

Waveney Annual Monitoring Report 2010/11

Erratum July 2014

Employment Indicators

An error has been found in the employment indicators resulting in a reduction of 1073m² completed floorspace in the period which in turn increases the amount of available employment land by 0.41ha hectares.

The following paragraphs reflect these corrections to replace those originally published in the AMR (pages 15-18). For clarity, amendments have been underlined.

BD1: Total amount of additional employment floorspace – by type.

3.5 During 2010/11 a gross figure of 10,293m² new employment floorspace was completed across 15 sites in Waveney. This is a significant improvement on last year's completion of 2,594m². Thirteen of these 15 sites were within existing employment areas.

3.6 Since AMR reporting began in 2004/05 a total of 104,628m² floorspace has been completed, an annual average of 1,4950m².

3.7 This reporting year a total of 544m² employment floorspace has been lost to other uses resulting in a net gain of 9,749m² employment floorspace (compared to an overall net loss of 40m² last year). The losses are across 3 sites, of which 1 is within an existing employment area. This was a change of use from a light industrial workshop (B1c) to a car workshop.

Table 3.1 Total amount of additional employment floorspace (m²) by type, Waveney District Council

2010/11	B1a	B1b	B1c	B2	B8	B1-B8 Total
i Gross	1501	0	599	<u>4836</u>	<u>3357</u>	<u>10293</u>
ii Losses	0	0	364	0	180	544
iii Net	1501	0	235	<u>4836</u>	<u>3177</u>	<u>9749</u>

Table 3.2 Employment floorspace completed 2010/11

Location	Development
Lowestoft area	
Land at Hadenham Road	Construction of food processing coldstore and wholesale building
Pinbush Road	Construction of portal framed warehouse extension
Pinbush Road	Change of use from former temporary community centre to

	storage of cars and storage container
Cooke Close	Extension to provide additional storage
Newcombe Road	Change of use from training workshop to light industrial
Commercial Road	Construction of 3 commercial units
Bridge Road	Change of use from PH to offices/shop
Beccles area	
Common Lane North	Change of use from car sales to office
Common Lane North	Construction of industrial shed
Benacre Road, Ellough	Construction of two workshop/stores
Off Copland Way	Construction of industrial units (B2 and B8 use)
Halesworth area	
Land at Broadway Drive	Construction of single storey light industrial unit
Broadway Drive	Construction of an industrial unit
Rumburgh	Change of use from redundant farm buildings to builders yard
Southwold area	
Global Court	Construction of warehouse and office extensions

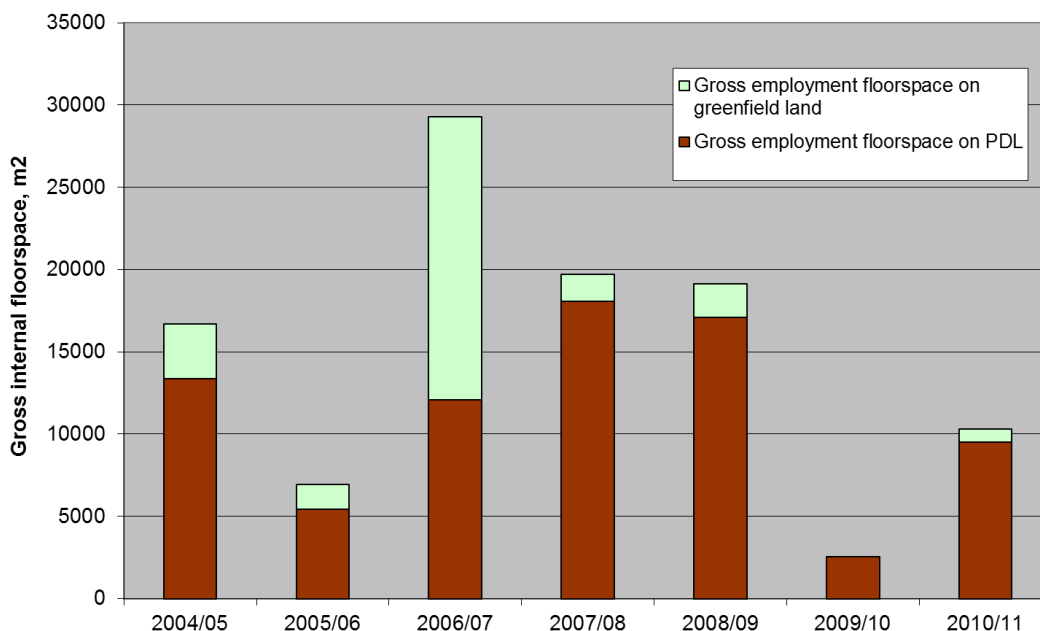
BD2: Total amount of employment floorspace on previously developed land – by type.

3.8 14 of the 15 sites completed during 2010/11 were on previously developed land. The exception was the change of use of vacant agricultural buildings to a builders yard. Core Strategy policy *CS01 – Spatial Strategy* expects 60% of employment development to be delivered on previously developed land.

Table 3.3 Total amount of employment floorspace (m²) on previously developed land, Waveney District Council

2010/11	B1a	B1b	B1c	B2	B8	B1-B8 Total
i Gross on PDL	1501	0	599	<u>4836</u>	<u>2571</u>	<u>9507</u>
ii % PDL	100%	0	100%	100%	<u>76%</u>	<u>92%</u>

Figure 3.1 Gross employment floorspace completed and amount on previously developed land annually since 2004/5, Waveney District Council



BD3: Employment land available by type.

3.9 As of 31 March 2011, there were 92.60 hectares of available employment land, almost doubling last year’s figure. This increase is due to the allocation of land for employment uses in the Site Specific Allocations document. Of the land with planning permission, over half is zoned for general industrial use (B2) and 22.86ha is on previously developed land.

3.10 The adopted Site Specific Allocations Development Plan Document allocates land for employment uses totalling 47.35ha. Employment land is allocated across the District at South Lowestoft Industrial Estate, Beccles Business Park in Ellough, west of the A144 in Bungay, two sites in Halesworth (west of Broadway Drive and at Broadway Farm) and land at Fountain Way Industrial Estate in Reydon. Almost all of this allocated land is greenfield (70%).

3.11 The Lake Lothing and Outer Harbour Area Action Plan (AAP) to regenerate the heart of Lowestoft identifies opportunities for employment, residential, recreational, community, transport and environmental improvements. The AAP identifies areas of existing underused and vacant employment land for redevelopment, including the PowerPark focusing on the energy sector and the Kirkley Waterfront and Sustainable Urban Neighbourhood to include B1 employment uses such as office floorspace, research and development and workshop space.

Table 3.4 Net employment land available by type, Waveney District Council


2010/11	B1a	B1b	B1c	B2	B8	B1-B8 Total
i Extant Planning Permissions (Ha)	6.39	1.73	3.25	<u>26.41</u>	7.47	<u>45.25</u>
ii Extant Allocations (Ha)	5.25	5.25	5.25	15.80	15.80	47.35
iii Total	11.64	6.98	8.50	<u>42.21</u>	23.27	<u>92.60</u>




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