



ENERGY FOR NEW ANGLIA

ENTERPRISE ZONE SUMMARY

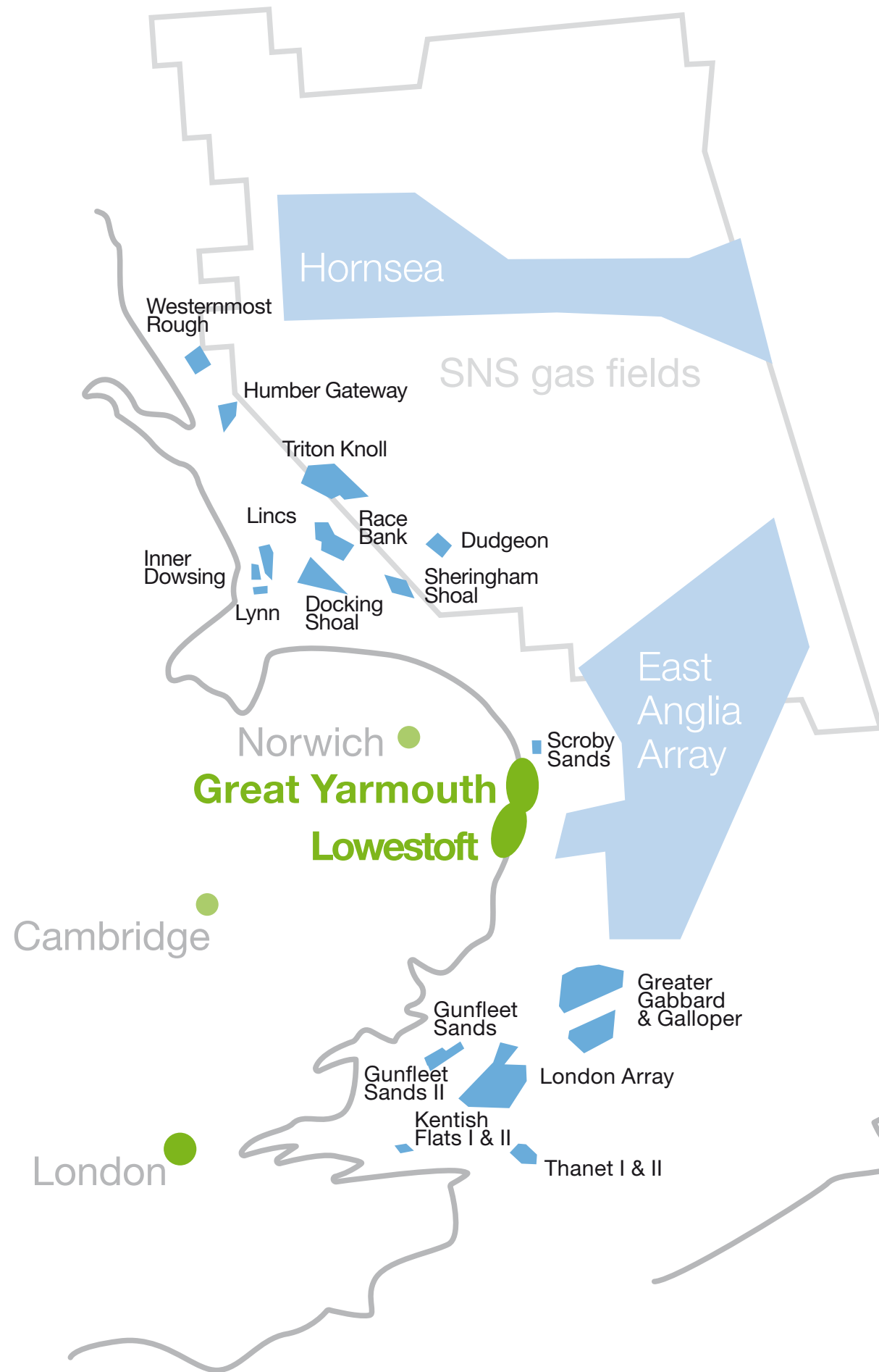
NEWANGLIA

Local Enterprise Partnership
for Norfolk and Suffolk

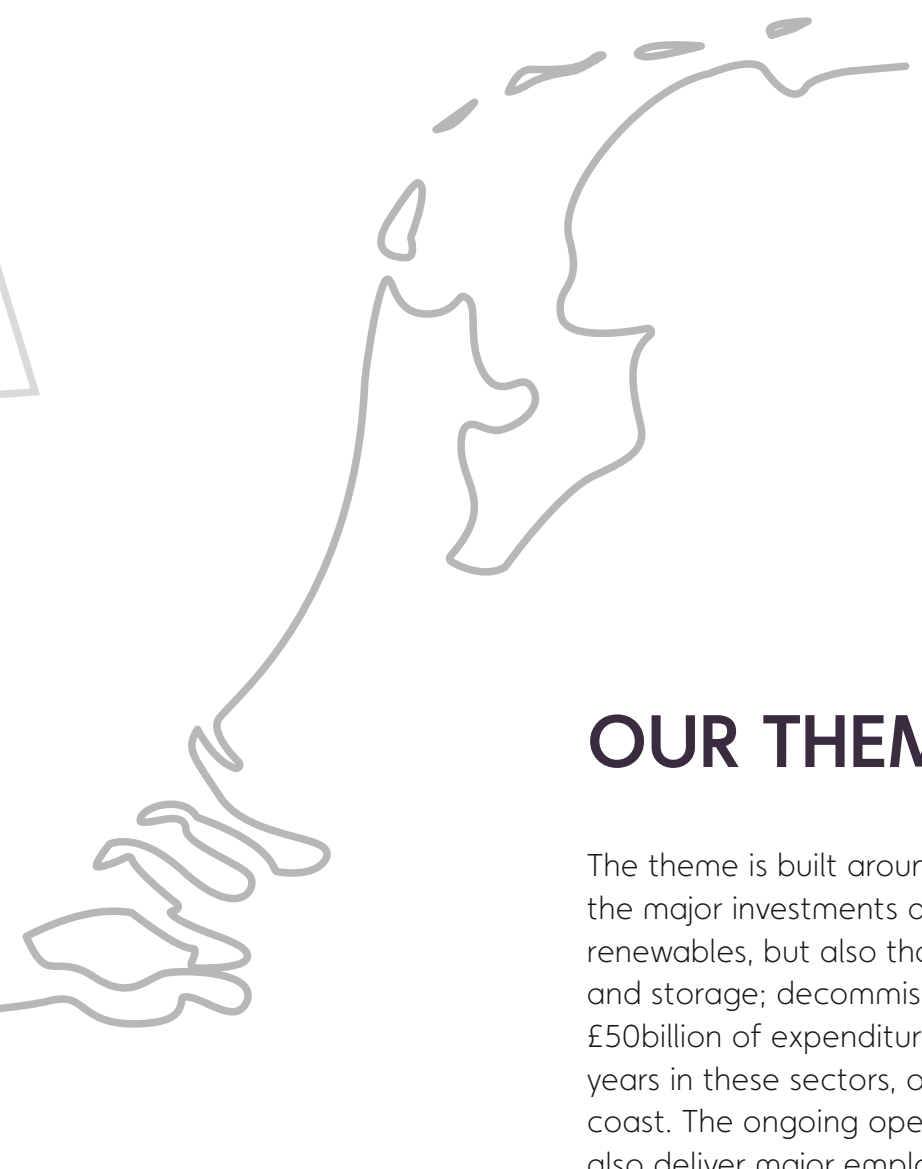
OUR ENTERPRISE ZONE

Our Enterprise Zone provides a golden opportunity to capitalise on the huge growth potential offered by the energy sector, building on Norfolk and Suffolk's strengths in the sector to create thousands of new jobs.





Wind farms and gas field outline



OUR THEME

The theme is built around energy. Not just in anticipation of the major investments due in the next few years in offshore renewables, but also those in gas exploration, extraction and storage; decommissioning and civil nuclear. In fact, over £50billion of expenditure is anticipated over the next 10 years in these sectors, on or close to the Norfolk and Suffolk coast. The ongoing operations and maintenance activity will also deliver major employment and investment opportunities to the two counties.

THE LOCATION AND THE RATIONALE FOR TWO TOWNS

The Zone is centred on Great Yarmouth and Lowestoft. Two towns, eight miles apart, separated only by a county boundary and united by a long history of collaboration, joint working and common issues.

Many things, such as tourism, fishing, culture and history bind the towns together, but it is the energy sector that is the most significant. All four local authorities have collaborated for many years to support and promote the industry, together with the East of England Energy Group and the Chambers of Commerce (for each County). Two years ago this was formalised through the creation of the Norfolk and Suffolk Energy Alliance (NSEA), which aims to work seamlessly to promote the sub region. Key to that has been the drive to present the two towns as one major asset to the energy sector world-wide.

Most importantly, the industry does not recognise the county boundary and sees the area as one entity, focused on two towns and the surrounding hinterland.

- The towns are of similar size, so neither is a dominant economic force over the other and they are only eight miles apart. As a result, each draws its workforce from the other in roughly equal measure – the A12 has similar volumes of traffic passing each way during the rush hour.
- The energy sector supply chain of some 500 businesses, employing more than 10,000 staff directly, and many times more in the wider supply chain, is equally distributed across both towns, with significant inter-trading between them.
- The two town colleges provide important skills training for both towns. They recognise collaboration and co-operation is far more valuable to the industry than duplication and competition.
- Both towns have significant, complementary port facilities, used by businesses from both towns
- Both towns have substantial land development opportunities, but also face constraints.
- Both towns have significant deprivation issues. They are best summed up by a 2010 BBC/Experian index investigating local areas economic resilience and ability to withstand and respond to shocks in the external environment. Out of a total of 324 local council areas, Great Yarmouth scored a lowly 294th, and Waveney came in at 256th. In addition, Great Yarmouth and Lowestoft respectively have 16 and 10 LSOAs in the worst 10% of the country, and furthermore are recognised as the two highest priority towns in the respective counties.



THE OPPORTUNITY

A recent study by Bone Wells Urbecon identified that significant job growth could occur as a result of expected investment. However, it was clear that the full benefits to be derived in the two towns are not assured, and will only be fully realised with significant intervention. Failure to intervene could actually see the sector contract, placing further stress and disadvantage on the towns. Those jobs will be in a mix of disciplines including engineering, construction, manufacturing, fabrication, operations and maintenance and a wide range of direct support roles – many an expansion of the existing supply chain. However, without core investment by energy 'majors' the supply chain will see little benefit.

The supply chain, whilst centred on the two towns, is widespread throughout the two counties and beyond. Engineering and technology businesses abound with a wide portfolio of interests in aerospace, automotive, food processing, agriculture and medical equipment as well as offshore.

The supporting cast of hospitality businesses, such as hotels, B&Bs and restaurants, together with retail and other leisure and recreation businesses, will also benefit substantially, helping to offset the effects of seasonalism due to the tourism industry.

LEGEND

- Simplified Planning Zone
223.7ha
- South Denes 58.8ha
- Beacon Park 16.7ha
- Mobbs Way 4.7ha
- Power Park 24.5ha
Riverside 4.5ha
- South Lowestoft Industrial Estate 20ha
- Ellough Business Park 17ha

THE ENTERPRISE ZONE



SOUTH DENES

BEACON PARK

POWER PARK (LDO only)

MOBBS WAY

RIVERSIDE

SLIE

ELLOUGH

East Anglia

Great Yarmouth
Lowestoft

Norwich

Ipswich

Colchester

NEW ANGLIA ENERGY PORTFOLIO PRESENT AND FUTURE

Upstream oil and gas: 150+ platforms, 100+ fields

Gas processing terminal: Bacton Terminal

Decommissioning: Sizewell, Bradwell, 10+ offshore gas platforms

Wind: 24+ offshore farms, 15 onshore farms generating 123MW

BioEnergy: 3 x biomass fired power plants, 4 x in development

Conventional generation: 12 x natural gas, 1 x coal fired power station,

Nuclear: 2 x decommissioned stations, 1 x generating, 3 x new reactors

Coal gasification: Rich coal seams off the East Anglian coast

Carbon capture and storage: European hub for CO2 storage

Electricity transmission and distribution: 160+ transmission lines,
and 92,000+km of overhead distribution lines and underground cables

Energy sector supply chain: 6,200 companies, 105,000 jobs,
£13bn t/o per annum



ENTERPRISE ZONES

In 2011, the Government announced the creation of 21 Enterprise Zones across England to help encourage investment and business growth.

All Enterprise Zones will benefit from:

- A business rate discount worth up to £275,000 over a five year period for eligible businesses that move into the Zone.
- Simplified planning procedures to help businesses build or extend premises more swiftly
- Support from Government to ensure high speed broadband is rolled out in the Zone.

In addition all business rates growth within the Zone for a period of at least 25 years will be retained and shared by the LEP to support economic priorities.

THE ENTERPRISE ZONE

Our Enterprise Zone will cover 121.7 hectares of development-ready land in Great Yarmouth and Lowestoft. The Zone will be able to accommodate at least 540,000m2 of commercial floor space, over 90% of which will be new rather than refurbished of which we forecast that 60,000m2 will be developed by April 2015.

Within the 540,000m2 of commercial floor space we anticipate that 30% will be dedicated to offices and the remainder workshops. We do not expect there to be any retail activity.

In addition to the core Enterprise Zone offer, we are proposing to extend the Simplified Planning Zones to cover additional areas in both towns to encourage additional development.

THE BENEFITS

By 2015 we expect to have around 80 businesses in the EZ, of which 60 will be as a result of expansion and 20 inward investors. Longer term we expect the Zone to be home to 150 - 200 businesses, each taking an average plot size of about 0.5ha.

We forecast 9,000 new jobs in the EZ by 2025 (1,380 by 2015) and a further 4,500 (690) indirect jobs, a substantial minority of which will reduce the current working-age benefit claimant count of 24,000 in the two districts. Development here will raise the GVA growth rate across the LEP area by 0.14 percentage points.

There will be agglomeration benefits through productivity improvements stimulated e.g. by common sourcing of supplies.



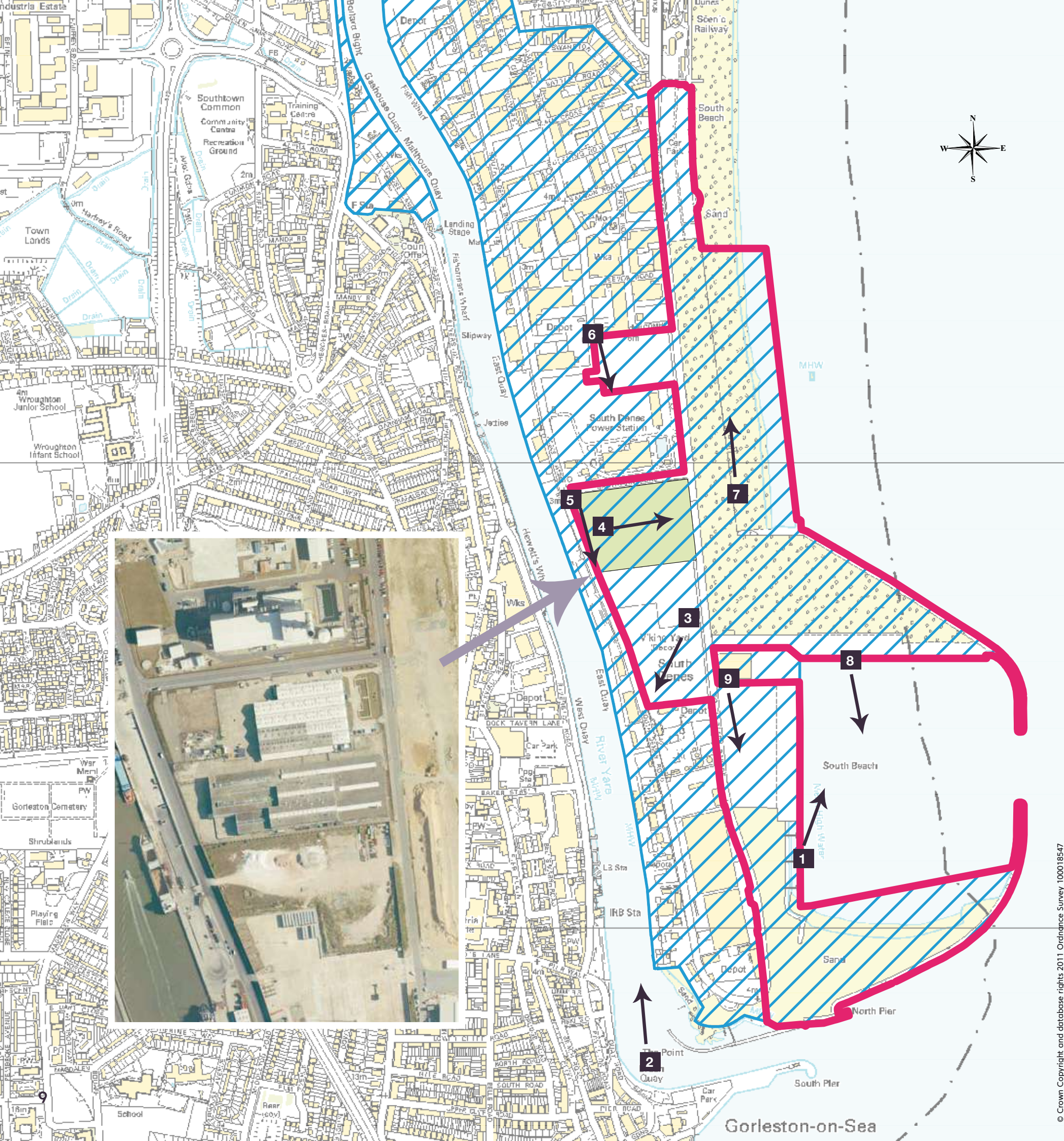
THE SITES IN DETAIL

GREAT YARMOUTH SOUTH DENES (EASTPORT) 58.8 HECTARES

The South Denes port area in Great Yarmouth encompassing the recently developed deep-water outer harbour is in NR30 3

- Key to the attraction of large international energy firms





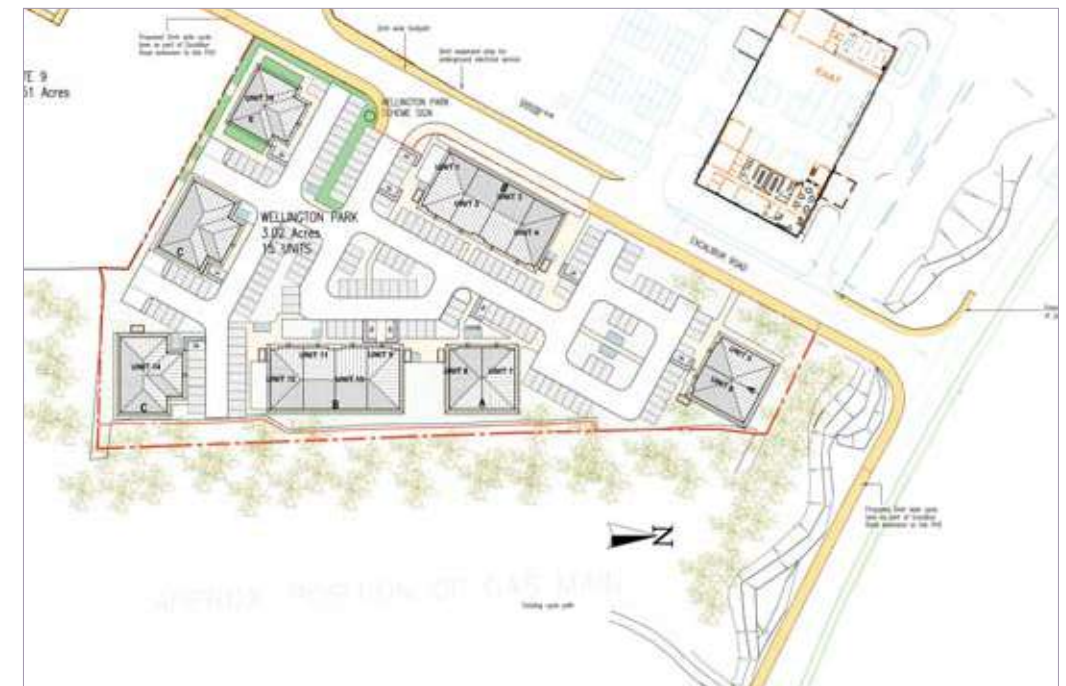
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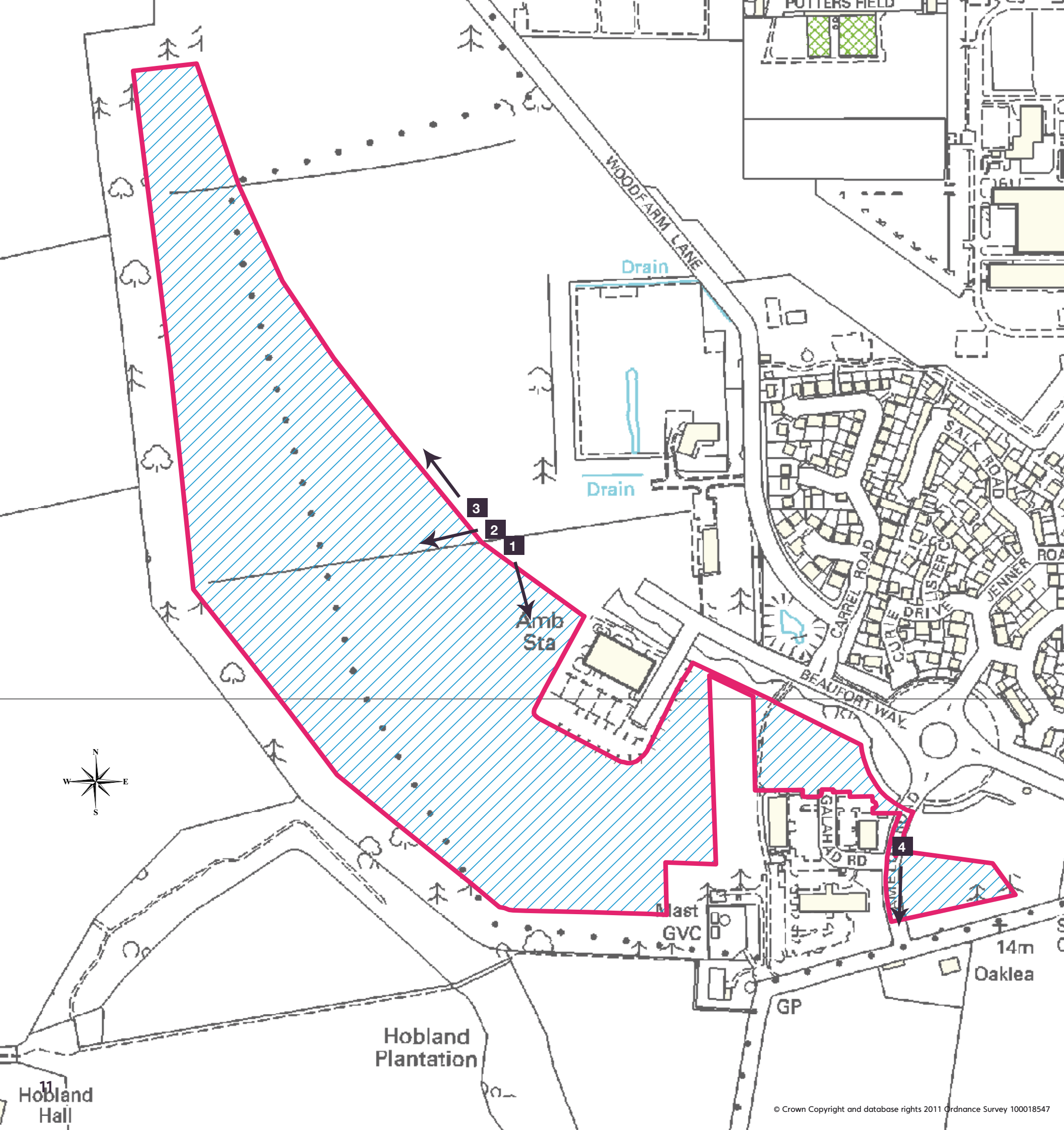
LEGEND	
ENTERPRISE ZONE AND INDICATIVE LOCAL DEVELOPMENT ORDER	
	Enterprise Zone - 58.8ha
	Indicative Simplified Planning Zone - 136.3ha
	Occupied Land - 4ha

GREAT YARMOUTH BEACON PARK 16.7 HECTARES

Beacon Park is located to the south west of the port in Great Yarmouth accessed directly off the main A12 trunk road linking Great Yarmouth and Lowestoft which falls within NR31 7

- Design and build opportunities to the energy cluster





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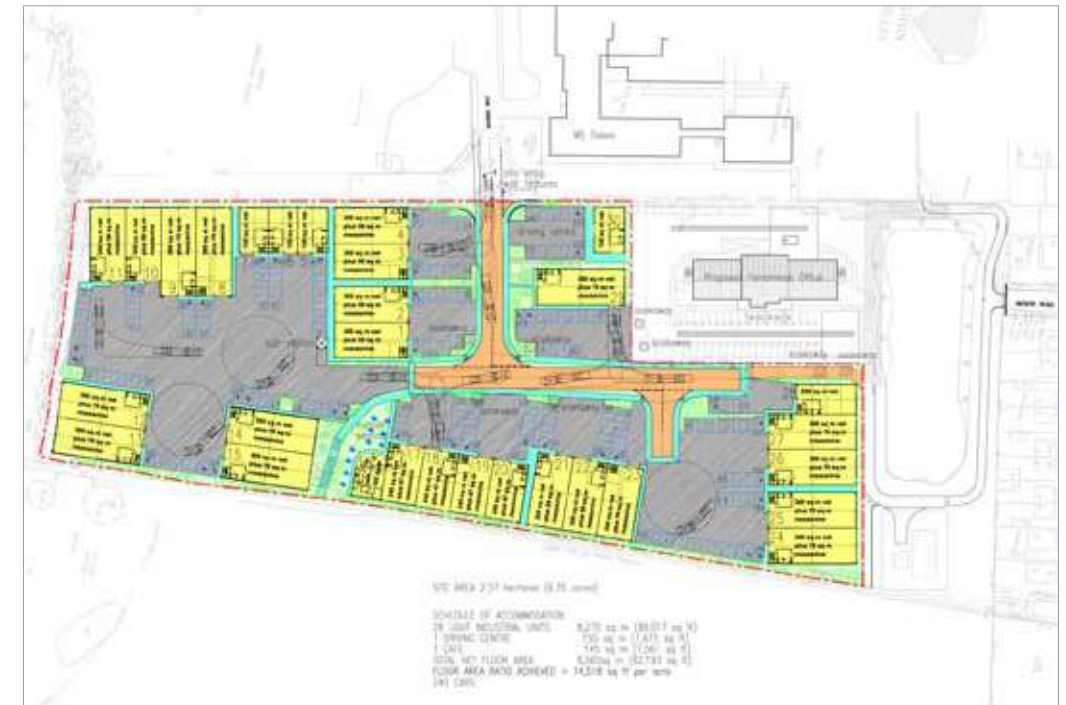
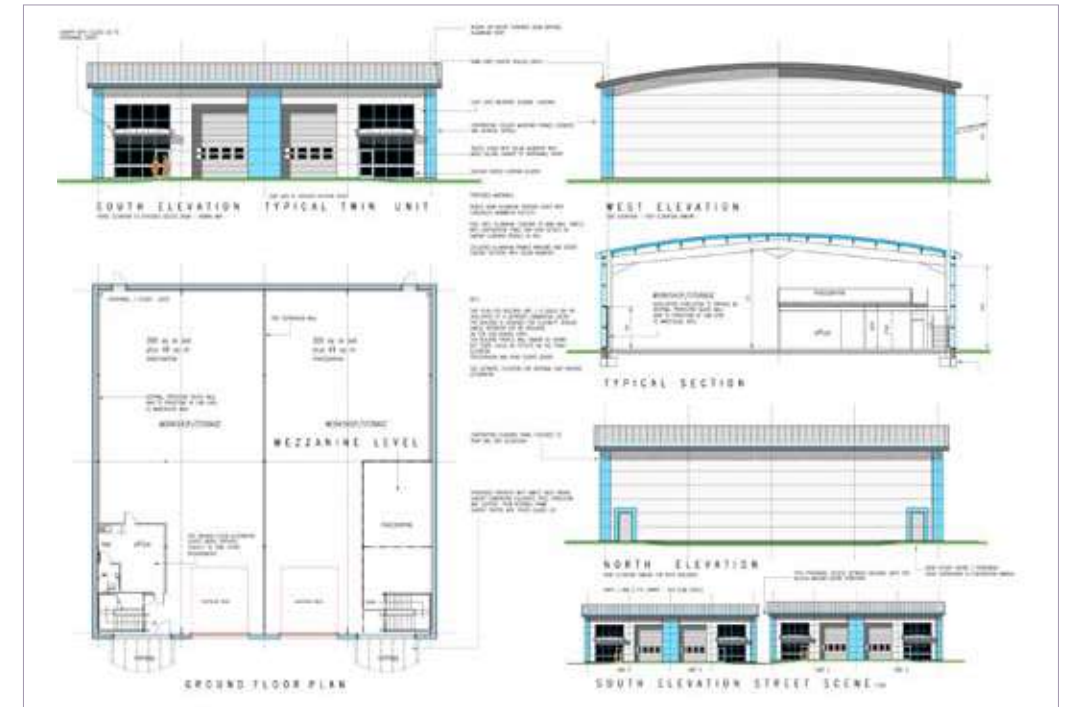
LEGEND ENTERPRISE ZONE AND INDICATIVE LOCAL DEVELOPMENT ORDER

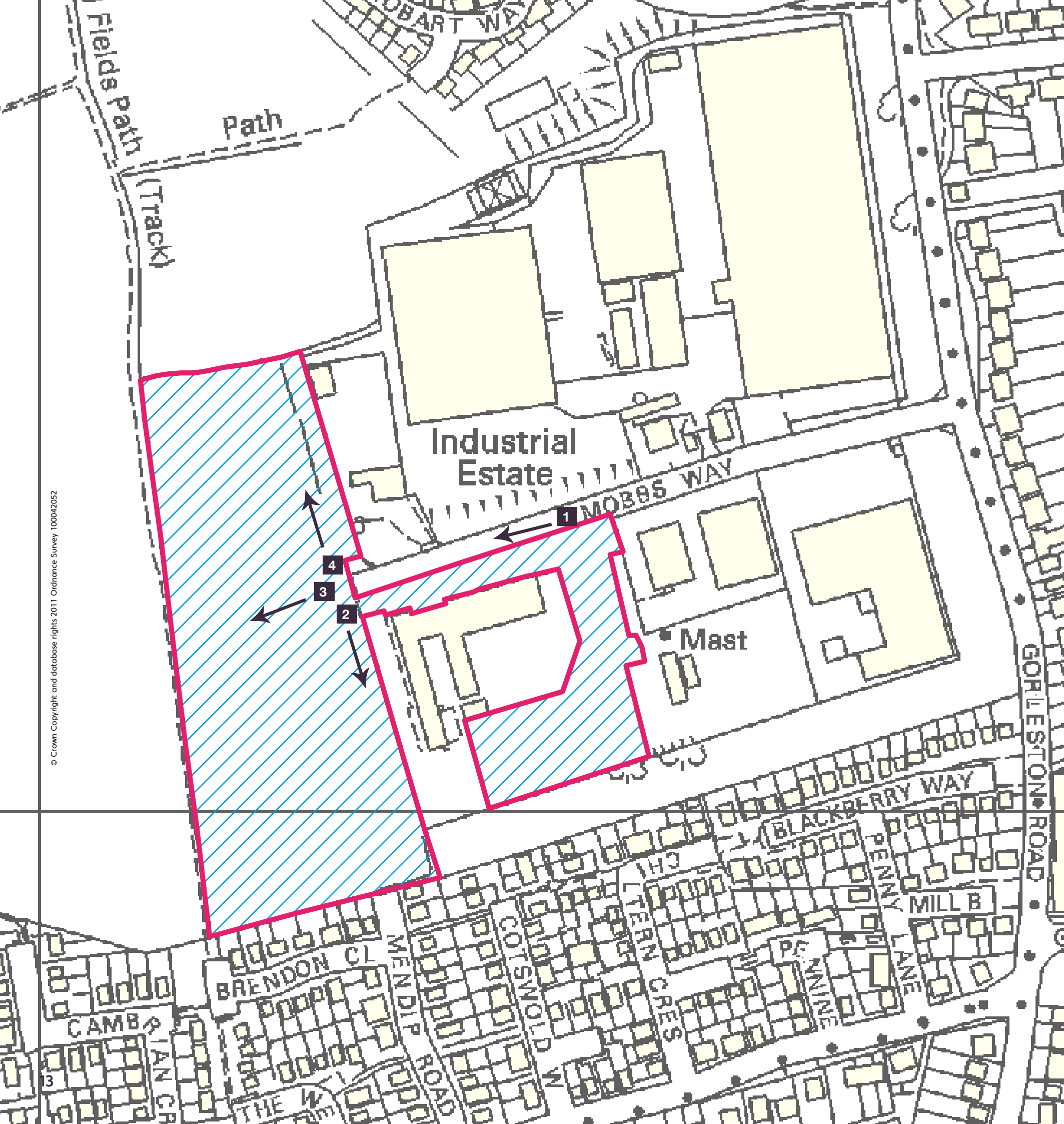
-  Enterprise Zone - 16.7ha
-  Indicative Simplified Planning Zone - 16.7ha

LOWESTOFT MOBBS WAY 4.7 HECTARES



Mobbs Way Industrial site located to the west of Lowestoft with access to the A12 /A146 which falls within NR32 3

- Design and build opportunities to the energy cluster





LEGEND ENTERPRISE ZONE AND INDICATIVE LOCAL DEVELOPMENT ORDER

-  Enterprise Zone - 4.7ha
-  Indicative Simplified Planning Zone - 4.7ha

LOWESTOFT OUTER HARBOUR, POWERPARK 24.5 HECTARES AND RIVERSIDE ROAD 4.5 HECTARES

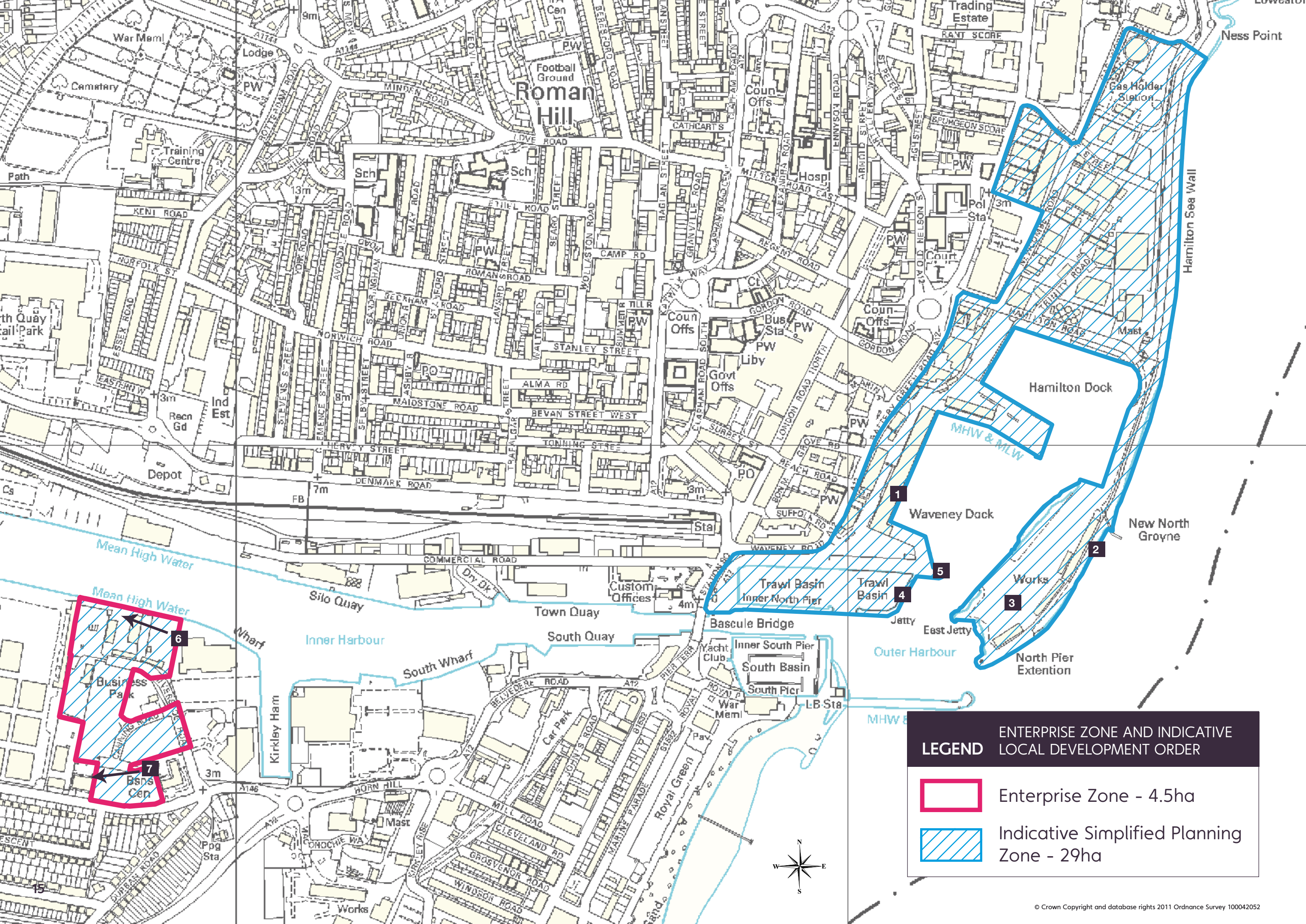
The Riverside Road port area in Lowestoft encompassing land owned by WDC and EEDA is in NR32 2

- A strategic site with superb Quayside location
- Map and illustrations show Riverside area covered by Enterprise Zone and Powerpark LDO Zone



Riverside Road





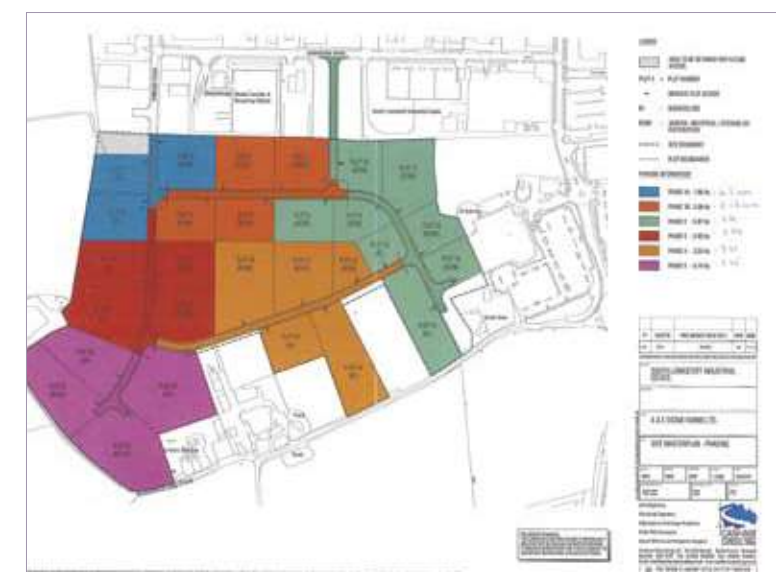
LEGEND ENTERPRISE ZONE AND INDICATIVE LOCAL DEVELOPMENT ORDER

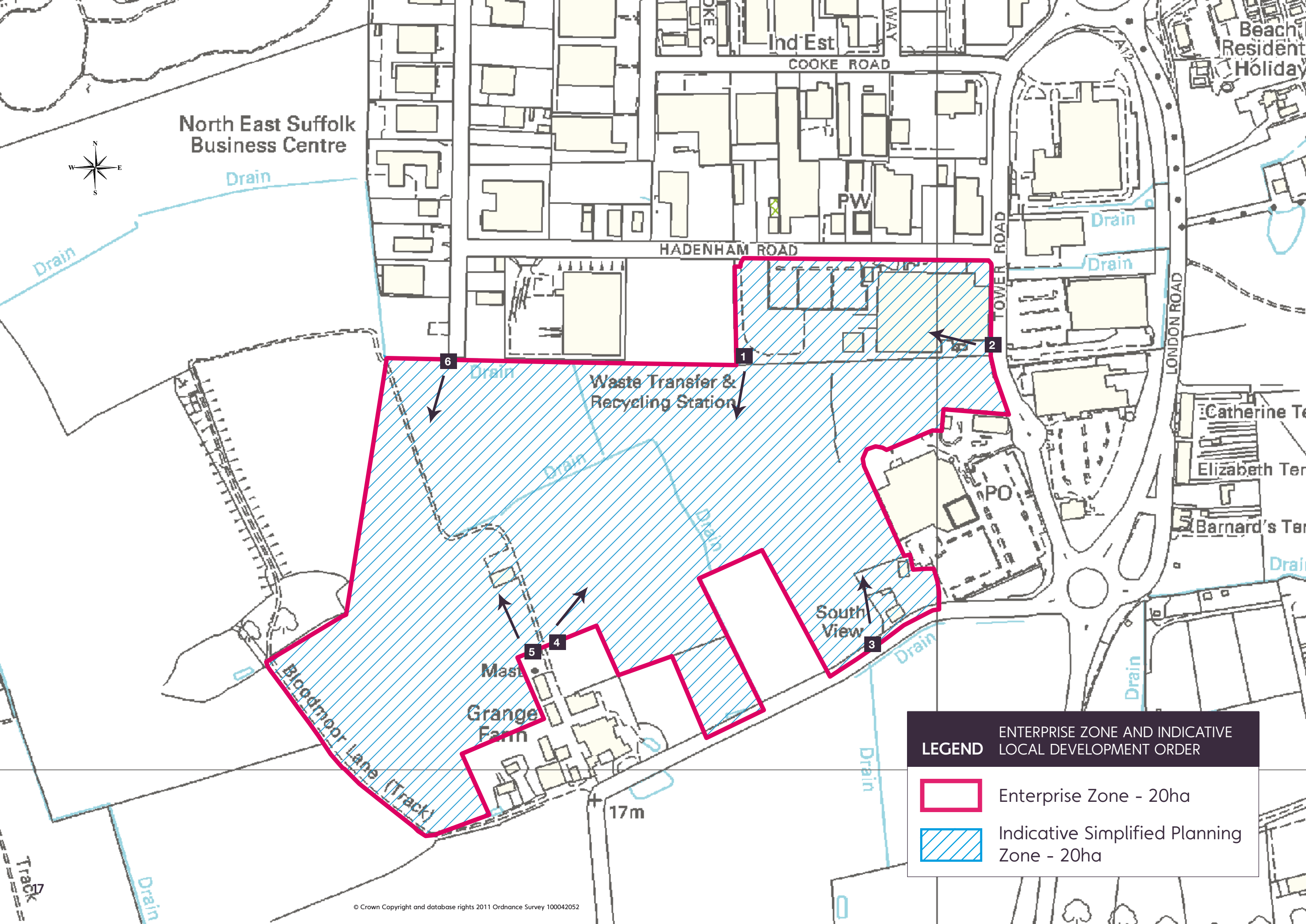
- Enterprise Zone - 4.5ha
- Indicative Simplified Planning Zone - 29ha

LOWESTOFT SOUTH LOWESTOFT INDUSTRIAL ESTATE 20 HECTARES

South Lowestoft Industrial site located in the south west of Lowestoft accessed directly off the A12 which falls within NR33 7

- Design and build opportunities to the energy cluster





North East Suffolk
Business Centre

Ind Est
COOKE ROAD

HADENHAM ROAD

Waste Transfer &
Recycling Station

South
View

Mast
Grange
Farm

17m

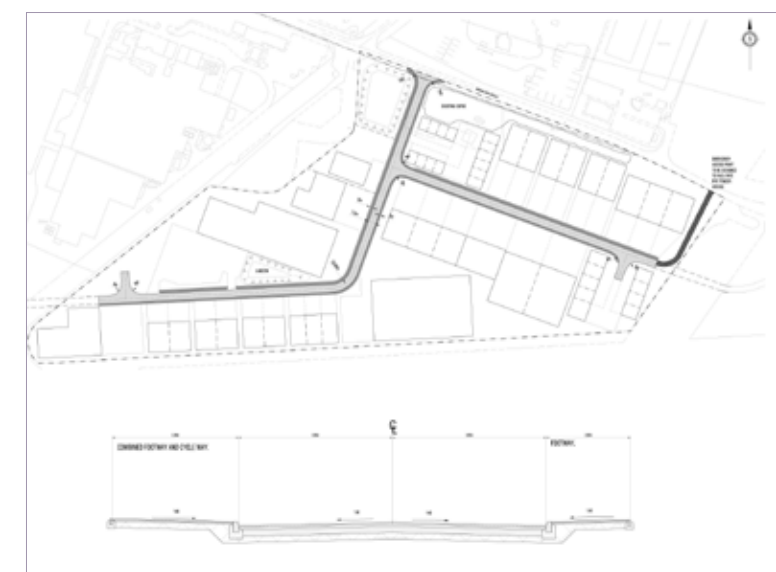
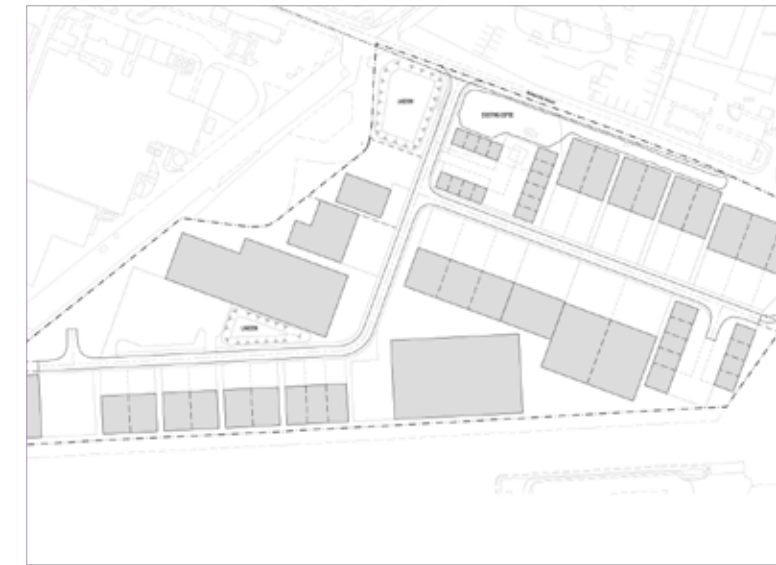
LEGEND ENTERPRISE ZONE AND INDICATIVE LOCAL DEVELOPMENT ORDER

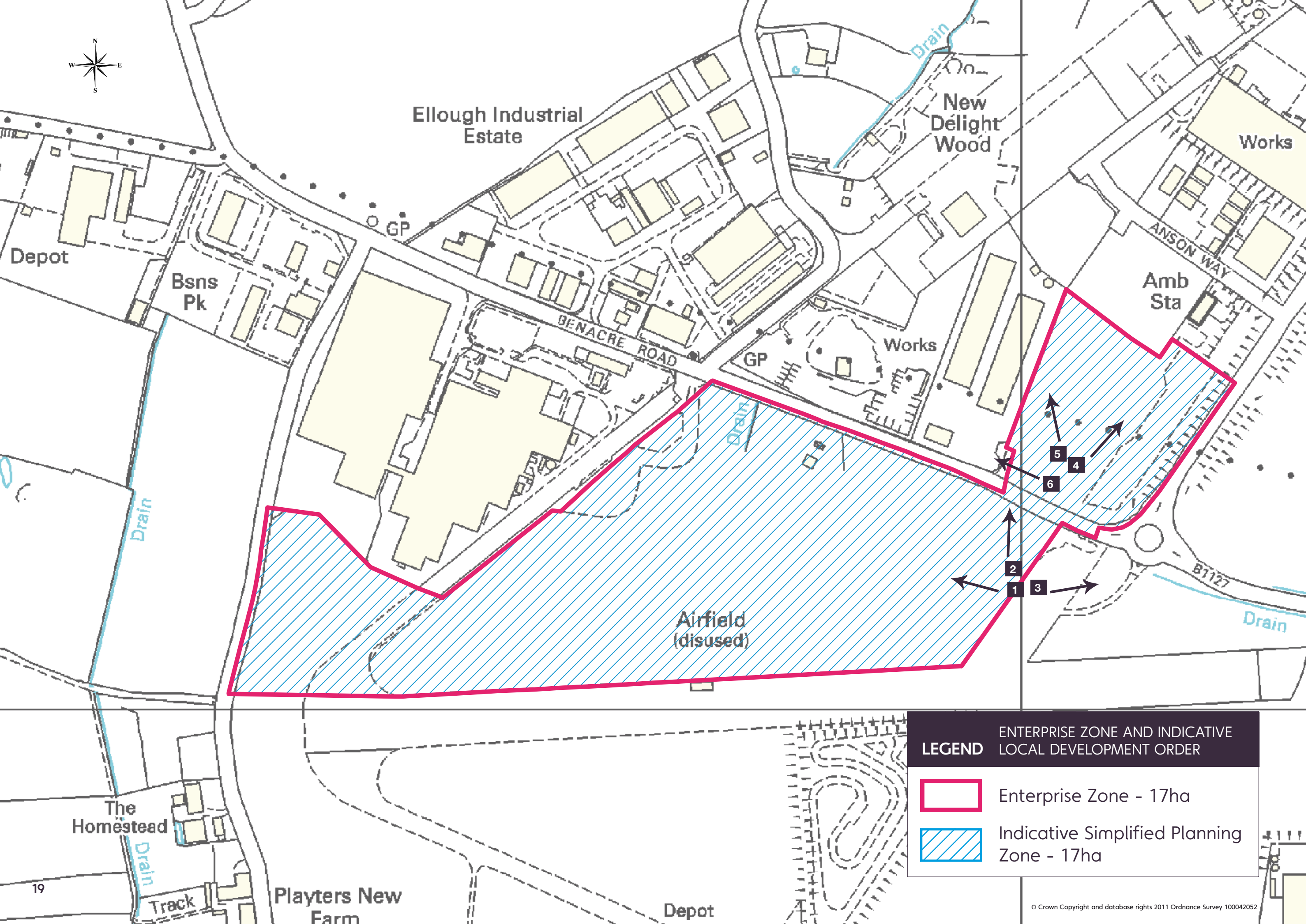
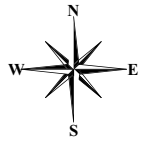
- Enterprise Zone - 20ha
- Indicative Simplified Planning Zone - 20ha

LOWESTOFT ELLOUGH BUSINESS PARK 17 HECTARES


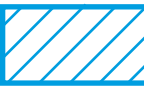
Ellough Industrial site located to the south west of Lowestoft with access to the A146 which falls within NR34 7

- Design and build opportunities to the energy cluster serving the supply chain and TTWA facing south to Ipswich





LEGEND ENTERPRISE ZONE AND INDICATIVE LOCAL DEVELOPMENT ORDER

-  Enterprise Zone - 17ha
-  Indicative Simplified Planning Zone - 17ha

For further information log onto www.newanglia.co.uk or email info@newanglia.co.uk



Photographs courtesy of EEEGR and Waveney District Council