesses interested to new commercial land to better understand our existing employment sites. This will likely work alongside the Authority Monitoring Report. | Low    | 2025          | New Action | Planning Policy and Delivery |  |
| Continue to review employment allocations in both Local Plans and Neighbourhood Plans. | Progress on delivery of sites. Conclusions to be reported in the 2025 Employment Land Action Plan.   | Medium | 2025 Annually | New Action | Planning Policy and Delivery |  |
| Engage with landowners/developers.   | More engagement with developers and agents.  | Medium | 2024          | New Action | Planning Policy and Delivery |  |

## 6 Delivery and monitoring of the Employment Land Action Plan

- 6.1 Actions will be carried out and details published in accordance with the requirements detailed in the Actions table above. East Suffolk intends to produce an Employment Land Action Plan each year following the monitoring of employment sites/applications.
- 6.2 The data obtained from the monitoring of employment sites will be used to update the next year's Action Plan and give an indication as to the success of proposed actions, albeit recognising that the effects of any given action may not be realised in the short-term. However continuous yearly update will give a better understanding of longer term trends.
- 6.3 The delivery of the Local Plans will remain an ongoing action throughout. The Action Plan includes individual assessments of every employment site, and it is recognised that some sites have and will deliver in the short term, but many are long term ambitions. Some employment sites are part of larger mixed use Strategic sites, and the delivery of the employment land is intrinsically linked to the delivery of the housing.
- 6.4 Each year a new assessment of allocated sites will be undertaken, and it will provide an understanding of the year-by-year progress.

# 7 Appendices

## Appendix A – Landowners survey form



### East Suffolk Council Employment Action Plan 2024

Please complete this form and send to East Suffolk Council, Planning Policy and Delivery, Riverside, 4 Canning Road, Lowestoft, Suffolk NR33 0EQ.

Alternatively, email your response to [planningpolicy@eastsuffolk.gov.uk](mailto:planningpolicy@eastsuffolk.gov.uk).

**Please respond by Friday 24 May 2024.**

Please answer as much of the questionnaire as you are able to. We may also contact you for further information.

---

#### Site Details

Are you the landowner, developer, applicant or their representative?

*Please tick all that apply*

☐ Landowner

☐ Representative

☐ Other (please specify)

☐ Developer

☐ Applicant

#### Your Details

Your name

Your organisation  
(if applicable)

Your email address

Your phone number

**1. What progress has been made on bringing the site forward over the past year?**

*This can include site surveys, marketing the site, producing a planning application etc.*

**2. What work to deliver the development is intended to be undertaken over the next year and/or the next five years?**

**3. Are there any matters affecting development coming forward on the site? If so, what is being done to address these?**

**4. Is there anything that the Council can do to assist in the delivery of the development?**

**5. Any other comments.**

**Data protection statement**

The information you have supplied is being collected to monitor the supply and delivery of employment land in East Suffolk. By completing this form you consent to East Suffolk Council using your information in this way. If you do not provide your consent, we will not be able to provide a full update in relation to the potential development of the employment site.

By responding to this questionnaire, you are accepting that your response may be published in the Employment Action Plan. However, personal information such as your name, email address and telephone number will not be published or shared with third parties. We will hold your personal information for a maximum period of 15 years from last point of correspondence, you can request that your personal information is deleted at any time.

Data will be processed and held securely and in accordance with the Data Protection Act 2018 and UK General Data Protection Regulation (and any updates). Further information about data protection and your rights can be found in our Privacy Notice on the East Suffolk website at <https://www.eastsuffolk.gov.uk/assets/Your-Council/Access-to-Information/Privacy-Notices/Planning-Policy-and-Delivery-Privacy-Notice.pdf>.

## Appendix B – Conversion of Agricultural Buildings

A list of permitted applications (or where prior approval is deemed to be not needed) within the Suffolk Coastal Local Plan area since the adoption of the plan which involved the conversion of agricultural buildings to an employment use with the countryside.

| Planning Reference | Site Address  | Description  |
|--------------------|---|--|
| DC/19/1967/COU     | Alston Barns<br>Grimston Lane<br>Trimley St Martin<br>Suffolk IP11 0SD                                  | Change of use of Alston Barns from agriculture to B1(c) use  |
| DC/20/4740/FUL     | Russells Farm Lower<br>Road Falkenham<br>Suffolk IP10 0RA   | Change of use of redundant part of existing barn from agricultural use to B2. [retrospective]  |
| DC/20/4334/FUL     | Agricultural building<br>at Former Dairy Unit<br>Grove Farm Grove<br>Road Hollesley<br>Suffolk IP12 3JX | Change of use of existing agricultural building to B8 storage use.   |
| DC/21/0747/FUL     | Agricultural building<br>at Former Dairy Unit<br>Rectory Road<br>Hollesley Suffolk<br>IP12 3BF          | Change of use of agricultural workshop to B1 light industrial use (now Class E) for the construction of shepherds huts.  |
| DC/21/5521/FUL     | Farm buildings at<br>Upper Grove Farm<br>Lintotts Road<br>Rendham IP17 2AS                              | Part Retrospective Application - Change of use of existing farm buildings to a combination of E(g) Uses which can be carried out in a residential area without detriment to its amenity (i) Offices to carry out any operational or administrative functions (iii) Industrial Processes and B8 Storage |
| DC/21/5521/FUL     | Farm buildings at<br>Upper Grove Farm<br>Lintotts Road<br>Rendham IP17 2AS                              | Part Retrospective Application - Change of use of existing farm buildings to a combination of E(g) Uses which can be carried out in a residential area without detriment to its amenity (i) Offices to carry out any operational or administrative functions (iii) Industrial Processes and B8 Storage |
| DC/18/3167/PN3     | Agricultural building<br>at Red House Farm<br>The Street Sternfield<br>Suffolk IP17 1NG                 | Part 3 GPDO Prior Notification - Change of use to light industrial or storage use (Classes B1 and B8)  |
| DC/21/5495/FUL     | Part agricultural<br>building at Red<br>House Farm The<br>Street Sternfield IP17<br>1NG                 | Section 73A application for retrospective planning permission to change from agricultural use to light industrial / storage (Classes B1/B8) - buildings currently occupied for storage by a landscape contractor   |
| DC/21/5497/FUL     | Agricultural building<br>at Red House Farm<br>The Street Sternfield                                     | Use of building to accommodate four lock-up containers used to store Christmas items for sale in   |

| Planning Reference | Site Address  | Description   |
|--------------------|---|---|
|                    | Saxmundham Suffolk IP17 1NG   | the adjacent barn and equipment used in the duck rearing operation                        |
| DC/20/0833/FUL     | Raydon Hall Raydon Lane Orford Suffolk IP12 2BT   | Change of Use of agricultural building to catering kitchen with fenestration alterations. |
| DC/17/4411/FUL     | [Barn A and north part Barn B] Walk Farm Old Felixstowe Road Levington Suffolk IP10 0LR | Change of Use of two farm buildings to light industrial - B1 (c)                          |

A list of permitted applications (or where prior approval is deemed to be not needed) within the Waveney Local Plan area since the adoption of the plan which involved the conversion of agricultural buildings to an employment use with the countryside.

| Planning Reference | Site Address  | Description   |
|--------------------|---|---|
| DC/12/0097/FUL     | Dukes Farm Barn St Johns Hill Bungay NR35 1PH                                       | Change of Use from Agricultural to B1(c) and B8 use including erection of replacement barn and cart shed garaging to be used as part of "live-work" employment unit including refurbishment of secondary buildings on site  |
| DC/19/3377/FUL     | Fen Farm Flixton Road Bungay Suffolk NR35 1PD                                       | Conversion of existing agricultural barn to form an office and meeting room   |
| DC/21/4227/FUL     | Agricultural buildings at Lake Lodge The Street Wissett Halesworth Suffolk IP19 0JH | [Retrospective] Change of use of existing agricultural barn to a) storage of timber fencing products (part northern barn) and Change of use of agricultural barn to manufacture and storage of plastic/fibreglass products for chicken and small farm animals [part southern barn]. |
| DC/21/4227/FUL     | Agricultural buildings at Lake Lodge The Street Wissett Halesworth Suffolk IP19 0JH | [Retrospective] Change of use of existing agricultural barn to a) storage of timber fencing products (part northern barn) and Change of use of agricultural barn to manufacture and storage of plastic/fibreglass products for chicken and small farm animals [part southern barn]. |
| DC/21/1026/FUL     | Part Barn at Fen Farm Dairy Flixton Road Bungay NR35 1PD                            | It is proposed to convert the agricultural storage building the subject of this application to a dairy products store, packaging and distribution area.   |

## Appendix C – Glossary

**Freeport:** An area designated by government which benefit from different tax and customs rules aimed at generating economic investment<sup>38</sup>.

**Foreign Direct Investment (FDI):** Measures investment in an enterprise operating in a foreign country to obtain an effective voice. An effective voice usually results in a 10% or more ownership of said enterprise.<sup>39</sup> Inward investment measures investment coming into the country from a foreign nation whilst outward investment measures investment from within the country going out to a foreign nation.

**Gross Domestic Product (GDP):** A measure of the size of a nation's economy over a given time (normally over a year or quarter). GDP normally calculates the monetary value of goods and services produced by a nation, however GDP can be calculated in different ways and further information can be found at <https://www.bankofengland.co.uk/explainers/what-is-gdp>

**Ipswich Strategic Planning Area (ISPA):** An area surrounding Ipswich that encompasses the whole of Ipswich Borough, and Babergh, Mid Suffolk and the former Suffolk Coastal District element of East Suffolk with strong economic and social links where the Local Authorities (and Suffolk County Council) work together to address cross-boundary issues  
<https://www.ipswich.gov.uk/content/ipswich-strategic-planning-area>

**Nationally Significant Infrastructure Projects (NSIPs):** These are defined under the Planning Act 2008 and are usually large scale projects like power stations, highways and power lines. They are treated separately from normal local authority planning because of their size and importance to wider communities. Instead of planning permission, developers are required to apply to the Planning Inspectorate for a Development Consent Order [Advice-note-8.0.pdf \(planninginspectorate.gov.uk\)](#)  
[Welcome to Find a National Infrastructure Project \(planninginspectorate.gov.uk\)](#)

**Supplementary Planning Document (SPD):** These are documents that support the adopted Local Plan by building upon and providing more detailed advice or guidance on policies in an adopted local plan.<sup>40</sup>

---

<sup>38</sup> <https://www.gov.uk/guidance/freeports>

<sup>39</sup> <https://commonslibrary.parliament.uk/research-briefings/cbp-8534/#:~:text=FDI%20can%20be%20either%20inward,companies%20in%20a%20foreign%20economy.>

<sup>40</sup> <https://www.gov.uk/guidance/plan-making>

Email us



**Planning Policy and Delivery Team (Local Plans)**

Planningpolicy@eastssuffolk.gov.uk

**Development Management (Planning Applications)**

planning@eastssuffolk.gov.uk

Call us



**Planning Policy and Delivery Team (Local Plans)**

01394 444557 / 01502 523029

**Development Management (Planning Applications)**

01502 523100

Write to us



East Suffolk Council

Planning Policy and Delivery Team

Riverside, 4 Canning Road, Lowestoft

Suffolk NR33 0EQ

This document is available in alternative formats and in different languages on request. If you need support or assistance to help you read and/or understand this document, please contact the Council using one of the methods above.

**[www.eastsuffolk.gov.uk/planningpolicy](http://www.eastsuffolk.gov.uk/planningpolicy)**