

Tendring Employment Land Review Addendum 2026

1. In October 2025, GC Insight (formerly ekosgen) and BE Group prepared an Employment Land Review (ELR) for Tendring District Council to inform the mandatory five-year review of the Council's Local Plan. The purpose of the ELR was to assess future employment land needs and to consider whether additional land allocations would be required beyond those identified in the current Local Plan.
2. The ELR assessed future requirements for office, industrial and warehousing floorspace and land to 2041 using a range of scenarios. Central to this assessment was the higher growth ('policy-on') scenario. This scenario was informed by bespoke sectoral employment forecasts from Cambridge Econometrics (July 2024), adjusted to account for local drivers of future growth within certain sectors of the economy (e.g. though support, planned developments, or infrastructure changes).
3. Following completion of the ELR, Tendring District Council resolved to extend the Local Plan period to **2043**. GC Insight has therefore been commissioned to prepare an addendum to the ELR to reflect the extended plan period, including updating employment, floorspace and land requirements under the **higher growth scenario**.
4. This addendum presents the results of the higher growth scenario updated to align with the revised plan period to 2043. It draws on the same Cambridge Econometrics employment forecasts used in the 2025 ELR and applies the same sector-specific adjustment assumptions set out in Table 6.5 of the 2025 ELR.
5. The updated Table 6.5 below reflects the revised Cambridge Econometrics projections over the extended timeframe (2024–2043, rather than 2024–2041), while retaining the same adjustment assumptions and underlying rationale.

Table 6.5 Growth sectors and rationale for adjustment to CE sectors

Growth Sector	Current and historic performance	Relevant CE Sector(s)	CE Projections 2024-43 (CAGR)	Case to adjust upwards?	Adjustment
Port and Logistics	Current jobs: 2,475 Location quotient (LQ): 1.52 Change in jobs 2015-2023: 505 Compound Annual Growth Rate (CAGR): 2.9%	Land transport	0.91%	No	The historic growth rate (2.11%) has been applied to the Warehousing and postal sector.
		Warehousing & postal	0.25%	Yes	
		Total change in jobs 2024-43	295		
Advanced Manufacturing	Current jobs: 2,320 LQ: 0.66 Change in jobs 2015-2023: 20 CAGR: 0.1%	Architectural & engineering services	1.29%	No	A blanket 3.0% growth rate per annum has been applied.
		Non-metallic mineral products	-1.03%	Yes	
		Metals & metal products	-0.98%	Yes	
		Food, drink & tobacco	-0.22%	No	
		Electrical equipment	-1.09%	Yes	
		Machinery	-0.76%	Yes	
		Other manufacturing & repair	-1.16%	Yes	

Growth Sector	Current and historic performance	Relevant CE Sector(s)	CE Projections 2024-43 (CAGR)	Case to adjust upwards?	Adjustment
		Textiles etc	-1.47%	No	
		Electronics	-0.45%	Yes	
		Total change in jobs 2024-43	-221		
Low carbon/energy	Current jobs: 775 LQ: 1.42 Change in jobs 2015-2023: 205 CAGR: 3.9%	Electricity & gas	0.91%	No	The historic growth rate of 3.92% has been applied to the Water, sewerage and waste sector.
		Construction	1.12%	No	
		Water, sewerage & waste	-0.05%	Yes	
		Other professional services	0.65%	No	
		Total change in jobs 2024-43	1,198		
Knowledge, Creative & Digital	Current jobs: 1,230 LQ: 0.53 Change in jobs 2015-2023: 230 CAGR: 2.6%	Other professional services	0.65%	Yes	An uplift of 3.1% (above the historic rate of growth of 2.6%) has been applied.
		Business support services	0.23%	Yes	
		IT services	1.10%	Yes	
		Media	0.07%	Yes	
		Architectural & engineering services	1.29%	Yes	
		Printing & recording	-0.42%	Yes	
		Total change in jobs 2024-43	495		
Construction	Current jobs: 3,020 LQ: 1.50 Change in jobs 2015-2023: 485 CAGR: 2.2%	Construction	1.12%	No	The CE forecasts largely reflect historic growth and predict a large increase in employment over the plan period. No uplift is therefore applied.
		Total change in jobs 2024-43	1,056		

- The adjustments to the sectors outlined above result in a forecast increase from 48,991 jobs in 2024 to 60,572 jobs by 2043 (+11,581 jobs), before any adjustments are made to take account of FTE jobs and working from home assumptions. This equates to more than double the CE baseline forecast increase of c.5,130 jobs over the same period.
- The results of extending the assessment period to 2043, while maintaining the adjustment assumptions described above, are presented in the table below. Under the higher growth scenario, floorspace requirements between 2024 and 2043 are projected to total just over 169,000 sqm, corresponding to a total land requirement of 35.03 hectares. This comprises 18.38 hectares of B2 (industrial) land, 12.93 hectares of B8 (warehousing) land, and 3.72 hectares of E(g)(i-iii) (office and research and development activities) land.

Employment, floorspace and land use requirements (2024-2043)

	E(g)(i-iii)	B2	B8	Total
Total FTEs	1,750	1,800	815	4,365
GEA floorspace requirements allowing for vacancy (sq m)	30,845	73,500	64,660	169,010
Total employment land requirements (ha)	3.72	18.38	12.93	35.03

- By comparison, the higher growth scenario presented in the 2025 ELR identified floorspace requirements of just under 148,000 sqm and a total land requirement of 30.69 hectares over the

period 2024 to 2041. Extending the assessment period to 2043 therefore results in higher projected employment, floorspace and land requirements.

Comparison of employment, floorspace and land use requirements

	E(g)(i-iii)	B2	B8	Total
Total FTEs				
ELR Addendum 2026	1,750	1,800	815	4,365
ELR 2025	1,520	1,575	715	3,810
GEA floorspace requirements allowing for vacancy (sq m)				
ELR Addendum 2026	30,845	73,500	64,660	169,010
ELR 2025	26,760	64,345	56,875	147,980
Total employment land requirements (ha)				
ELR Addendum 2026	3.72	18.38	12.93	35.03
ELR 2025	3.23	16.09	11.37	30.69