

GVA

An **APLEONA** company

Appendix I
Site
Assessment
Matrices

Broadland Site Matrix

Part 1

GVA Site Reference	Council Site Reference	Considered alongside	Site Name & Address	Postcode	Location (cluster)	Site Area (ha)	Site Allocation	Dominant Use Class	Location Character	Predominant Occupier Nature
B E2	HEL (b)		Hellesdon, Park Road Industrial Estate	NR6 5DR 1		13.45	Existing	B2/B8/Sui Generis		L/R
B E6	SPR (a)		Sprowston, Roundtree Way	NR7 8SQ 1		19.64	Existing	B2/B8/Sui Generis		L/R
B E7	SPR (b)		Sprowston, Pinetrees Road	NR7 9AQ 1		15.81	Existing	B2/B8/Sui Generis		L/R
B E14	BD032		VULCAN ROAD	NR6 6BA 1		8.82	Existing	B2/B8		L/R
B E12	BD009		ABBAY FARM COMMERCIAL PARK	NR10 3JU 1		2.63	Existing	B1/B2		L/R
B E13	BD030		TRAINING CENTRE	NR10 3HT 1		3.01	Existing	Sui Generis		L/R/N
B A9	GT15		Site adjacent to St Faith's Road	NR6 7BW 1		14.77	Allocated	Vacant		V
B A13	HFN2		Horsham St Faith, North of Norwich Airport	NR10 3JH 1		35.97	Allocated	Vacant		V
B A14	HFN3		?? - Horsham St Faith, Abbey Farm Commercial (check)	NR10 3JU 1		2.83	Allocated	Vacant		V
B A17	NIA1		Aeropark, Norwich International Airport	NR10 3HT 1		36.17	Allocated	Vacant		V
B E8	TSA (a)	B E9, B A12, B A20	Thorpe St Andrew, St Andrews Business Pk	NR7 0LB 2		99.60	Existing	B1/B2/B8		L/R/N/I
B E25	-		Octogan Business Park	NR13 5FH 2		4.84	Existing	B1/B2		L/R
B A5	BL01		Blofield, South A47 north of Yarmouth Road	NR13 4JT 2		10.23	Allocated	Vacant		V
B A7	GT10		Thorpe St Andrew, Broadland Gate	NR7 0WF 2		20.24	Allocated	Residential		-
B A11	GT9(a)		Thorpe St Andrew, Broadland Business Pk (north of Cranley Road)	NR13 5AY 2		2.92	Allocated	Vacant		V
B E10	BD001		Site 1	NR13 3DF 2		0.37	Existing	Sui Generis		L
B A1	ACL2		Acle, South of Station Road	NR13 3BZ 2		2.19	Allocated	Vacant		V
B A2	ACL3		Acle, Former Station Yard	NR13 3BZ 2		0.99	Allocated	SuiGeneris		L
B E3	LEN (a)		Lenwade, Norwich Road Ind Est	NR9 5SG 3		25.30	Existing	B1/B2/B8		L/R/N
B E18	BD019	B E19	BERNARD MATTHEWS	NR9 5NE 3		18.57	Existing	B2/B8		L/R/N
B E22	BD025		R. G. CARTIER	NR8 6AH 3		3.14	Existing	B2/B8		L/R
B E23	BD024		DRAYTON INDUSTRIAL ESTATE	NR8 6RL 3		3.22	Existing	B2/Sui Generis		L
B A19	TAV1		Taverham, Fir Covert Road	NR8 6HT 3		5.95	Allocated	Sui Generis		L
B E1	HEL (a)		Hellesdon, former Volvo premises	NR6 5LE 3		1.59	Existing	B2/Sui Generis		L/R
B E15	BD023		BEECH AVENUE	NR8 6HW 3		1.01	Existing	Sui Generis		L/R/N
B E24	BD026		FROST INDUSTRIAL ESTATE	NR8 6AP 3		1.36	Existing	B2/B8		L/R
B A6	FOU2		Bintree Road Site	NR20 5RL 3		1.39	Allocated	B8		L
B E16	BD029	B A15, B A16	HOLT ROAD	NR10 3FA 4		2.80	Existing	B2/Sui Generis		L/R
B E20	BD028		WOODLAND PARK IND. ESTATE	NR10 5NU 4		1.72	Existing	B2/B8		L
B E21	BD027		FELTHORPE	NR10 4BH 4		1.69	Existing	B2/Sui Generis		L
B E4	RAC (a)		Rackheath, Rackheath Ind Est	NR13 6LH 5		21.97	Existing	B1/B2/B8		L/R/N
B E5	RAC (b)		Rackheath, Mahoney Green	NR13 6JY 5		4.14	Existing	B1/B2/B8		L/R
B A10	GT16		Rackheath, North Rackheath	NR13 6PT 5		23.23	Allocated	Vacant		V
B E17	BD037		WOOD GREEN INDUSTRIAL ESTATE	NR13 6NS 5		1.19	Existing	B2/Sui Generis		L/R
B E11	BD004	B A3, B A4	Ayisham Ind Estate	NR11 6SU 5		17.84	Existing	B2/B8/Sui Generis		L/R
B A18	REP2		Reepham, Former Station Yard, Station Road	NR10 4LJ		2.68	Allocated	A		L

Norfolk Site Matrix

Part 1

GVA Site Reference	Council Site Reference	Considered alongside	Site Name & Address	Postcode	Location (cluster)	Site Area (ha)	Site Allocation	Dominant Use Class	Location Character	Predominant Occupier Nature
N E19	-	N A12, N A13	Surrey Street	NR1 3NF	1	3.44	Existing	A/B1		L/R/N
N A16	CC4		Thorpe Hamlet, Land at Rose Lane and Mountergate	NR1 1PZ	1	4.08	Allocated	A/B1/B2		L/R
N MU1	266		St Giles/ Pottegate	NR2 1JN	1	1.11	Existing	A/B1		L/R
N MU2	267		City Hall/St Giles	NR2 1NR	1	1.93	Existing	A/B1		L/R
N E22	NC021		Gilders Way	NR3 1UB	1	1.89	Existing	B1		L/R/N
N E23	NC023	N E24, N A4, N A5	Blackfriars Street	NR3 1SJ	1	1.42	Existing	A/B2		L/R
N A2	CC10		Mancroft, Land at Garden Street	NR1 1OU	1	1.08	Allocated	B2/Sui Generis		L/R
N A3	CC15		Thorpe Hamlet, Norwich Mail Centre 13 - 17 Thorpe Road	NR1 1BJ	1	1.52	Allocated	B1		L/R
N A7	CC21		Mancroft, Dukes Wharf, Duke Street (former EEB Offices)	NR3 3AJ	1	0.84	Allocated	B1		L/R
N A8	CC22		Mancroft, Barn Road Car Park	NR2 4SZ	1	0.42	Allocated	Sui Generis		L
N A10	CC24		Mancroft, Land to rear of City Hall	NR2 1NN	1	0.40	Allocated	Sui Generis		L
N A11	CC25		Mancroft, Chantry Car Park	NR2 1RG	1	0.28	Allocated	Sui Generis		L
N A14	CC29		Mancroft, Land at Queens Road and Surrey Street	NR1 3PN	1	0.50	Allocated	Sui Generis		L
N A17	CC7		Thorpe Hamlet, Land at Hobrough Lane, King Street	NR1 0E1	1	0.35	Allocated	B2/Sui Generis		L
N E3	DM16 (c)		Airport Industrial Estate	NR6 6EU	2	47.77	Existing	B1/B2/B8		L/R/N/I
N E4	DM16 (d)	N E5, N E6	Vulcan Road/Fifers Lane Industrial Estate	NR6 6AQ	2	37.32	Existing	B2/B8		L/R/N
N E13	DM16 (n)		Briar Chemicals, Sweet Briar Road (north site)	NR6 5EY	3	13.67	Existing	B2/B8		L/R/N
N E14	DM16 (o)		Whiffler Road Industrial Estate	NR3 2AW	3	14.12	Existing	B2/B8/Sui Generis		L/R
N E15	DM16 (p)		Sweet Briar Road Industrial Estate (2)	NR6 5AL	3	8.09	Existing	B8		L/R
N E16	DM16 (q)		Sweet Briar Road Industrial Estate (1)	NR3 2BT	3	16.93	Existing	B2/Sui Generis		L/R
N E25	NC022		Briar Chemicals, Sweet Briar Road (south site)	NR6 5AP	3	26.60	Existing	Sui Generis		L/R/N
N E7	DM16 (g)		City Trading Estate	NR2 4TN	4	20.65	Existing	B2/B8/Sui Generis		L/R
N E27	NC015		Havers Road	NR3 2DU	4	3.92	Existing	B8/Sui Generis		L/R
N E8	DM16 (h)		Land west of Northumberland Street	NR2 4EE	4	1.35	Existing	B2/Sui Generis		L/R/N
N E10	DM16 (i)		Drayton Road/Mile Cross Road (2)	NR2 4NJ	4	1.65	Existing	B2/B8/Sui Generis		L/R
N A21	R22		Catton Grove, 165-187 Aylsham Road	NR3 2AD	4	0.86	Allocated	A/B2		L/R
N E9	DM16 (i)		Europa Way, Bracondale	NR1 2EN	5	3.90	Existing	B2/B8/Sui Generis		L/R
N E20	NC020		Abbey Conference Centre Site	NR1 2DD	5	14.41	Existing	B1/B2/B8/Sui Generis		L/R/N
N E21	NC024		River Yare Site	NR14 8SZ	5	8.44	Existing	Vacant		V
N A19	R10		Thorpe Hamlet, Utilities Site, Gremorne Lane	NR1 1JR	5	6.92	Allocated	B2		L/R
N A20	R11		Thorpe Hamlet, Kerrison Road / Hardy Road, Gothic Works	NR1 1JL	5	4.64	Allocated	B2/B8		L/R/N
N E2	DM16 (b)	N E12, N E17, N E18, N A18	Hall Road/Besmer Road (1)	NR4 6DG	6	17.98	Existing	B2/B8/Sui Generis		L/R
N E1	DM16 (a)		Bowthorpe Employment Area	NR5 9JA		30.87	Existing	B2/B8/Sui Generis		L/R/N
N E11	DM16 (l)		Guardian Road	NR5 8PF		2.90	Existing	B8/Sui Generis		L/R

Part 2

Overall Site Quality																																		
Vacant Ha	0.00	0.41	0.00	0.00	1.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00													
Vacant Percent	0%	10%	0%	0%	60%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%													
Vacant Land	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N													
Physical Opportunity for Intensification	N	Y	N	N	Y	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N													
Internal Circulation																																		
Quality of Access & Parking																																		
Evidence of Pollutants																																		
Neighbouring Uses																																		
Suitability of Environment																																		
Environment Quality for Current Use																																		
Neighbouring Amenities																																		
Proportion of non-B-Class floorspace																																		
On-Site Amenities																																		
Building Quality																																		
Building Age																																		
Council Site Reference	-	CC4	266	267	NC021	NC023	CC10	CC15	CC21	CC22	CC24	CC25	CC29	CC7	DM16 (c)	DM16 (d)	DM16 (n)	DM16 (o)	DM16 (p)	DM16 (q)	NC022	DM16 (g)	NC015	DM16 (h)	DM16 (j)	R22	DM16 (l)	NC020	NC024	R10	R11	DM16 (b)	DM16 (a)	DM16 (i)
GVA Site Reference	N E19	N A16	N MU1	N MU2	N E22	N E23	N A2	N A3	N A7	N A8	N A10	N A11	N A14	N A17	N E3	N E4	N E13	N E14	N E15	N E16	N E25	N E7	N E27	N E8	N E10	N A21	N E9	N E20	N E21	N A19	N A20	N E2	N E1	N E11

South Norfolk Site Matrix

Part 1

GVA Site Reference	Council Site Reference	Considered alongside	Site Name & Address	Postcode	Location (cluster)	Site Area (ha)	Site Allocation	Dominant Use Class	Location Character	Predominant Occupier Nature
SN E8	SN019	SN E10, SN A3, SN A4, SN A5, SN A6	LONGWATER (N), COSTESSEY	NR5 0JS	1	31.90	Existing	A/B2/B8		L/R
SN E9	SN020		LONGWATER (S), COSTESSEY	NR5 0JH	1	8.21	Existing	B8/Sui Generis		L/R/N
SN E23	SN003		COLNEY HALL, CRINGLEFORD/COLNEY	NR4 7TY	1	15.00	Existing	Sui Generis		L/R
SN A1	COL 1		Land adj to Norwich Research Park, Colney	NR4 7UH	1	38.79	Allocated	B1b/Sui Generis		L/R/N
SN A2	COL 2		Land rear/east of Institute of Food Research, Colney	NR4 7GJ	1	3.50	Allocated	Sui Generis		L
SN A15	KES 2		Land west of Ipswich Road, Keswick	NR4 6DY	1	3.05	Allocated	Vacant		V
CFS 4	COL(a)		Milestone Plantation Site	NR4 7UY	1	63.55	Allocated	Vacant		V
SN E20	-		Jewson and Schofield Publishing Site, Cringleford	NR4 6AU	1	1.80	Existing	B2/B8/Sui Generis		L/R
SN E24	-		Norwich Research Park	NR4 7UZ	1	20.68	Existing	B1/B2/Sui Generis		L/R/N
SN E2	SN014		GATEWAY 11, WYMONDHAM	NR18 0WF	2	18.51	Existing	B2/B8/Sui Generis		L/R
SN E3	SN026		BRIDGE INDUSTRIAL ESTATE, WYMONDHAM	NR18 9AQ	2	5.33	Existing	B2/B8/Sui Generis		L/R
SN E4	SN013		IVYGREEN VILLA, WYMONDHAM	NR18 9SB	2	3.62	Existing	B1/B2/Sui Generis		L/R
SN E12	-		LOTUS SITE, HETHEL	NR14 8EY	2	35.40	Existing	B2/B8		L/R/N/I
SN A13	HETHEL 2		Land south and west of Lotus Cars	NR14 8FB	2	20.98	Allocated	Vacant		V
SN A22/21	WYM 5		Land at Browick Road, Wymondham	NR18 9LP	2	21.90	Allocated	Vacant		V
SN A24	WYM 6		Land adj Chestnut Drive Business Pk, London Road, Wymondham	NR18 9SB	2	5.16	Allocated	B1/B2/Sui Generis		L/R
SN E11	SN 029		HETHEL ENGINEERING CENTRE, HETHEL	NR14 8FB	2	1.89	Existing	B1/B2		L/R
SN E22	SN027		ASHWELLTHORPE IND EST	NR16 TER	2	2.34	Existing	B2		L/R
SN A25	WYM 7		Land at Elm Farm Business Pk, Norwich Road, Wymondham	NR18 0SW	2	1.70	Allocated	Sui Generis		R/L
SN E14	SN021		THARSTON INDUSTRIAL ESTATE, Long Stratton	NR15 2PF	3	5.47	Existing	B2/B8/Sui Generis		L/R
SN A16	UNGS1		Land east, south-east and north-west of Long Stratton, Long Stratton	NR15 2RL	3	8.60	Allocated	Vacant		V
SN A17	UNGS1		Land east, south-east and north-west of Long Stratton, Long Stratton	NR15 2PX	3	3.30	Allocated	Vacant		V
SN A18	UNGS2		Land west of Tharston Ind Est, Long Stratton	NR15 2PF	3	3.84	Allocated	Vacant		V
SN E15	SN010		IPSWICH ROAD, Long Stratton	NR15 2TF	3	0.79	Existing	Sui Generis		L
SN E17	SNNEW03		MORNINGTHORPE	NR15 2LN	3	1.88	Existing	B2		L/R/N
SN E6	SN022		VINCES RD, DISS	IP22 4EU	4	8.90	Existing	B2/B8/Sui Generis		L/R/N
SN E5	SN006		SANDY LANE/SAWMILLS FARM, DISS	IP22 4GG	4	13.62	Existing	B2/B8/Sui Generis		L/R
SN A7	DIS9		Land at Sandy Lane (North of Diss Business Pk)	IP22 4GT	4	3.82	Allocated	B8		L/R
SN A9	DIS10		Land North of Diss Business Pk, DISS	IP22 4GT	4	3.90	Allocated	Vacant		V
SN A8	DIS8		Land at Station Road/Nelson Road, Diss	IP22 4GL	4	2.92	Allocated	Vacant		V
CFS 3	DIS(a)		Frontier Agriculture Site	IP22 4HY	4	3.61	Allocated	Sui Generis		L/R
SN E1	SN023	SN A10	HARLESTON IND EST, HARLESTON	IP20 9EH	5	7.70	Existing	B2/Sui Generis		L/R
SN A11	HAR7		Land south of Spirketts Lane, Harleston	IP20 9JL	5	4.47	Allocated	Vacant		V
SN A12	HAR5		Land off Station Hill, Harleston	IP20 9EX	5	1.08	Allocated	B8		L
SN E7	BKE3		Brooke Ind Park, Brooke	NR15 1HJ	6	4.85	Existing	B2/B8		L/R
SN E18	-		Harvey Lane	NR15 1EN	6	4.52	Existing	B2/B8		L/R
SN E19	SN031	SN A19, SN A20	FRAMINGHAM PIGOT, MANOR FARM	NR14 7PZ	6	3.42	Existing	Sui Generis		L/R
SN A21	POR 3		Ex MOD site, Pine Loke, Poringland	NR14 8NR	6	4.33	Allocated	Sui Generis		L/R
SN E16	SN025		LODDON INDUSTRIAL ESTATE, LODDON	NR14 6JD	7	10.27	Existing	B2/B8/Sui Generis		L/R/N
SN E13	SN024	SN A14	HINGHAM INDUSTRIAL ESTATE, Hingham	NR9 4LF	8	8.57	Existing	B2/B8		L/R
SN E21	SN033		WICKLEWOOD	NR18 9PX	8	3.66	Existing	B8/Sui Generis		L/R

Part 2

GVA Site Reference	Council Site Reference	Building Age	Building Quality	On-Site Amenities	Proportion of non-B-Class floorspace	Neighbouring Amenities	Environment Quality for Current Use	Suitability of Environment	Neighbouring Uses	Evidence of Pollutants	Quality of Access & Parking	Internal Circulation	Physical Opportunity for Intensification	Vacant Land	Vacant Percent	Vacant Ha	Overall Site Quality
SN E8	SN019												Y	Y	30%	9.57	
SN E9	SN020												Y	Y	5%	0.41	
SN E23	SN003												Y	Y	80%	12.00	
SN A1	COL 1												Y	Y	90%	34.91	
SN A2	COL 2												Y	Y	40%	1.40	
SN A15	KES 2												Y	Y	100%	3.05	
CFS 4	COL(a)												Y	Y	100%	63.55	
SN E20	-												Y	N	0%	0.00	
SN E24													N	N	0%	0.00	
SN E2	SN014												Y	N	0%	0.00	
SN E3	SN026												Y	Y	30%	1.60	
SN E4	SN013												Y	N	0%	0.00	
SN E12	-												Y	N	0%	0.00	
SN A13	HETHEL 2												Y	Y	100%	20.98	
SN A22/23	WYM 5												Y	Y	100%	21.90	
SN A24	WYM 6												Y	Y	60%	3.09	
SN E11	SN 029												N	N	0%	0.00	
SN E22	SN027												N	N	0%	0.00	
SN A25	WYM 7												Y	Y	60%	1.02	
SN E14	SN021												Y	N	0%	0.00	
SN A16	LNGS1												Y	Y	100%	8.60	
SN A17	LNGS1												Y	Y	100%	3.30	
SN A18	LNGS2												Y	Y	100%	3.84	
SN E15	SN010												Y	N	0%	0.00	
SN E17	SNNEW03												Y	N	0%	0.00	
SN E6	SN022												Y	N	0%	0.00	
SN E5	SN006												Y	Y	10%	1.36	
SN A7	DIS9												Y	Y	70%	2.67	
SN A9	DIS10												Y	Y	100%	3.90	
SN A8	DIS8												Y	Y	80%	2.34	
CFS 3	DIS(e)												Y	N	0%	0.00	
SN E1	SN023												Y	Y	25%	1.93	
SN A11	HAR7												Y	Y	100%	4.47	
SN A12	HAR5												Y	Y	100%	1.08	
SN E7	BKE3												Y	Y	20%	0.97	
SN E18	-												Y	Y	20%	0.90	
SN E19	SN031												Y	Y	20%	0.90	
SN A21	POR 3												Y	Y	40%	1.37	
SN E16	SN025												Y	Y	80%	3.46	
SN E13	SN024												Y	Y	25%	2.57	
SN E21	SN033												Y	N	0%	0.00	

GVA

An **APLEONA** company

Appendix II
Site
Assessment
Forms

Site Ref GVA: B E11; Policy Ref: BD004

Local Authority Broadland _____

Site Name Dunkirk Industrial Estate _____

Address, NR11 6SS _____

Survey Date 6/03/2017 _____ Surveyor Richa Joshi/Laura Gardner _____

SITE DESCRIPTION

Site Area: 17.8ha + (AYL3 – 1.23ha, AYL4 – 2.37 ha)

Policy designation: Employment site of Strategic Importance under Broadland DM DPD E1.

Location (nearest town or cluster description): Aylsham

The site is best described as a:

- | | |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre |
| <input type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site | <input type="checkbox"/> Other - Storage |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A140 Borders Site. Quality of Roads Good

Rail Access North Walsham 5miles ___ Bus routes 44A/X44 from bus stop south west of site

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sectors present (%)

- | | | |
|--------------------------|------|-----------------------|
| x. Distribution | .... | Engineering |
| Storage (open) | .... | Product manufacturing |
| x. Storage (warehouse) | .... | Food production |
| Creative industries | .... | Aggregates |

Greater Norwich – Employment Site Survey Questionnaire

.... Marine Office activity (describe type) _____
 x. Other (inc non-B class) Builders Merchants, Repairs, Agricultural Supplies etc _____

General comments / description of site

Two allocated sites border the existing site (B A3/AYL3 and B A4/AYL4).

AYL3 and AYL4 are captured in the Site Allocations DPD with plans to accommodate B1, B2 & B8 uses.

2015/2016 AMR finds no development planned for AYL3.

AYL4: Planning permission granted for B1 (offices and light industry) and B8 (storage and distribution) but currently not implemented.

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- Convenience retail Comparison retail
- Restaurant/cafe Hotel
- Gym/sports Creche
- Bank Education
- None Other

None

Broadband infrastructure

- ADSL ADSL2+ Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

None

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

*Entire site Existing Employment Areas Policy E2, one location Community Facilities Policy HC4

Physical Considerations:

- Topography
- Contamination
- Other

Relatively level topography

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable approx. 30% of the site (it is to be noted that two allocations exist within these sites- ALY 2 and ALY 3) _____ **Estimated Quantity**__

Development activity

- Evidence of recent development within the site B class Non-B class _____
- Evidence of recent development in the immediate surrounding area B class Non-B class Builders Merchants on AYL4
- No evidence of recent development
- Evidence of marketing & duration AYL4 is currently being marketed

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Occupiers: Dewing Grain, Tyre Tech 24, S & M Supplies, Barnwell Print, Frontier Agriculture, Ben Burgess, OTW Imaging, J & S Agencies, Printway, Pellpax, CT Baker Builders Merchants, Eastern Pools.

Sectors: Agricultural Services and storage, Car Repair, Printing, Builders Merchants, Iron Works, Rifle Shop.

Units score between 2 and 3 stars on Costar.

AYL4 being marketed by Arnolds Keys

Site partially developed with occupier CT Baker Builders Merchants on the site (northwest).

“The market town of Aylsham is located approximately 15 miles north of Norwich and 10 miles south of Cromer. The land is accessed via Banningham Road which is just off the A140 Cromer Road which links Norwich to Aylsham. The site also borders the A140 main arterial route and therefore offers a prominent position.

Access to the north of Norwich is currently being greatly improved by the Northern Distributer Road which is currently under construction. This is due for completion by late 2017, early 2018.” - <http://ahprd1cdn.csgpimg.com/d2/ppK8SmclSXBlZsqALSPAG-gIaH1Z61cc8wefW4dRXj4/document.pdf>

Recommendations on future use / potential

Retain use and recommend any redevelopment for similar uses on existing site.

Support development of allocated sites with uses that align with existing uses.

Site Ref: GVA: B E12/B E13; Policy REF: BD009/BD030

Local Authority: Broadland

Site Name: **Horsham St. Faith/North of Norwich Airport** _____

Address: NR10 3HT _____

Survey Date: **6/03/2017** _____ Surveyors: **Richa Joshi/Laura Gardner** _____

SITE DESCRIPTION

Site Area: Existing: B E12 2.63ha / B E13 **3.01ha**

Policy designation:

Location (nearest town or cluster description): **Horsham St. Faith/Norwich**

The site is best described as a:

- | | |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre |
| <input type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input checked="" type="checkbox"/> Sites for Specific Occupiers |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site | <input type="checkbox"/> Other - Storage |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: **A140 1.5km** _____ Quality of Roads: **Good** _____

Rail Access: **Norwich 7km** _____ Bus routes: **Horsham St. Faith 43/44A** _____

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sectors present (%)

- | | |
|-----------------------------------|---|
| Distribution | x.... Engineering |
| Storage (open) | x.... Product manufacturing |
| Storage (warehouse) | Food production |
| Creative industries | Aggregates |
| Marine | Office activity (describe type): _____ |
| x. Other (inc non-B class): _____ | Training Provider, Supplier |

General comments / description of site

Considers two sites located to the north of Norwich Airport. Aids to inform recommendations for neighbouring allocated sites.

Allocated sites form part of Aeropark proposal – first phase developed but lack of funding an issue as well as NDR cutting through site.

B E12: Mixed

B E13: Petans Training Provider

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

BE 13

Broadband infrastructure

- ADSL
 - ADSL2+
 - Fibre optic
- (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

B E13: Education

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Quality of environment for current uses

(comment on issues)

- Very good Good
 Poor Very poor

Environment appropriate for current uses?

- Yes No

Neighbouring uses

- Residential Leisure
 Retail Town centre
 Airport Rail
 Road Office
 Industrial Warehousing
 Higher Education Further Education

B E12 adjacent to Aiport site but wider area relatively rural.

Evidence of pollutants

- Noise Air
 Traffic Lighting
 24hr operation

Access & parking *(comment on issues)*

- Road Network (Strategic Road Network)

 Vehicular Access (HGV, Vans, Cars, Bicycles)

 Public transport

 Servicing

 Internal Circulation

 Parking

Both accessed from Church Street leading East from A140. Set to improve with NDR.
Adequate for existing uses but could be improved, particularly for B E13.
Routes near B E12, poor access from B E13.
Adequate
Adequate
Adequate

Access and parking is adequate for the uses within the site Yes No Don't know

DEVELOPMENT CONTEXT

Site Ref **GVA: N E3**; Policy Ref: **DM16 (c)**

Local Authority **Norwich**

Site Name **Norwich Airport** _____

Address, **NR6 6JA/6BY** _____

Survey Date **6/03/2017** _____

Surveyor **Richa Joshi/Laura Gardner** _____

SITE DESCRIPTION

Site Area: **47.77ha**

Policy designation: **Subject to Policy DM 16 in Norwich Local Plan/ Development Management Policies Plan**

Location (nearest town or cluster description): **Norwich**

The site is best described as a:

- | | |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre |
| <input type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site | <input type="checkbox"/> Other - Storage |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) **A140/A1402** accessible from site_ **Quality of Road Good**__

Rail Access **Norwich 5km**_____ Bus routes **31/42/43/44A/45/45B/X40/X44**_____

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sectors present (%)

- | | |
|--------------------------|---|
| x. Distribution | x. Engineering |
| x. Storage (open) | Product manufacturing |
| x. Storage (warehouse) | Food production |
| Creative industries | Aggregates |
| Marine | Office activity (describe type)_____ |

x. Other (inc non-B class) Merchants, wholesale etc _____

General comments / description of site

0.6% vacancy
 Link to allocated sites to the north of the airport.

 HNF2 captured in AMR and site allocations DPD

 NIA1 not found in docs.

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- | | |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input checked="" type="checkbox"/> Restaurant/cafe | <input checked="" type="checkbox"/> Hotel |
| <input type="checkbox"/> Gym/sports | <input type="checkbox"/> Creche |
| <input type="checkbox"/> Bank | <input type="checkbox"/> Education |
| <input type="checkbox"/> None | <input type="checkbox"/> Other |

Broadband infrastructure

- ADSL ADSL2+ Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Physical Considerations:

- Topography
- Contamination
- Other

Relatively level topography

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable 0 _____ **Estimated Quantity 0** _____

Development activity

- Evidence of recent development within the site B class Non-B class _____
- Evidence of recent development in the immediate surrounding area B class Non-B class _____
- No evidence of recent development
- Evidence of marketing & duration _____

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

Opportunity for spillover to sites north of airport, supported by NDR.

Units score between 2 and 3 on costar.

B A17 potentially planned to form part of Aeropark.

Example Occupiers: Insight Financial Associates Ltd, The Money Centre, Property118, Norse Group, Booker Wholesale, Orwell Truck & Van, UPS, East Bilney Coachworks, Fluke, InTouch Systems, Contract Equipment Sales, We Want Any Car, Direct Food Service, Autotest, Air Livery.

Sectors: Financial Services, Wholesale, Logistics, Automotive Repair and Hire, Engineering, Builders Merchants, IT, Design, Food.

Recommendations on future use / potential

Retain existing uses and recommend development/redevelopment for similar uses

Site Ref: N E3; Policy Ref: DM16 (c)

Local Authority: Norwich

Site Name: Vulcan Road Estate

Address: NR6 6AQ

Survey Date: 6/03/2017

Surveyors: Richa Joshi/Laura Gardner

SITE DESCRIPTION

Site Area: **57.28ha**

Policy designation: **Subject to Policy DM 16 in Norwich Local Plan/ Development Management Policies Plan**

Location (nearest town or cluster description): **Norwich**

The site is best described as a:

- | | |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre |
| <input type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site | <input type="checkbox"/> Other - Storage |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: **A140/Norwich Outer Ring Road** _Quality of Roads: Good

Rail Access: **Norwich** 4km _____ Bus routes: **31/42/43/44A/45/45A/45B/X40/X44/Purple Line 38**

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sectors present (%)

- | | |
|--------------------------|----------------------------|
| Distribution | Engineering |
| x. Storage (open) | Product manufacturing |
| x. Storage (warehouse) | Food production |
| Creative industries | Aggregates |

.... Marine Office activity (describe type): _____
 Other (inc non-B class): Builders Merchants, Retail, Wholesale, Automotive Repair etc _____

General comments / description of site

No bordering allocated sites but potential to support case for sites to the north of airport.

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- | | |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/cafe | <input type="checkbox"/> Hotel |
| <input type="checkbox"/> Gym/sports | <input type="checkbox"/> Creche |
| <input type="checkbox"/> Bank | <input type="checkbox"/> Education |
| <input type="checkbox"/> None | <input type="checkbox"/> Other |

Broadband infrastructure

- ADSL ADSL2+ Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

- No services in close proximity

Quality of environment for current uses
(comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

- Yes
- No

Neighbouring uses

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Evidence of pollutants

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

Access & parking *(comment on issues)*

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

Access and parking is adequate for the uses within the site Yes No Don't know

DEVELOPMENT CONTEXT

Planning Considerations:

- Flood Risk (Zone __) Heritage & Conservation (Listed Building, SAM, Cons Area)
 Environmental Designation (SPA, SAC, SSSI, Ramsar) Tree Preservation Order

Physical Considerations:

- Topography
 Contamination
 Other

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable: _____

Estimated Quantity: _____

Development activity

- Evidence of recent development within the site B class Non-B class
 Evidence of recent development in the immediate surrounding area B class Non-B class
 No evidence of recent development
 Evidence of marketing & duration _____

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Vacancy rate fallen from 9% to 4.5%.

Occupiers: B&M Home Store, KFC, Soul Church, Graham Plumbers Merchant, Sontec Electronics, Barkers Hairdressing and Beauty, Highball Climbing Centre, Esso, Love2Recycle, HSBC Bank, Travis Perkins, Jewson, Break Charity, Desira Nissan, Topps Tiles, Fully Pumped Gym, Autopark Norwich, Page Bros.

Sectors: Wholesale, comparison retail, restaurants, builders merchants, gym, beauty, automotive and electronics repair, storage, waste management, printing, charity, recreation, retail banking.

Recommendations on future use / potential

Retain B-class uses as they hold local value.

Local Authority Broadland _____

Site Name Norwich Road Industrial Park _____

Address, NR9 5SG _____

Survey Date 6/03/2017 _____ Surveyor Richa Joshi/Laura Gardner _____

SITE DESCRIPTION

Site Area: 25.3ha

Policy designation: Employment site of Strategic Importance under Broadland DM DPD E1.

Location (nearest town or cluster description): Lenwade

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Storage

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) On A1067, alternatively A47 3/4miles Quality of Roads Good

Rail Access 10 miles Norwich _____ Bus routes- X29 from Norwich Road and Porters Lane

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sectors present (%)

- Distribution
- x. Storage (open)
- x. Storage (warehouse)
- Creative industries
- Marine
- x. Other (inc non-B class)
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type) _____
- Merchants, retail, building services etc _____

General comments / description of site

No adjacent opportunity sites

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- Convenience retail Comparison retail
- Restaurant/cafe Hotel
- Gym/sports Creche
- Bank Education
- None Other

None

Broadband infrastructure

- ADSL ADSL2+ Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

None

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Physical Considerations:

- Topography
- Contamination
- Other

Relatively level topography

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable 10% _____ **Estimated Quantity 2ha** _____

Development activity

- Evidence of recent development within the site B class Non-B class _____
- Evidence of recent development in the immediate surrounding area B class Non-B class _____
- No evidence of recent development
- Evidence of marketing & duration _____

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

Occupiers: Coffee Quest, RISA Waste Management, R J Crane Hire, EMR Lenwade, AP Tuning, Britannia Blinds, Lenwade Motor Services, Polyframe, SCA Performance Centre, Borg & Overstrom, Hunt Sheds, Natural East.

Sectors: Metal, Comparison Retail, Open Storage, Automotive Repair, Building Services, Waste Management, business supplies

6% to 0% vacancy (can be one unit)

Recommendations on future use / potential

Retain existing use and recommend development/redevelopment for similar uses

Site Ref: GVA: B E4; Policy REF: RAC (a)

Local Authority: Broadland _____

Site Name: Rackheath Industrial Estate _____

Address: NR13 6LH _____

Survey Date: 6/03/2017 _____ Surveyors: Richa Joshi/Laura Gardner _____

SITE DESCRIPTION

Site Area: 22ha

Policy designation: Employment site of Strategic Importance under Broadland DM DPD E1.

Location (nearest town or cluster description): Rackheath

The site is best described as a:

- | | |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre |
| <input type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site | <input type="checkbox"/> Other - Storage |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A1151 _____ Quality of Roads: Good _____

Rail Access: Salhouse 1.5km _____ Bus routes: 10/X11/Pink Line 12 _____

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sectors present (%)

- | | |
|--------------------------|---|
| Distribution | Engineering |
| x. Storage (open) | x. Product manufacturing |
| x. Storage (warehouse) | Food production |
| Creative industries | Aggregates |
| Marine | Office activity (describe type): _____ |

.... Other (inc non-B class): Retail, Wholesale, Printing, Packaging , Training etc _____

General comments / description of site

Adjoining opportunity site
Falls within the growth area triangle as in the DM DPD

B A10/GT16 identified for housing in 2015/16 AMR – some B class uses proposed as part of masterplan.

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- | | |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/cafe | <input type="checkbox"/> Hotel |
| <input type="checkbox"/> Gym/sports | <input type="checkbox"/> Creche |
| <input type="checkbox"/> Bank | <input type="checkbox"/> Education |
| <input type="checkbox"/> None | <input type="checkbox"/> Other |

None

Broadband infrastructure

- ADSL ADSL2+ Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

None

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

No services in close proximity

Quality of environment for current uses
(comment on issues)

- Very good Good
 Poor Very poor

Environment appropriate for current uses?

- Yes No

Neighbouring uses

- Residential Leisure
 Retail Town centre
 Airport Rail
 Road Office
 Industrial Warehousing
 Higher Education Further Education

Evidence of pollutants

- Noise Air
 Traffic Lighting
 24hr operation

Access & parking *(comment on issues)*

- Road Network (Strategic Road Network)

 Vehicular Access (HGV, Vans, Cars, Bicycles)

 Public transport

 Servicing

 Internal Circulation

 Parking

	Good – close to A1151
	Multiple accesses from Green Lane West
	Bus within walking distance
	Good
	Good
	Good

Access and parking is adequate for the uses within the site Yes No Don't know

DEVELOPMENT CONTEXT

Planning Considerations:

- Flood Risk (Zone __)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

Physical Considerations:

- Topography
- Contamination
- Other

Level topography

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable: 0 _____

Estimated Quantity: _____

Development activity

- Evidence of recent development within the site B class Non-B class
- Evidence of recent development in the immediate surrounding area B class Non-B class
- No evidence of recent development
- Evidence of marketing & duration _____

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Vacancy rate 5 yrs from 1% to 0%.

Occupiers: Dreams Bridal, CAM Rider, Jones & Cane Packaging, Dotcolour, Polyprint, Val-U-Computers, Quentor, Eacr Service Centre, Olympic Swimming Pools, Bathroom Warehouse, Delta Fire, Spencer Car Sales, Anglian Bakery & Catering Supplies, Shred Station, Mastercote UK, Bidwell Max & Sons.

Sector: comparison retail, packaging, business services and supplies, product manufacturing, printing, coating, automotive repair, industrial equipment supply.

Recommendations on future use / potential

Retain existing uses and ensure that redevelopment/future uses reflect existing.

Facilitate expansion of the site into allocated site as planned in Rackheath masterplan.

Site Ref GVA: B E8; Policy REF: TSA(a)

Local Authority Broadland _____

Site Name Broadland Business Park (GT9 + GT10) _____

Address, NR7 0WF _____

Survey Date 6/03/2017 _____

Surveyor Richa Joshi/Laura Gardner _____

SITE DESCRIPTION

Site Area: 99.6ha

Policy designation: Growth Triangle AAP, Employment site of Strategic Importance under Broadland DM DPD E1.

Location (nearest town or cluster description): Norwich

The site is best described as a:

- | | |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre |
| <input checked="" type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers |
| <input type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site | <input type="checkbox"/> Other - Storage |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A47 accessible from site ___ Quality of Roads Good _____

Rail Access 2m to Brundell Gardens, 3m to Norwich Bus routes 5, 5A, 31, Green Line 15 and 15A_

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sectors present (%)

- | | | |
|--------------------------|------|--|
| x. Distribution | .... | Engineering |
| Storage (open) | .... | Product manufacturing |
| x. Storage (warehouse) | .... | Food production |
| Creative industries | .... | Aggregates |
| Marine | x. | Office activity (describe type) <u>head office</u> |

x. Other (inc non-B class) Merchants, wholesale etc _____

General comments / description of site

Neighbouring allocated sites
BA7, BA11, BA12, BA20

BA7/GT10 – outline permission work not started (AMR)
BA 12/BA 20 (GT9 a/b) – occupied, no longer recorded on AMR as allocated sites

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Waterside café, costa, brewers fayre

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

None

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Physical Considerations:

- Topography
- Contamination
- Other

Relatively level topography

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable _____ **Estimated Quantity** _____

Development activity

- Evidence of recent development within the site B class Non-B class _____
- Evidence of recent development in the immediate surrounding area B class Non-B class _____
- No evidence of recent development
- Evidence of marketing & duration _____

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

Large business park with a range of high quality businesses and some development opportunity.

Occupiers: Aviva, Makro, Lovewell Blake, House Exchange, Brewers Fayre, Norwich Audi, St John Ambulance, Almary Green Investments, Rossi Long Consulting, Computer Service Centre, Ashtons Legal Solicitors, Costa, Bannatyne Health Club, NorseCare, Circle Housing Group, Archant Print, Menzies Distributions, Yodel.

Sectors: IT, financial consulting, logistics, wholesale, restaurants, healthcare, government, housing and building, retail banking, retail, business services, printing, oil and gas.

Vacancy: 2% - 0%

Recommendations on future use / potential

Protect and maintain existing employment uses. Allocated sites to the east and north can accommodate a similar mix of uses to the existing. High quality b-class uses should continue to be encouraged.

Site Ref: GVA: N E24; Policy Ref: COL3_ (Need to consider UAE?)

Local Authority: South Norfolk

Site Name: Norwich Research Park

Address: NR4 7UH

Survey Date: 6/03/2017 Surveyors: Richa Joshi/Laura Gardner

SITE DESCRIPTION

Site Area: 20.7ha

Policy designation: Policy 9 JCS,

Location (nearest town or cluster description): Norwich

The site is best described as a:

- | | |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre |
| <input type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input checked="" type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers |
| <input type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site | <input type="checkbox"/> Other - Storage |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A47 Quality of Roads: Good

Rail Access: Norwich 6km Bus routes: 3,4,9,9A,15,60A,510, Pink Line 11/12, Turquoise Line 13A, Orange Line 21/21A/22, Blue Line 25/26/26A.

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sectors present (%)

- | | |
|--------------------------|---|
| Distribution | Engineering |
| Storage (open) | x. Product manufacturing |
| Storage (warehouse) | Food production |
| Creative industries | Aggregates |
| Marine | Office activity (describe type): _____ |

.... Other (inc non-B class): Medical Research, health _____

General comments / description of site

Adjoining allocated sites SN A1 and SN A2 in addition to Call for Site 4.

Colney is one of the strategic employment locations in the Norwich area identified in Joint Core Strategy (JCS) Policy 9. The JCS seeks the allocation of around 55 hectares of specialist employment land for the first phase of a ‘next generation science park’.

COL 1 and Col 2 recognises in the South Norfolk DM DPD – allocated for B1(b) use

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Broadband infrastructure

- ADSL
 - ADSL2+
 - Fibre optic
- (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

None

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services

No services in close proximity

Quality of environment for current uses
(comment on issues)

- Very good Good
 Poor Very poor

Environment appropriate for current uses?

- Yes No

Neighbouring uses

- Residential Leisure
 Retail Town centre
 Airport Rail
 Road Office
 Industrial Warehousing
 Higher Education Further Education

Evidence of pollutants

- Noise Air
 Traffic Lighting
 24hr operation

Access & parking *(comment on issues)*

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

	Good – proximate to A47 and Watton road leads into central Norwich
	Multiple accesses on Colney Lane
	Variety of bus routes
	Good
	GOod
	Good

Access and parking is adequate for the uses within the site Yes No Don't know

DEVELOPMENT CONTEXT

Planning Considerations:

- Flood Risk (Zone __)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

Physical Considerations:

- Topography
- Contamination
- Other

Relatively level topography

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable: _____

Estimated Quantity: _____

Development activity

- Evidence of recent development within the site B class Non-B class
- Evidence of recent development in the immediate surrounding area B class Non-B class
- No evidence of recent development
- Evidence of marketing & duration _____

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Occupiers: Norfolk and Norwich University Hospitals, Bob Champion Research Enterprise (BCRE), John Innes Centre, Earlham Institute (EI), Plant Bioscience, NBI Partnership, Global Components & Tooling Corporation, Quadram Institute, Fresca, Café Pure.

Sectors: Café, Hospital, Food and Health Research, University, Electronics.

Recommendations on future use / potential

Retain use and bring forward opportunities site – already development on allocates sites

Site Ref: GVA: SN E8; Policy REF: COS4

Local Authority: South Norfolk _____

Site Name: Longwater Employment Area (COS3) _____

Address: NR5 0JT _____

Survey Date: 6/03/2017 _____ Surveyors: Richa Joshi/Laura Gardner _____

SITE DESCRIPTION

Site Area: 40.1ha

Policy designation: COS4 in Local plan

Location (nearest town or cluster description): Norwich

The site is best described as a:

- | | |
|--|--|
| <input type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre |
| <input type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input checked="" type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site | <input checked="" type="checkbox"/> Other - Retail |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A 47 Accessible from wider site _Quality of Roads: _____

Rail Access: Norwich – 9km _____ Bus routes: 4/5/13B/X1/Red Line 23, 23A, 23B, 24, 24A _____

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>				
National	<input type="checkbox"/>				
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local	<input type="checkbox"/>				
Vacancy	<input type="checkbox"/>				

Sectors present (%)

- | | |
|--|---|
| Distribution | Engineering |
| x. Storage (open) | Product manufacturing |
| Storage (warehouse) | ... Food production/packaging |
| Creative industries | Aggregates |
| Marine | Office activity (describe type): _____ |
| x. Other (inc non-B class): _____ Retail | |

General comments / description of site

Largely retail and open storage.

Site was primarily dedicated for B class use and there is a desire in the Local Plan to resist the loss of this to continued retail/recreational development.

Employment allocations in the Local Plan – COS 3.

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- Convenience retail
- Comparison retail
- Restaurant/cafe
- Hotel
- Gym/sports
- Creche
- Bank
- Education
- None
- Other

Broadband infrastructure

- ADSL
 - ADSL2+
 - Fibre optic
- (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Quality of environment for current uses

(comment on issues)

- Very good Good
 Poor Very poor

Environment appropriate for current uses?

- Yes No

Neighbouring uses

- Residential Leisure
 Retail Town centre
 Airport Rail
 Road Office
 Industrial Warehousing
 Higher Education Further Education

Evidence of pollutants

- Noise Air
 Traffic Lighting
 24hr operation

Access & parking *(comment on issues)*

- Road Network (Strategic Road Network)

 Vehicular Access (HGV, Vans, Cars, Bicycles)

 Public transport

 Servicing

 Internal Circulation

 Parking

Proximate to A47
Accessed from the A47 with good roads
Accessible by bus
Good
Good
Good

Access and parking is adequate for the uses within the site Yes No Don't know

DEVELOPMENT CONTEXT

Site Ref: GVA: SN E9; Policy Ref: SN020

Local Authority: South Norfolk

Site Name: LONGWATER (S)

Address: NR5 0JH

Survey Date: 6/03/2017 Surveyors: Richa Joshi/Laura Gardner

SITE DESCRIPTION

Site Area: **8.2ha**

Policy designation: **Forms part of COS 4 Development Boundary**

Location (nearest town or cluster description): **Norwich**

The site is best described as a:

- | | |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre |
| <input type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site | <input type="checkbox"/> Other - Storage |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: Accessed from A47 Quality of Roads: Good

Rail Access: Norwich 9KM Bus routes: Several routes from adjacent site

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>				
National	<input type="checkbox"/>				
Regional	<input type="checkbox"/>				
Local	<input type="checkbox"/>				
Vacancy	<input type="checkbox"/>				

Sectors present (%)

- | | |
|---|---|
| Distribution | Engineering |
| Storage (open) | Product manufacturing |
| Storage (warehouse) | Food production |
| Creative industries | Aggregates |
| Marine | Office activity (describe type): _____ |
| x.... Other (inc non-B class): Food manufacturing, car sales, restaurants _____ | |

General comments / description of site

Primary B class use is the Pasta Foods food production site. Other employments uses are car sales and restaurant/hotel related.

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Broadband infrastructure

- ADSL
 - ADSL2+
 - Fibre optic
- (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Quality of environment for current uses

(comment on issues)

- Very good
- Good
- Poor
- Very poor

Environment appropriate for current uses?

- Yes
- No

Neighbouring uses

- Residential
- Retail
- Airport
- Road
- Industrial
- Higher Education
- Leisure
- Town centre
- Rail
- Office
- Warehousing
- Further Education

Showground

Evidence of pollutants

- Noise
- Traffic
- 24hr operation
- Air
- Lighting

Access & parking *(comment on issues)*

- Road Network (Strategic Road Network)
- Vehicular Access (HGV, Vans, Cars, Bicycles)
- Public transport
- Servicing
- Internal Circulation
- Parking

Accessible from the A47
Good, suits existing uses
Bus routes on the Longwater North site
Good
Adequate
Good

Access and parking is adequate for the uses within the site Yes No Don't know

DEVELOPMENT CONTEXT

Planning Considerations:

- Flood Risk (Zone __)
- Environmental Designation (SPA, SAC, SSSI, Ramsar)
- Heritage & Conservation (Listed Building, SAM, Cons Area)
- Tree Preservation Order

Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable: 5%

Estimated Quantity: _____

Development activity

- Evidence of recent development within the site B class Non-B class
- Evidence of recent development in the immediate surrounding area B class Non-B class
- No evidence of recent development
- Evidence of marketing & duration _____

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Occupiers: Pasta Foods Ltd, Cooper BMW, Cooper MINI, Premier Inn.

Sectors: Food, Distribution, Car Sales.

Includes hotel and restaurant.

Recommendations on future use / potential

Protect and maintain existing uses. Presence of the food production site at Pasta Foods and strong road connections supports similar uses on allocated sites to the north. This is supported by the resistance to non B class uses as per the South Norfolk Local Plan.

Site Ref SN E6 _____ Local Authority South Norfolk _____

Site Name Site adjacent to Diss Station (SN4) _____

Address, IP22 4HG _____

Survey Date 6/03/2017 _____ Surveyor Richa Joshi/Laura Gardner _____

SITE DESCRIPTION

Site Area: 8.9ha

Policy designation:

Location (nearest town or cluster description): Diss

The site is best described as a:

- | | |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre |
| <input type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site | <input type="checkbox"/> Other - Storage |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A1066 500mtrs Quality of Roads Good

Rail Access Adjacent to Diss Station _____ Bus routes _____

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sectors present (%)

- | | |
|-------------------------------|---|
| x.... Distribution | x.... Engineering |
| Storage (open) | x.... Product manufacturing |
| x. Storage (warehouse) | Food production |
| Creative industries | Aggregates |
| Marine | x.... Office activity (describe type) _____ |
| x.... Other (inc non-B class) | Supplier _____ |

General comments / description of site

Mixed use sites, allocated sites to the east are identified in the Local Plan DM DPD. (Picked up in SN E5 site form).

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Church

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Physical Considerations:

- Topography
- Contamination
- Other

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable 5% **Estimated Quantity** _____

Development activity

- Evidence of recent development within the site B class Non-B class _____
- Evidence of recent development in the immediate surrounding area B class Non-B class _____
- No evidence of recent development
- Evidence of marketing & duration _____

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

Occupiers: Midwich Distribution and Security, CVS (UK), Animed Direct, D S C Motor Factors, bf1systems, Striptees, Diss Christian Community Church, Gas Arc Group, Merit Plastic Mouldings, Barric, Howdens Joinery.

Sectors: Electronics, product manufacturing, offices (animal health), auto repair, security, business services/supplies.

Recommendations on future use / potential

Retain and protect employment uses. Allocated sites to the east are well positioned to capture additional demand in the area for B class uses (mixed character of existing sites supports diverse uses).

Site Ref GVA: SN E5; Policy REF: SN006

Local Authority South Norfolk _____

1 Site Name Diss Business Park _____

Address, IP22 4RG _____

Survey Date 6/03/2016 _____ Surveyor Richa Joshi/Laura Gardner _____

SITE DESCRIPTION

Site Area: 13.6ha

Policy designation: Allocated sites in Local Plan DM DPD

Location (nearest town or cluster description): Diss

The site is best described as a:

- | | |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre |
| <input type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site | <input type="checkbox"/> Other - Storage |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A1066 600mtrs_ Quality of Roads _____

Rail Access Walking distance to Diss_Bus routes 2/4/113/114/118/304/456/475/482/581

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sectors present (%)

- | | |
|----------------------------|--|
| Distribution | Engineering |
| Storage (open) | Product manufacturing |
| x. Storage (warehouse) | Food production |
| Creative industries | Aggregates |
| Marine | Office activity (describe type) _____ |
| x. Other (inc non-B class) | _____ |

General comments / description of site

Allocated sites in Local Plan

DIS 8 – allocated for development in accordance to policy 5 of the JCS – (B1 and a care home use has previously been permitted on the site) – requires redevelopment of the station road coal depot and contaminated land assessment.

DIS 9 – Allocated for B2/B8 (identified in policy 13 of the JCS for the Diss employment allocation).

DIS 10 – permission to for B1, B2 and B8 uses which has been largely built out.

CFS3 – Frontier agriculture site has been identified in the call for sites.

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Church

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Church

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Physical Considerations:

- Topography
- Contamination
- Other

Level topography

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable _____ **Estimated Quantity** _____

Development activity

- Evidence of recent development within the site B class Non-B class _____
- Evidence of recent development in the immediate surrounding area B class Non-B class _____
- No evidence of recent development
- Evidence of marketing & duration _____

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

Vacancy: 10% - 0%

Occupiers: Simonds of Botesdale, Monsters Lrd, Syne qua non, Glazing Vision, Stratton Glass and Windows.

Sectors: automotive hire and repair, building merchants and services, pharmaceuticals, product manufacturing, warehousing.

Recommendations on future use / potential

Retain existing uses and recommended similar uses on developable land

Site Ref GVA: N A16; Policy Ref: CC4 _____

Local Authority Norwich _____

Site Name Rose Lane/Mountergate (N2) _____

Address, NR1 1DX _____

Survey Date 6/03/2017 _____

Surveyor Richa Joshi/Laura Gardner _____

SITE DESCRIPTION

Site Area: 4.1ha

Policy designation: Allocated in Development Management Policies Plan

Location (nearest town or cluster description): Norwich

The site is best described as a:

- | | |
|---|---|
| <input type="checkbox"/> Out of Town Office Campus | <input checked="" type="checkbox"/> Town Centre |
| <input type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers |
| <input type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site | <input type="checkbox"/> Other - Storage |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A147 1km__ Quality of Roads good _____

Rail Access Norwich >1km__ Bus routes 1/2/5/5A/5B/5C/14/15/15A/23/23A/23B/24/24A/25/26/26A _____

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sectors present (%)

- | | |
|------------------------------|---|
| Distribution | Engineering |
| Storage (open) | Product manufacturing |
| Storage (warehouse) | Food production |
| Creative industries | Aggregates |
| Marine | x. Office activity (describe type) <u>consultancy</u> |
| Other (inc non-B class) | _____ |

General comments / description of site

Site contains a mix of uses which are being considered for employment potential on the site. Partial motivated by development in the area on the prominent of car parking sites.

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- | | |
|--|--|
| <input checked="" type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input checked="" type="checkbox"/> Restaurant/cafe | <input checked="" type="checkbox"/> Hotel |
| <input type="checkbox"/> Gym/sports | <input type="checkbox"/> Creche |
| <input type="checkbox"/> Bank | <input type="checkbox"/> Education |
| <input type="checkbox"/> None | <input type="checkbox"/> Other |

Broadband infrastructure

- ADSL ADSL2+ Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hotel and Restaurant

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Physical Considerations:

- Topography
- Contamination
- Other

Relatively level site

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable _____ **Estimated Quantity** _____

Development activity

- Evidence of recent development within the site B class Non-B class _____
- Evidence of recent development in the immediate surrounding area B class Non-B class _____
- No evidence of recent development
- Evidence of marketing & duration _____

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

Site recently seen development with the delivery of a new car park. Existing uses appear adequate on the site and do not comprise b – class uses that could be relocated to peripheral locations. Potential for upgrading and intensification on the site, particularly with regard the car parking layout for a central location.

Recommendations on future use / potential

Retain existing uses and encourage intensified B-class uses when considering redevelopment.

Site Ref GVA: N E22/N E23/N E24; Policy Ref: NC021/NC023/NC031

Local Authority: Norwich _____

Site Name Barrack Street/Whitefriars (CC17) _____

Address, NR3 1UB _____

Survey Date 6/03/2017 _____ Surveyor Richa Joshi/Laura Gardner _____

SITE DESCRIPTION

Site Area: Combined – 6.3ha

Policy designation: Not identified in Norwich DM Plan

Location (nearest town or cluster description): Norwich

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Recently Cleared?

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A1042 1.5km_ Quality of Roads _Good

Rail Access Norwich Rail Station 1km_ Bus routes Red Line 23, 23A, 23B, 24, 24A_

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sectors present (%)

- Distribution
- Storage (open)
- Storage (warehouse)
- Creative industries
- Marine
- x.... Other (inc non-B class)
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type) Consultancy/Advisory
- Supplies, Bank

General comments / description of site

Two allocated sites – N A4/5 – CC17a/b

Large carpark site that is seeing redevelopment.

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- | | |
|---|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/cafe | <input type="checkbox"/> Hotel |
| <input type="checkbox"/> Gym/sports | <input type="checkbox"/> Creche |
| <input checked="" type="checkbox"/> Bank | <input type="checkbox"/> Education |
| <input type="checkbox"/> None | <input type="checkbox"/> Other |

Broadband infrastructure

- ADSL ADSL2+ Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Physical Considerations:

- Topography
- Contamination
- Other

Level topography

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable 60% _____ **Estimated Quantity** _____

Development activity

- Evidence of recent development within the site B class Non-B class _____
- Evidence of recent development in the immediate surrounding area B class Non-B class _____
- No evidence of recent development
- Evidence of marketing & duration _____

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Established site with existing high quality office uses and a large amount of developable land. Given proximity to the river and County Courts, there is potential to establish a high quality office location and continue the current pattern of development.

Recommendations on future use / potential

Retain existing high quality office uses and promote developable land on the site for similar uses as indicated in Local Plan.

Site Ref: GVA: N A19; Policy REF: R10

Local Authority: Norwich

Site Name: Utilities Site

Address: NR1 1JR

Survey Date: 6/03/2017 Surveyors: Richa Joshi/Laura Gardner

SITE DESCRIPTION

Site Area: **6.9ha**

Policy designation: **Allocated in Development Management Policies Plan**

Location (nearest town or cluster description):

The site is best described as a:

- | | |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre |
| <input type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers |
| <input type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input checked="" type="checkbox"/> Heavy/Specialist Industrial Site | <input type="checkbox"/> Other - Storage |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A1242 (0.3km) Quality of Roads: Poor access
 Rail Access: Norwich 1km Bus routes: Several on A1242

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>				
National	<input type="checkbox"/>				
Regional	<input type="checkbox"/>				
Local	<input type="checkbox"/>				
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sectors present (%)

- | | |
|-------------------------------------|---|
| Distribution | Engineering |
| x.... Storage (open) | Product manufacturing |
| Storage (warehouse) | Food production |
| Creative industries | Aggregates |
| Marine | Office activity (describe type): _____ |
| Other (inc non-B class): _____ | |

General comments / description of site

Site identified for potential residential as part of East Norwich regeneration sites.

Likely to require extensive investment with bridge access over the River Yare of improved access over the rail lines.

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

None

Broadband infrastructure

- ADSL
 - ADSL2+
 - Fibre optic
- (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Quality of environment for current uses

(comment on issues)

- Very good Good
 Poor Very poor

Environment appropriate for current uses?

- Yes No

Neighbouring uses

- Residential Leisure
 Retail Town centre
 Airport Rail
 Road Office
 Industrial Warehousing
 Higher Education Further Education

River

Evidence of pollutants

- Noise Air
 Traffic Lighting
 24hr operation

Access & parking *(comment on issues)*

- Road Network (Strategic Road Network)

 Vehicular Access (HGV, Vans, Cars, Bicycles)

 Public transport

 Servicing

 Internal Circulation

 Parking

Proximate strategic roads through Norwich
Poor access across rail line – requires investment
Proximity to bus and rail
Adequate
Adequate
Adequate

Access and parking is adequate for the uses within the site Yes No Don't know

DEVELOPMENT CONTEXT

Site Ref GVA: N A20; Policy Ref: R11 _____

Local Authority: Norwich _____

Site Name Kerrison Road/Hardy Road, Gothic Works (R11)

Address, NR1 1JL

Survey Date 6/03/2017 Surveyor Richa Joshi/Laura Gardner

SITE DESCRIPTION

Site Area: 4.6ha

Policy designation: **Allocated in Development Management Policies Plan**

Location (nearest town or cluster description): **Norwich**

The site is best described as a:

- | | |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre |
| <input type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers |
| <input type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input checked="" type="checkbox"/> Heavy/Specialist Industrial Site | <input type="checkbox"/> Other - Storage |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) **A146 1km** ___ Quality of Roads **Good**

Rail Access **Norwich 1km** _____ Bus routes
5/5A/5B/5C/7/15/15A/25/26/26A/32/51/52/53/132

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>				
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Regional	<input type="checkbox"/>				
Local	<input type="checkbox"/>				
Vacancy	<input type="checkbox"/>				

Sectors present (%)

- | | | |
|------------------------------|-------|---------------------------------------|
| Distribution | x. | Engineering |
| Storage (open) | x. | Product manufacturing |
| Storage (warehouse) | .... | Food production |
| Creative industries | .... | Aggregates |
| Marine | .... | Office activity (describe type) _____ |
| Other (inc non-B class) | _____ | |

General comments / description of site

Single occupier with national presence - A T B Laurence Scott

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

None

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

None

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Physical Considerations:

- Topography
- Contamination
- Other

Level topography

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable _____ **Estimated Quantity** _____

Development activity

- Evidence of recent development within the site B class Non-B class _____
- Evidence of recent development in the immediate surrounding area B class Non-B class _____
- No evidence of recent development
- Evidence of marketing & duration _____

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Site could accommodate mixed use as proposed. However, existing occupier appears to make good use of the site. Mixed use for the site likely to come for in the long term.

Recommendations on future use / potential

Retain existing employment use but renewal/regeneration should take the form as proposed – unlikely that a similar occupier will come forward.

Site Ref GVA: N E2; Policy Ref: DM16(b)

Local Authority Norwich _____

Site Name The Neatmarket (R1)

Address, NR4 6EQ

Survey Date 3/06/2017 Surveyor Richa Joshi/Laura Gardner

SITE DESCRIPTION

Site Area: 31ha

Policy designation: Subject to Policy DM 16 in Norwich Local Plan/ Development Management Policies Plan

Location (nearest town or cluster description): Norwich

The site is best described as a:

- Out of Town Office Campus
- High Quality Business Park
- Research and Technology/Science Park
- Warehouse/Distribution Park
- General Industry/Business Area
- Heavy/Specialist Industrial Site
- Town Centre
- Incubator/SME Cluster Site
- Specialised Freight Terminals
- Sites for Specific Occupiers
- Recycling/Environmental Industries Sites
- Other - Mixed

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) A47 2km Quality of Roads Good

Rail Access Norwich 3km Bus routes 37B/38/132

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sectors present (%)

- Distribution
- Storage (open)
- x. Storage (warehouse)
- Creative industries
- Marine
- Engineering
- Product manufacturing
- Food production
- Aggregates
- Office activity (describe type) _____

x. Other (inc non-B class) Retail, repairs _____

General comments / description of site

Allocated site N A18 identified in the DM local policies and SAP.

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

Gym, supermarket

Broadband infrastructure

- ADSL
- ADSL2+
- Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

None

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Physical Considerations:

- Topography
- Contamination
- Other

Relatively level topography

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable _____ **Estimated Quantity** _____

Development activity

- Evidence of recent development within the site B class Non-B class _____
- Evidence of recent development in the immediate surrounding area B class Non-B class _____
- No evidence of recent development
- Evidence of marketing & duration _____

CONCLUSIONS (Market perceptions to be considered within report)

Other Comments / Observations

Vacancy: fluctuates around 4%

Occupiers: ASDA, B&Q, Cooper Body Centre, Paramount Cars, Jewson, Euro Car Parks, Busseys Peugeot, Electric Center, Screwfix, Howdens Joinery, Gnaw Chocolate, Lafarge Tarmac, Combined Heating Services, Norwich Livestock Market, Norwich Calor Gas Centre.

Sectors: Wholesale, retail, automotive sales, hire and repair, builders merchants and supplies.

Recommendations on future use / potential

Retain existing uses (local value) and promote the development of the allocated site in line with Development Management policies and the SAP.

Site Ref GVA: N E13; Policy Ref: DM/16(n)

Local Authority Norwich _____

Site Name Sweet Briar Road _____

Address, NR3 2BT _____

Survey Date 6/03/2017 _____

Surveyor Richa Joshi/Laura Gardner _____

SITE DESCRIPTION

Site Area: 79ha

Policy designation: Subject to Policy DM 16 in Norwich Local Plan/ Development Management Policies Plan

Location (nearest town or cluster description): Norwich

The site is best described as a:

- | | |
|--|--|
| <input type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre |
| <input type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site | <input checked="" type="checkbox"/> Other - Chemical Manufacturing |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road (name and distance) Accessible from A140 _____ Quality of Roads

Rail Access 3.5km Norwich ___ Bus routes 28/28A/29/30/30A/X29

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sectors present (%)

- | | |
|--------------------------|--|
| Distribution | Engineering |
| Storage (open) | Product manufacturing |
| x. Storage (warehouse) | Food production |
| Creative industries | Aggregates |
| Marine | Office activity (describe type) _____ |

x. Other (inc non-B class) Fitness, Merchants etc _____

General comments / description of site

No proximate allocated sites.

Development opportunity on N E13

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- | | |
|--|--|
| <input type="checkbox"/> Convenience retail | <input type="checkbox"/> Comparison retail |
| <input type="checkbox"/> Restaurant/cafe | <input type="checkbox"/> Hotel |
| <input checked="" type="checkbox"/> Gym/sports | <input type="checkbox"/> Creche |
| <input type="checkbox"/> Bank | <input type="checkbox"/> Education |
| <input type="checkbox"/> None | <input type="checkbox"/> Other |

Broadband infrastructure

- ADSL ADSL2+ Fibre optic (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

None

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Physical Considerations:

- Topography
- Contamination
- Other

Relatively level topography

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable _____ **Estimated Quantity** _____

Development activity

- Evidence of recent development within the site B class Non-B class _____
- Evidence of recent development in the immediate surrounding area B class Non-B class _____
- No evidence of recent development
- Evidence of marketing & duration _____

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Vacancy: 17% - 1%

Neighbouring Occupiers: Briar Chemicals, Porselli, Walker Rubber and Plastics, Gasway Services, Newey & Eyre, VAS Auto Specialist Centre, Burger King, Howdens Joinery, Asda, Micross Components, Saxon Digital Services, Anglian Paint Strippers, Edmundson Electrical.

Sectors: retail, wholesale, automotive repair, printing, electronics, chemicals, building supplies.

Recommendations on future use / potential

Retain existing uses (in line with DM policies plan) and development on vacant land within the site.

Site Ref: GVA: SN E14/SN E15; Policy REF: SN021/SN010

Local Authority: South Norfolk

Site Name: Tharston Industrial Estate/ Ipswich Road

Address: NR15 2PE/ NR15 2TG

Survey Date: _____ Surveyors: _____

SITE DESCRIPTION

Site Area: **SN E14: 5.5ha SN E15: 0.8ha**

Policy designation: **Sites and allocated neighbouring sites identified in Long Stratton AAP.**

Location (nearest town or cluster description): **Long Stratton**

The site is best described as a:

- | | |
|--|---|
| <input type="checkbox"/> Out of Town Office Campus | <input type="checkbox"/> Town Centre |
| <input type="checkbox"/> High Quality Business Park | <input type="checkbox"/> Incubator/SME Cluster Site |
| <input type="checkbox"/> Research and Technology/Science Park | <input type="checkbox"/> Specialised Freight Terminals |
| <input type="checkbox"/> Warehouse/Distribution Park | <input type="checkbox"/> Sites for Specific Occupiers |
| <input checked="" type="checkbox"/> General Industry/Business Area | <input type="checkbox"/> Recycling/Environmental Industries Sites |
| <input type="checkbox"/> Heavy/Specialist Industrial Site | <input type="checkbox"/> Other - Storage |

Location character

- Well established commercial area
- Established commercial area, with residential area nearby
- Mixed commercial and residential area
- Mainly residential with few commercial uses
- Mainly residential or rural area with no other commercial uses

Closest trunk road: A140 Quality of Roads: _____

Rail Access: None Bus routes: Several on A140/ through town

Nature/significance of existing occupiers

	0-20%	20-40%	40-60%	60-80%	80-100%
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sectors present (%)

- | | | |
|--------------------------------|--|---|
| x.... Distribution | .... | Engineering |
| Storage (open) | .... | Product manufacturing |
| Storage (warehouse) | .... | Food production |
| Creative industries | .... | Aggregates |
| Marine |x. | Office activity (describe type): <u>Market research</u> |
| x.... Other (inc non-B class): | <u>agriculture, car repair, supplier</u> | |

General comments / description of site

Site considered together as a site review of Long Stratton – reference to Long Stratton AAP.

EXISTING CONDITIONS

Age of Buildings

	0-25%	25-50%	50-75%	75-100%
Pre 1940	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1940 – 1969	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1970 – 1989	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1990 – 1999	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2000 – 2009	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Since 2010	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Quality of Buildings

	0-25%	25-50%	50-75%	75-100%
Very good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Very poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

On-site amenities

- Convenience retail
- Restaurant/cafe
- Gym/sports
- Bank
- None
- Comparison retail
- Hotel
- Creche
- Education
- Other

None

Broadband infrastructure

- ADSL
 - ADSL2+
 - Fibre optic
- (Desk Based)

Proportion of Floorspace in Non-B-class uses

	0-25%	25-50%	50-75%	75-100%
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B-Class	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Neighbouring amenities

- Close to a town centre with a wide range and quantity of services
- Close to local centre with a reasonable range and quantity of services
- Close to a limited range and quantity of basic services
- Close to one or two services
- No services in close proximity

Quality of environment for current uses

(comment on issues)

- Very good Good
 Poor Very poor

Environment appropriate for current uses?

- Yes No

Neighbouring uses

- Residential Leisure
 Retail Town centre
 Airport Rail
 Road Office
 Industrial Warehousing
 Higher Education Further Education

Rural

Evidence of pollutants

- Noise Air
 Traffic Lighting
 24hr operation

Access & parking *(comment on issues)*

- Road Network (Strategic Road Network)

 Vehicular Access (HGV, Vans, Cars, Bicycles)

 Public transport

 Servicing

 Internal Circulation

 Parking

	Good access to A140 – road network to be improved with Long Stratton Bypass
	Good, adequate for existing use
	Bus routes within walking distance
	Adequate
	Good
	Adequate

Access and parking is adequate for the uses within the site Yes No Don't know

DEVELOPMENT CONTEXT

Planning Considerations:

- Flood Risk (Zone __) Heritage & Conservation (Listed Building, SAM, Cons Area)
 Environmental Designation (SPA, SAC, SSSI, Ramsar) Tree Preservation Order

Physical Considerations:

- Topography
 Contamination
 Other

Opportunity for Intensification Yes No

Vacant Land Yes No

Vacant Buildings (re-use) Yes No If Yes, number of vacant buildings _____
(Can be reoccupied in current form)

Vacant Buildings (refurb) Yes No If Yes, number of vacant buildings _____
(Likely to require refurbishment or redevelopment to be reoccupied)

Note: all vacant buildings/sites etc to be marked on accompanying site plan

% of site developable: _____

Estimated Quantity: _____

Development activity

- Evidence of recent development within the site B class Non-B class
 Evidence of recent development in the immediate surrounding area B class Non-B class
 No evidence of recent development
 Evidence of marketing & duration _____

CONCLUSIONS

(Market perceptions to be considered within report)

Other Comments / Observations

Long Stratton AAP sets out employment areas as part of allocated sites to accommodate growth of existing sites. This will supplement proposed residential development. As such, existing sites expected to retained for employment. Site SN E15, currently occupied with agricultural/storage use, may see support for B- class uses that reflect site SN E14.

Recommendations on future use / potential

Protect and maintain employment uses and support expansion as part of the Long Stratton AAP site allocations.

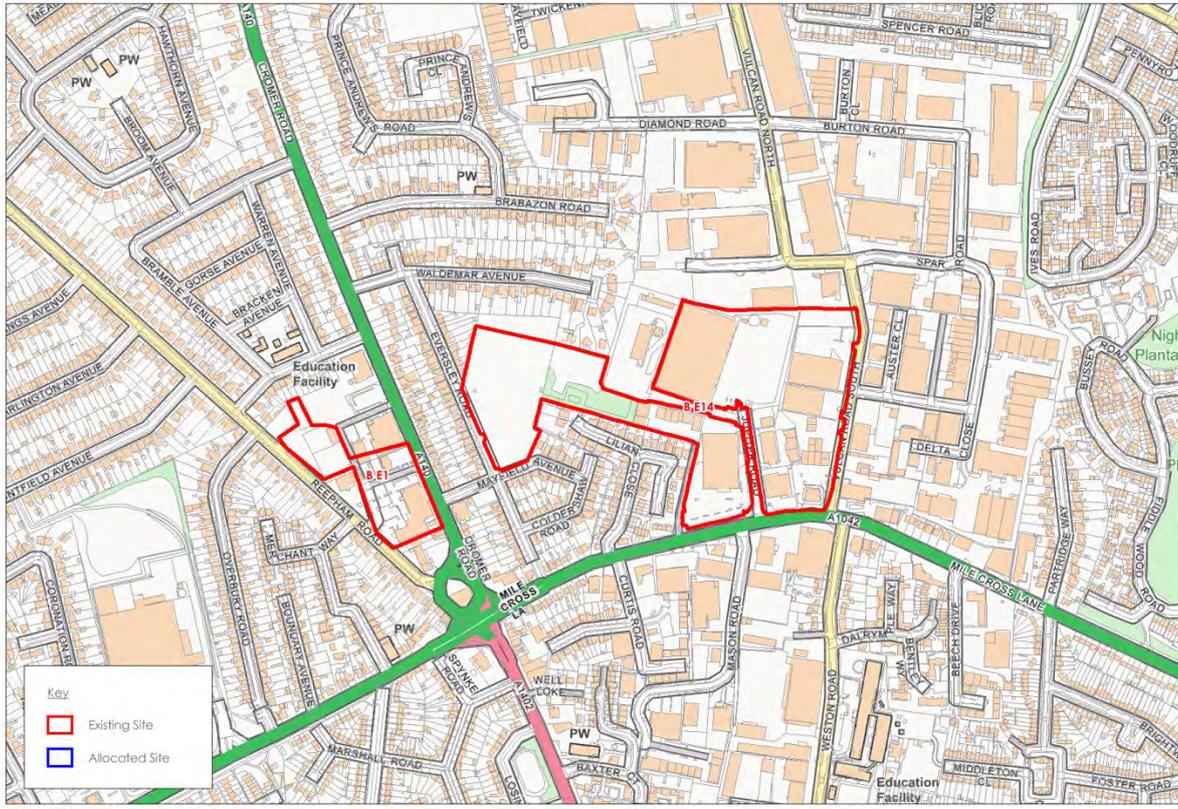
GVA

An **APLEONA** company

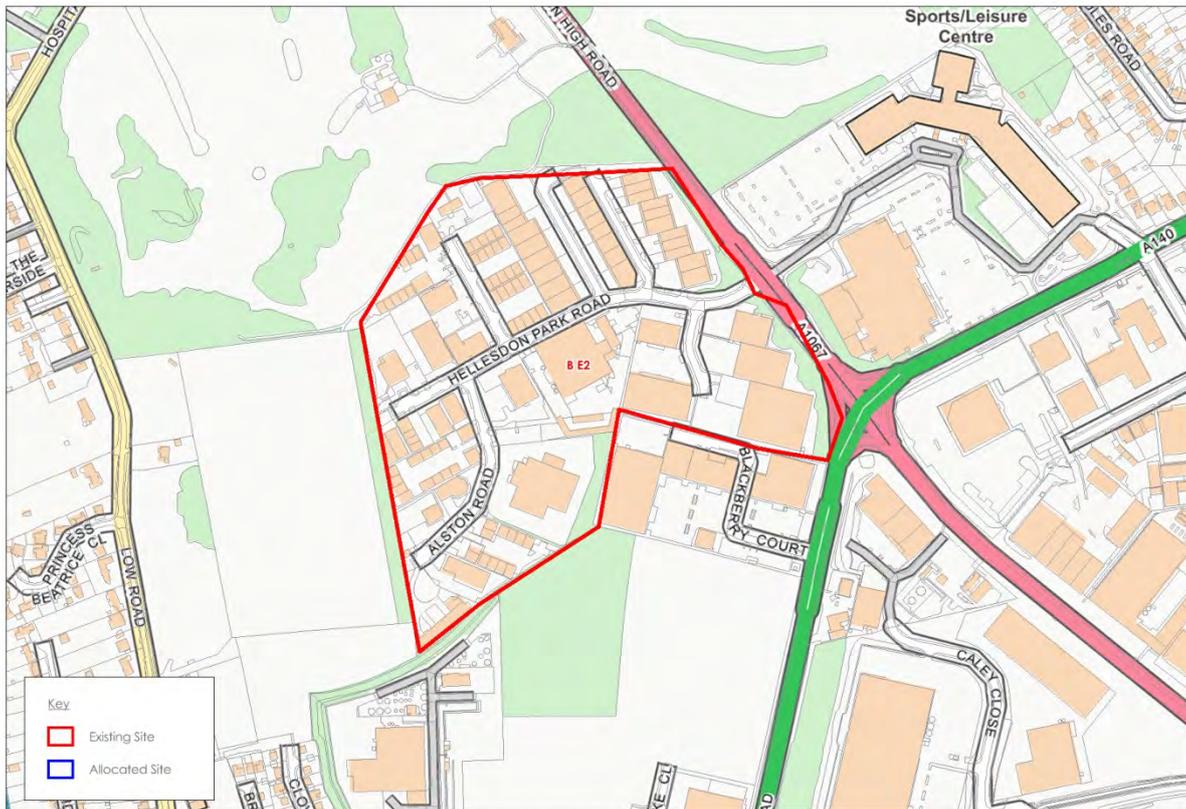
Appendix III
Site Maps

Broadland Site Maps

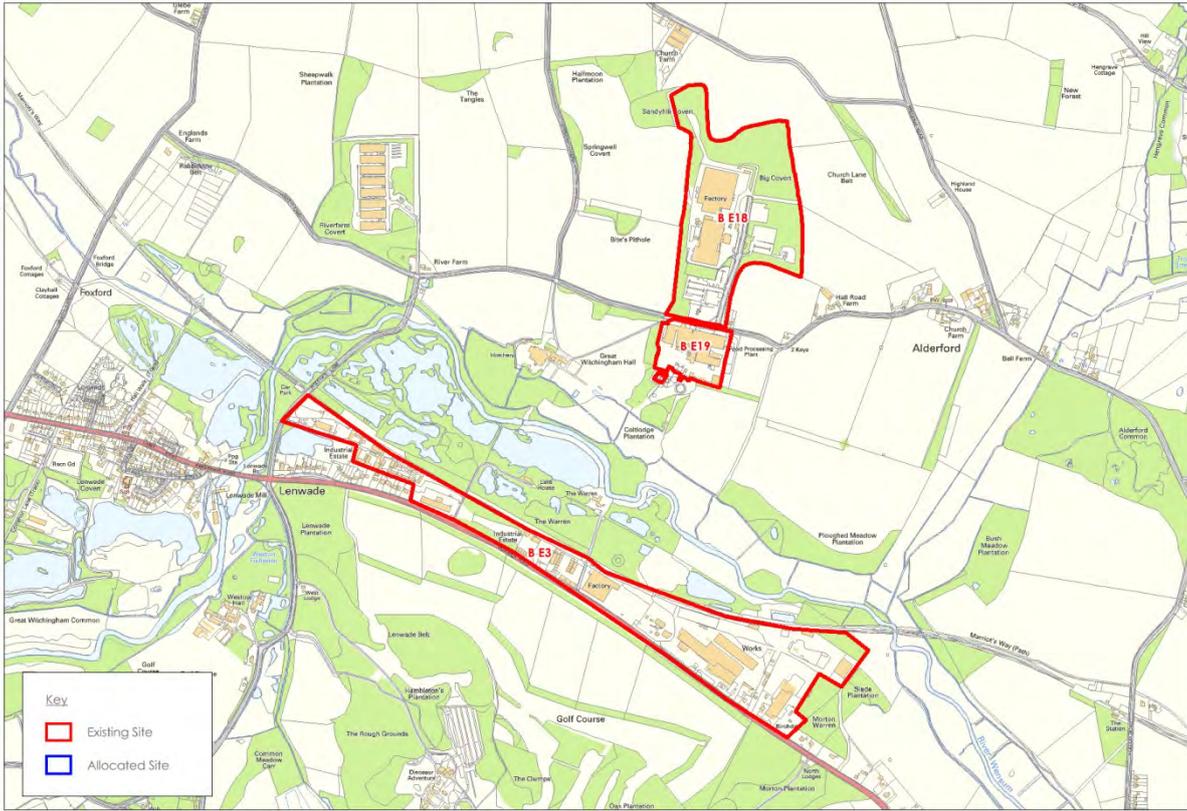
B E1 and B E14



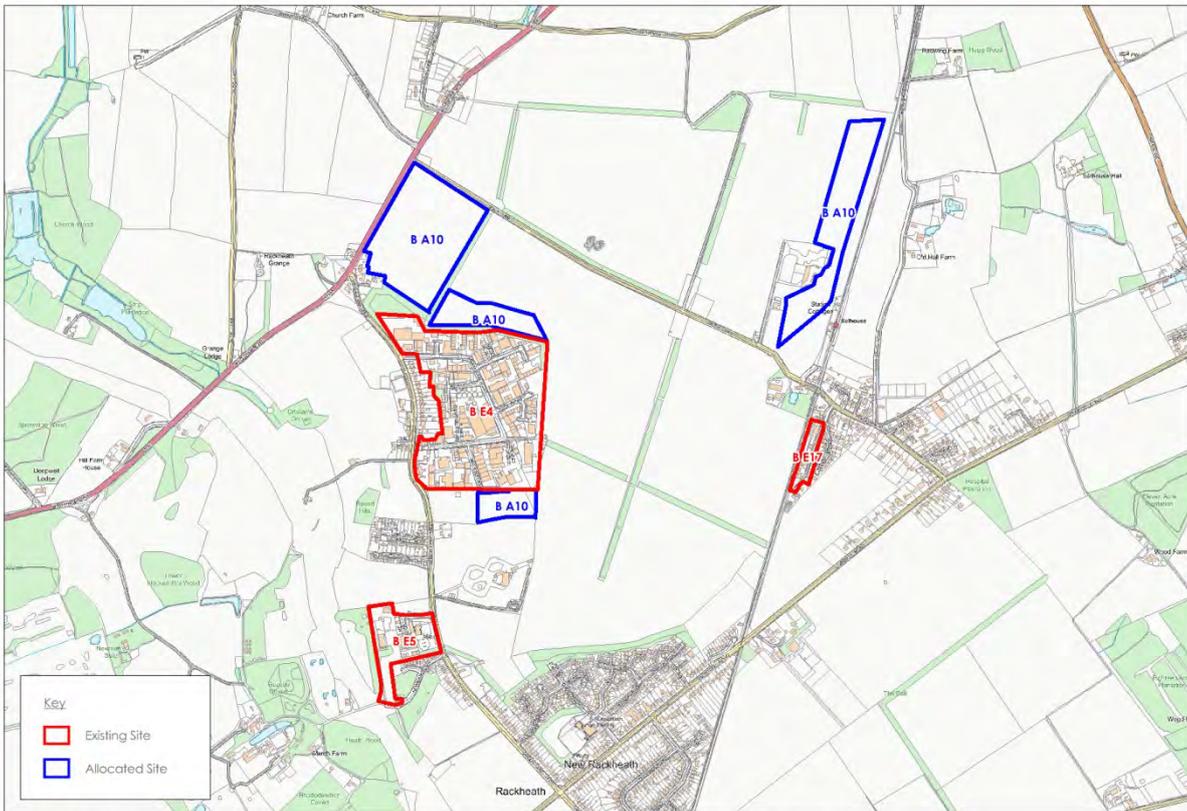
B E2



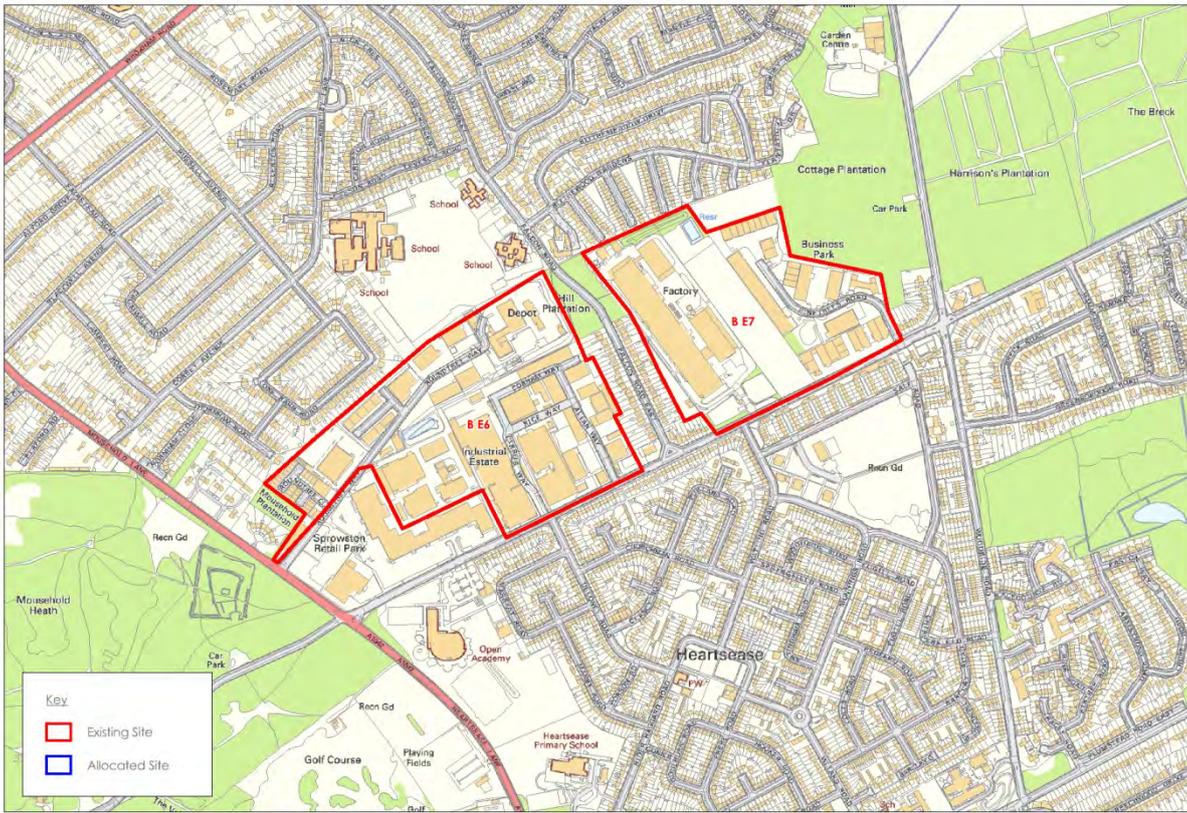
B E3, B E18 and B E19



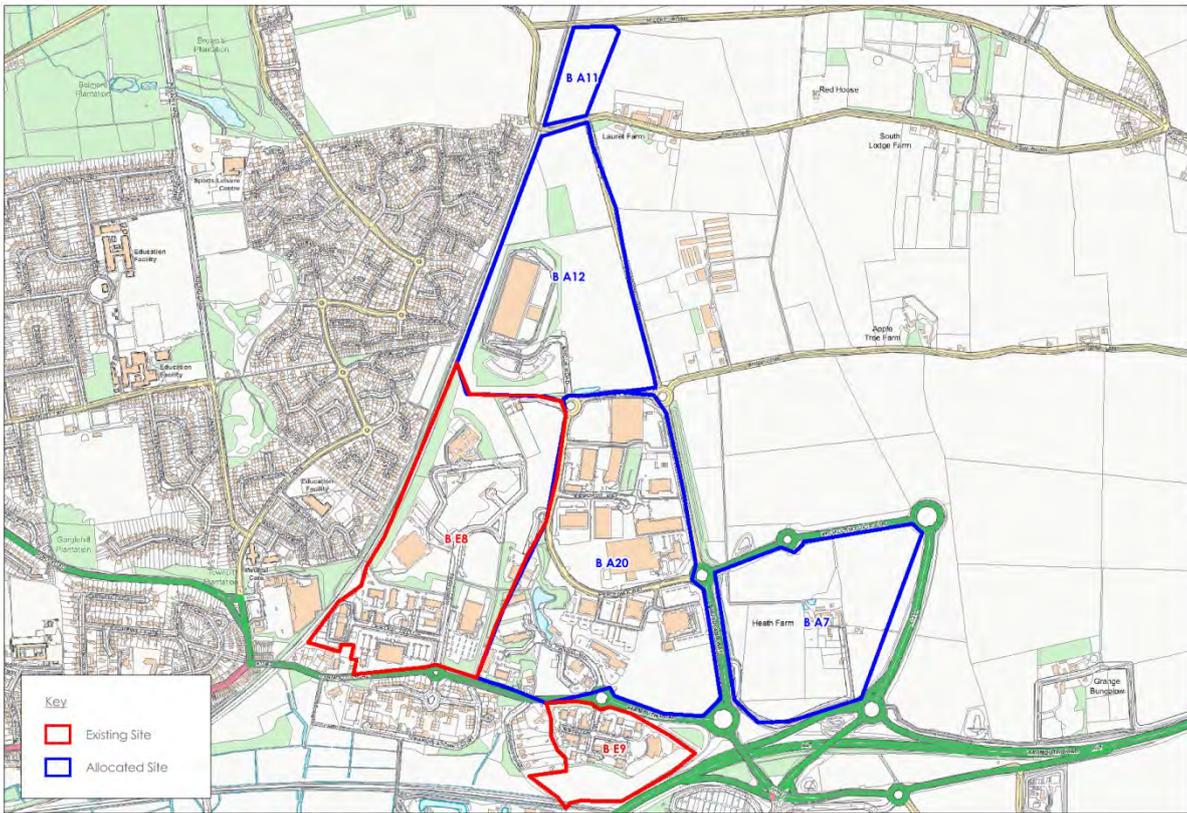
B E4, B E5, B E17 and B A10



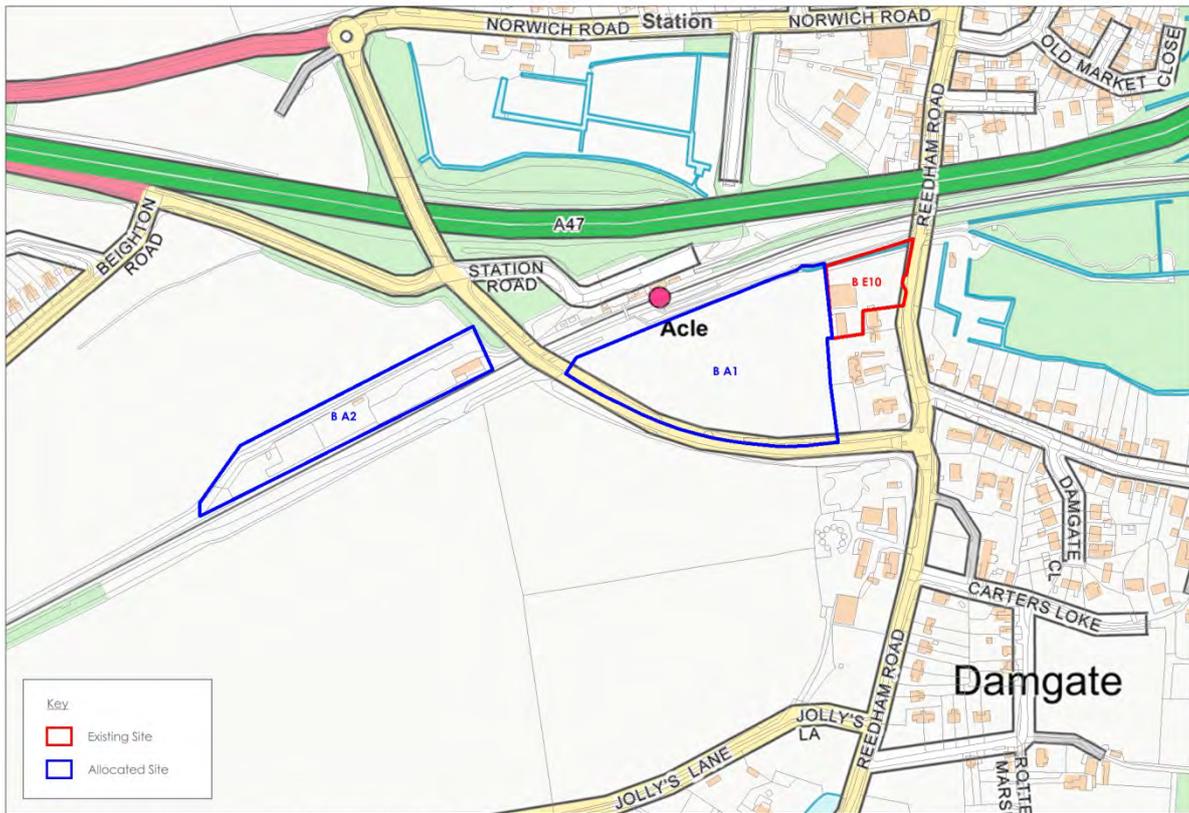
B E6 and B E7



B E8, B E9, B A7, B A11, B A12 and B A20

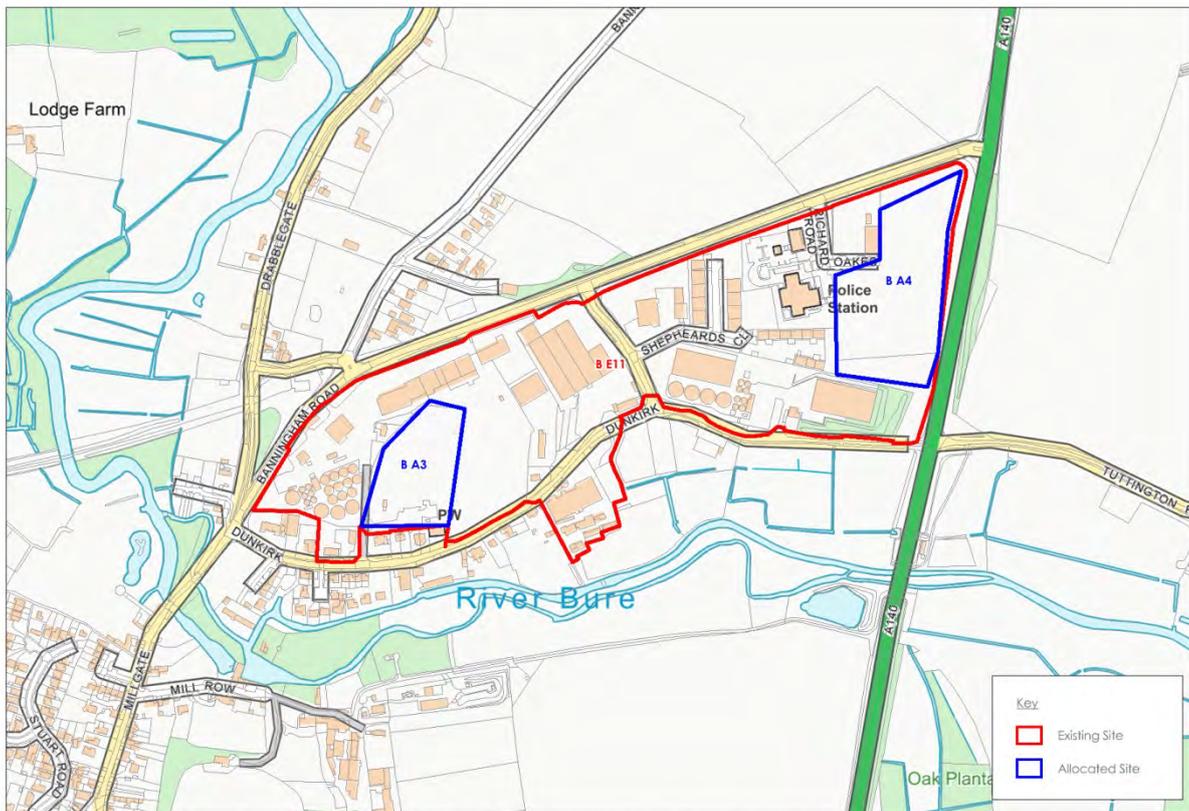


B E10, B A1 and B A2



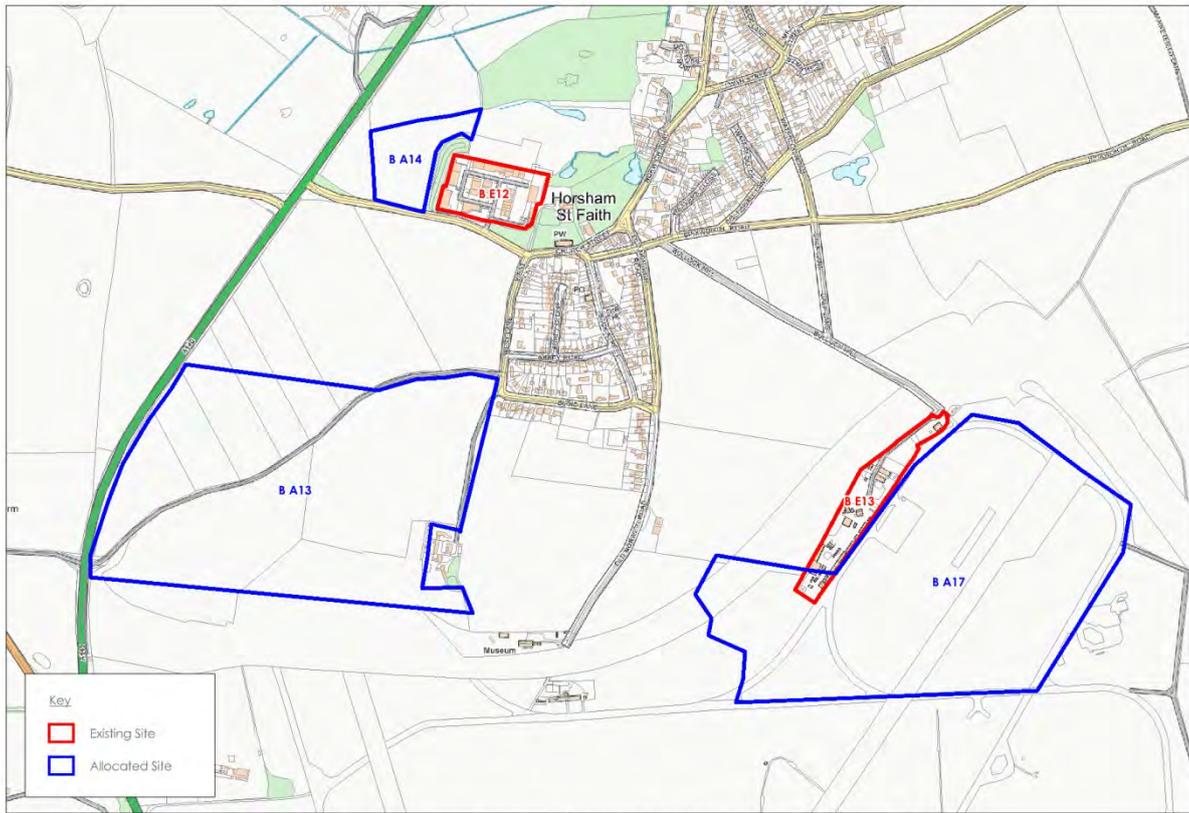
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B E11, B A3 and B A4

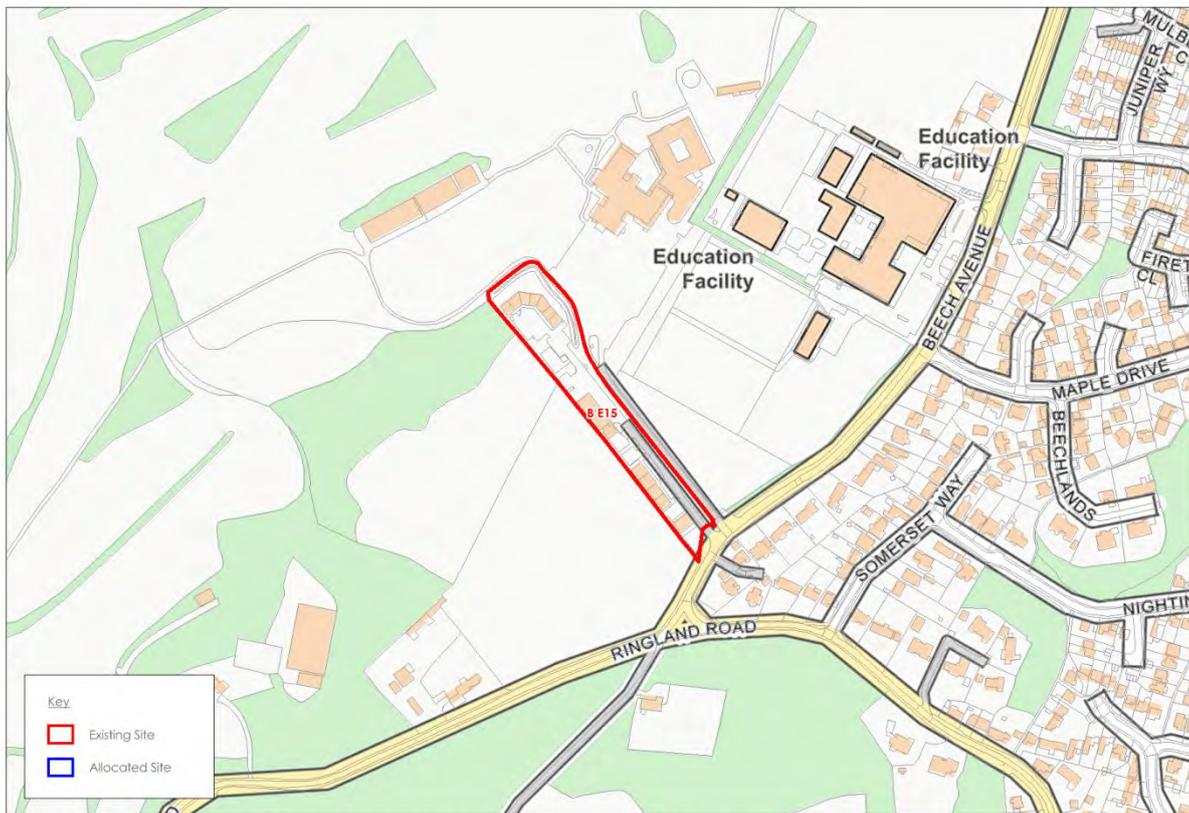


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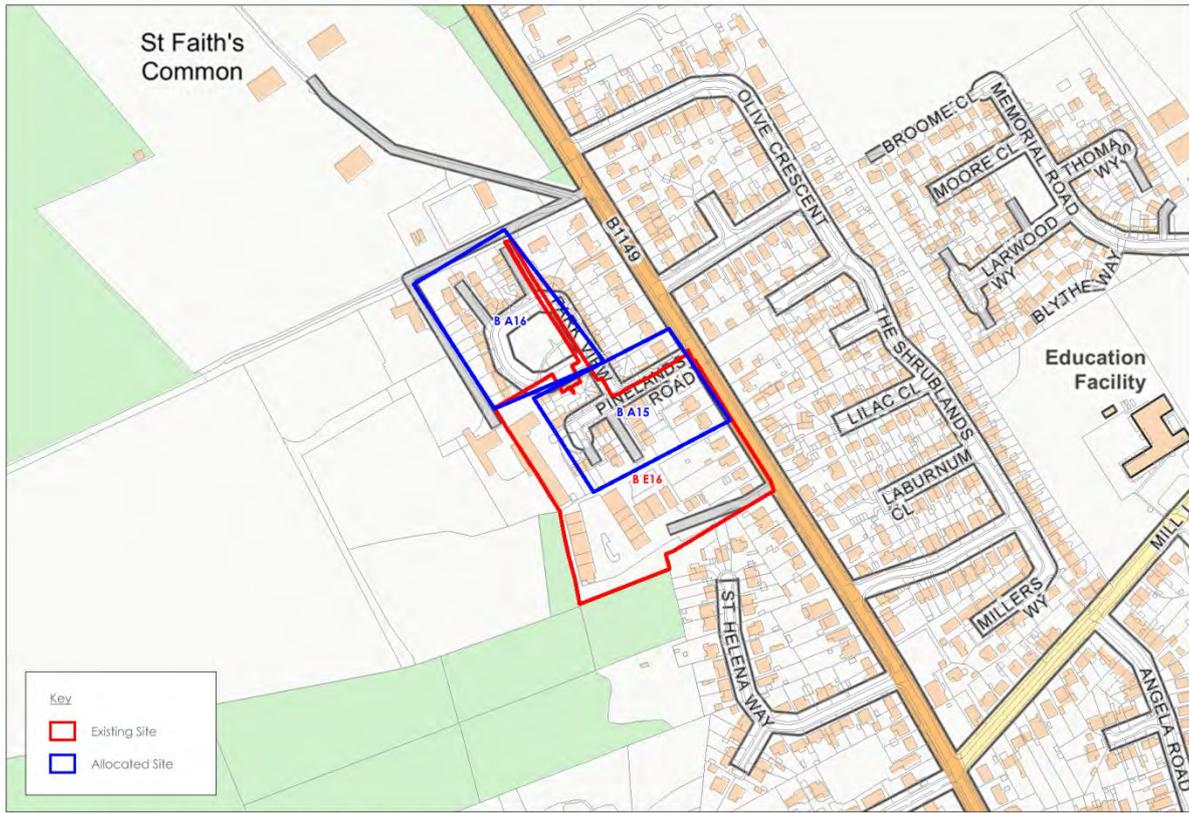
B E12, B E13, B A13, B A14 and B A17



B E15

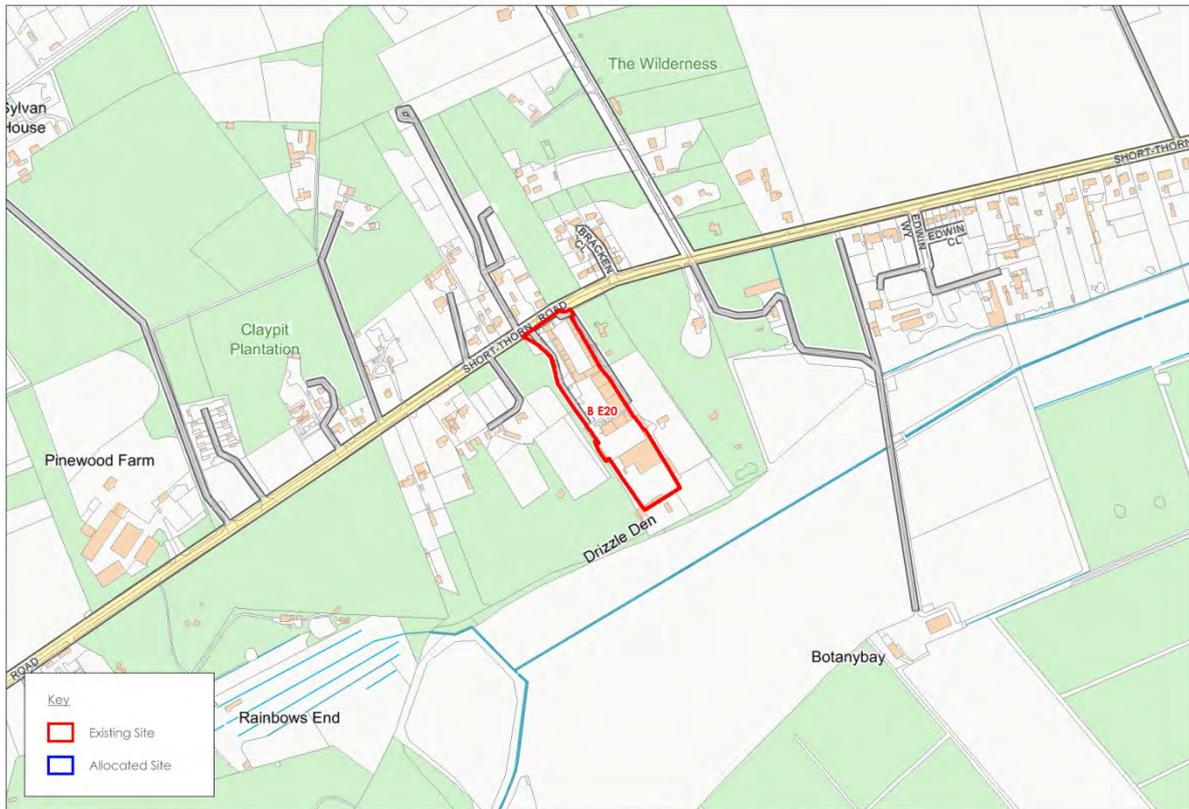


B E16, B A15 and B 16



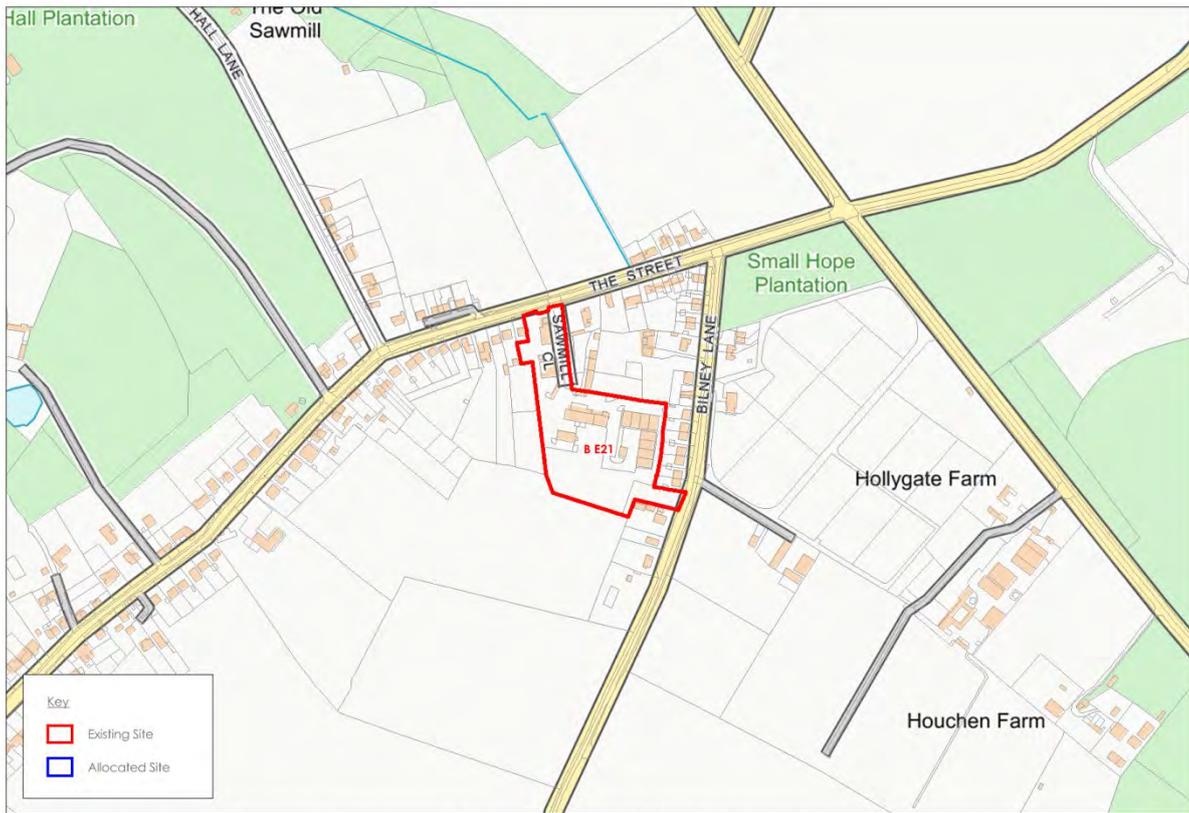
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B E20



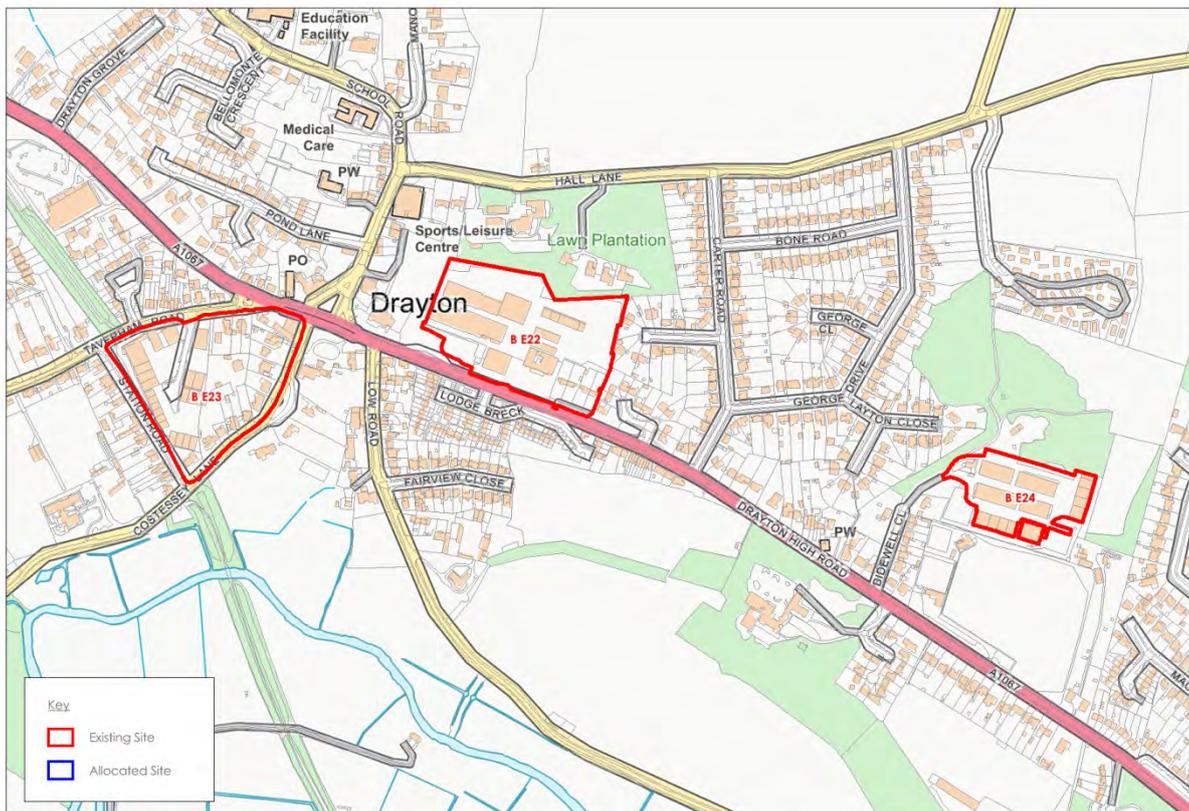
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B E21



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B E22, B E23 and B E24

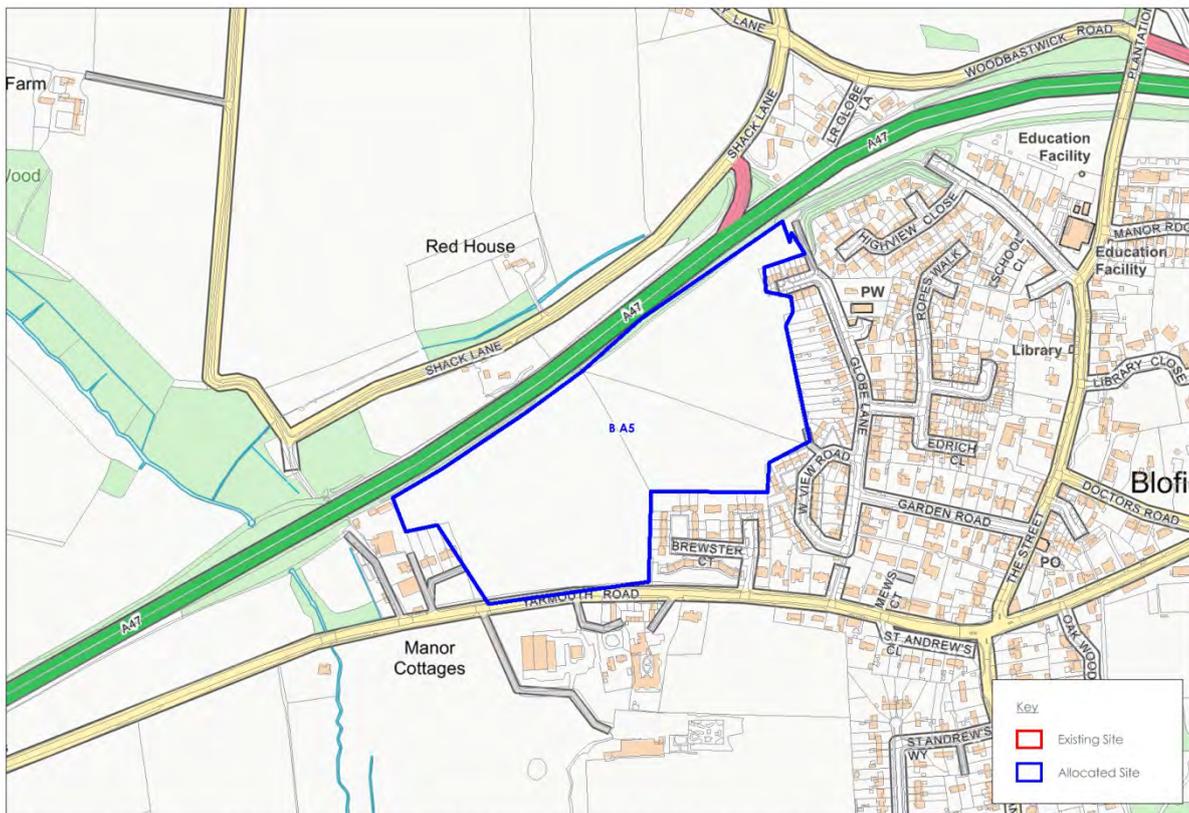


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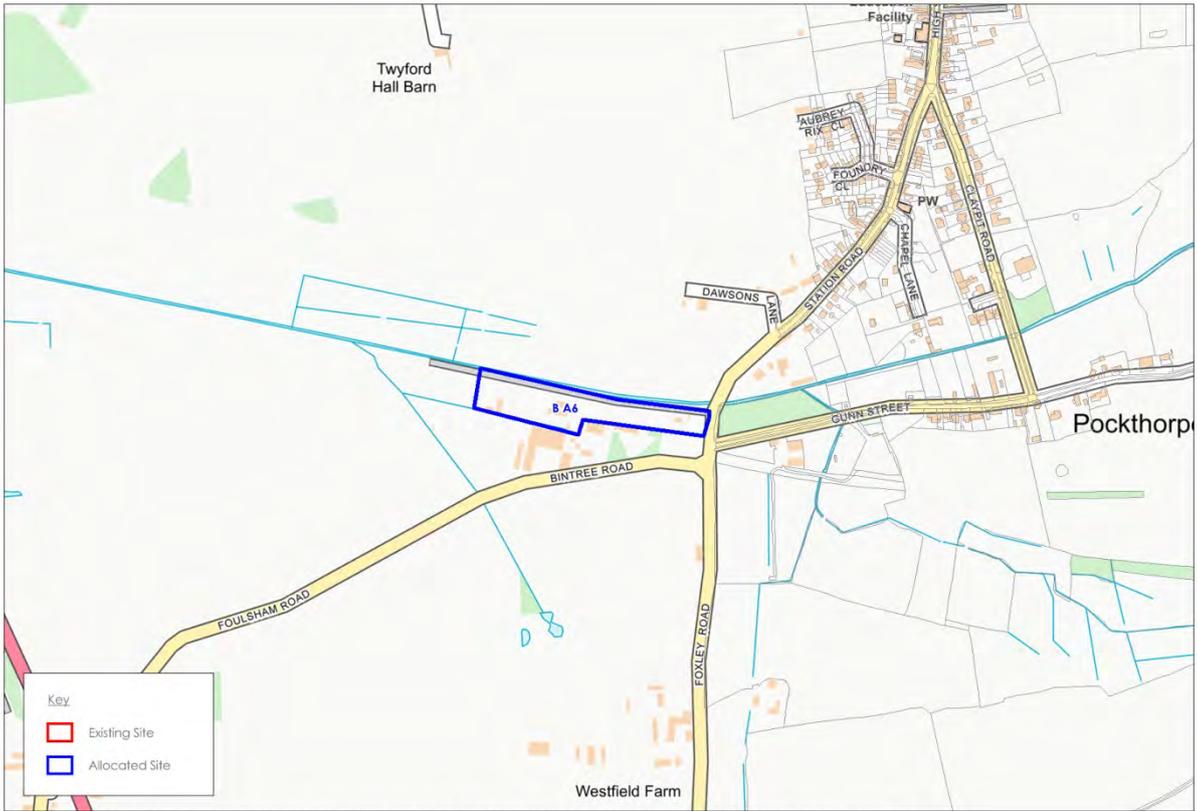
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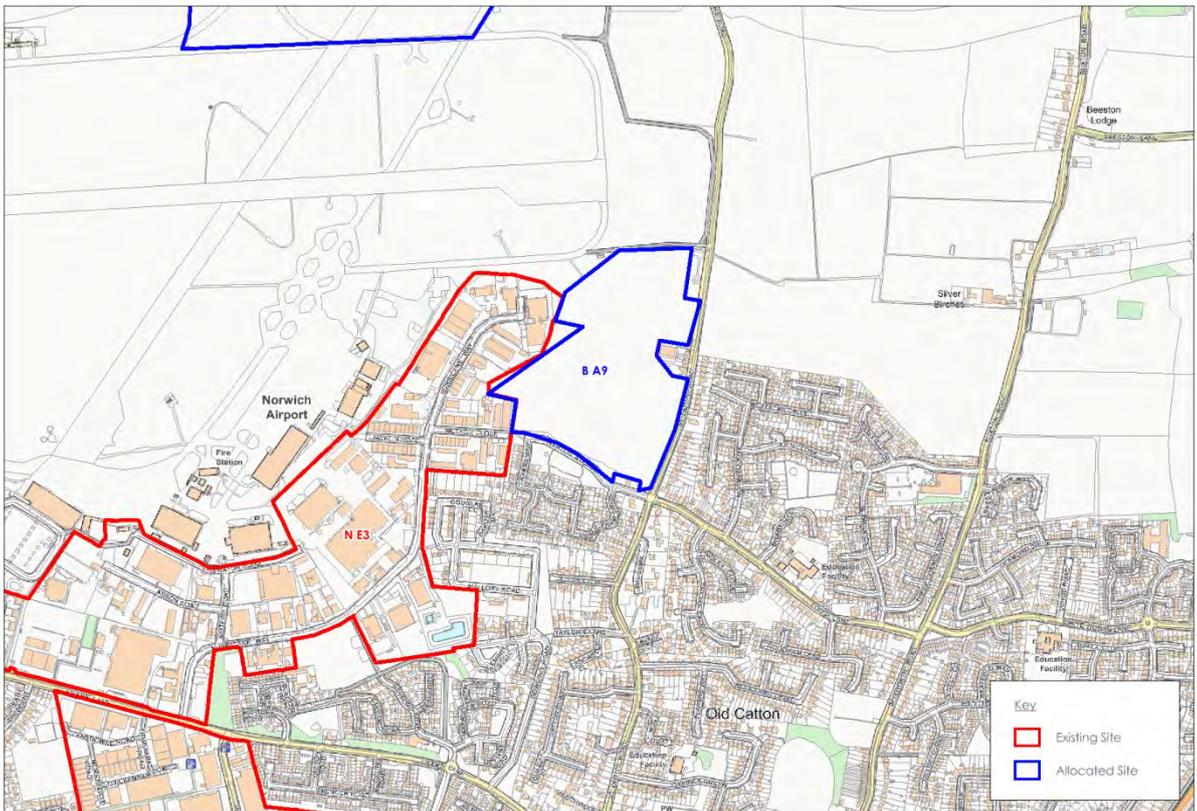
B A5



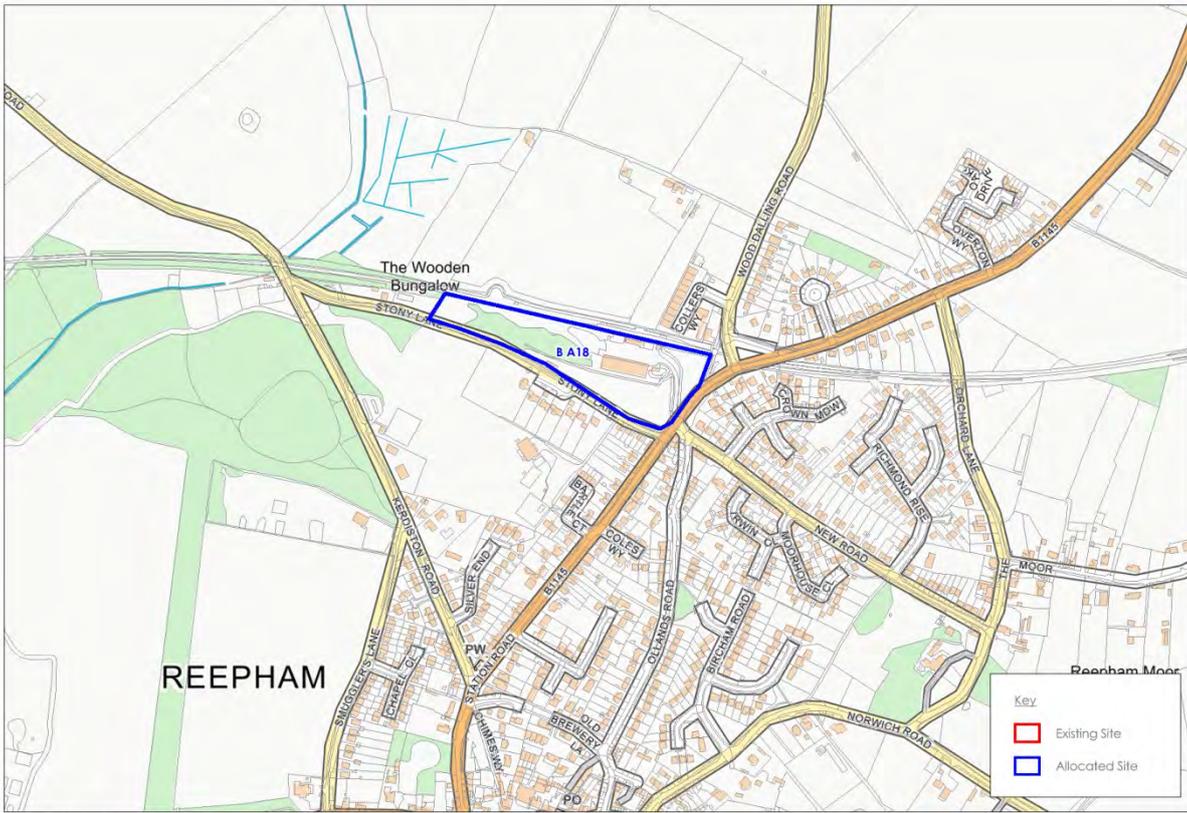
B A6



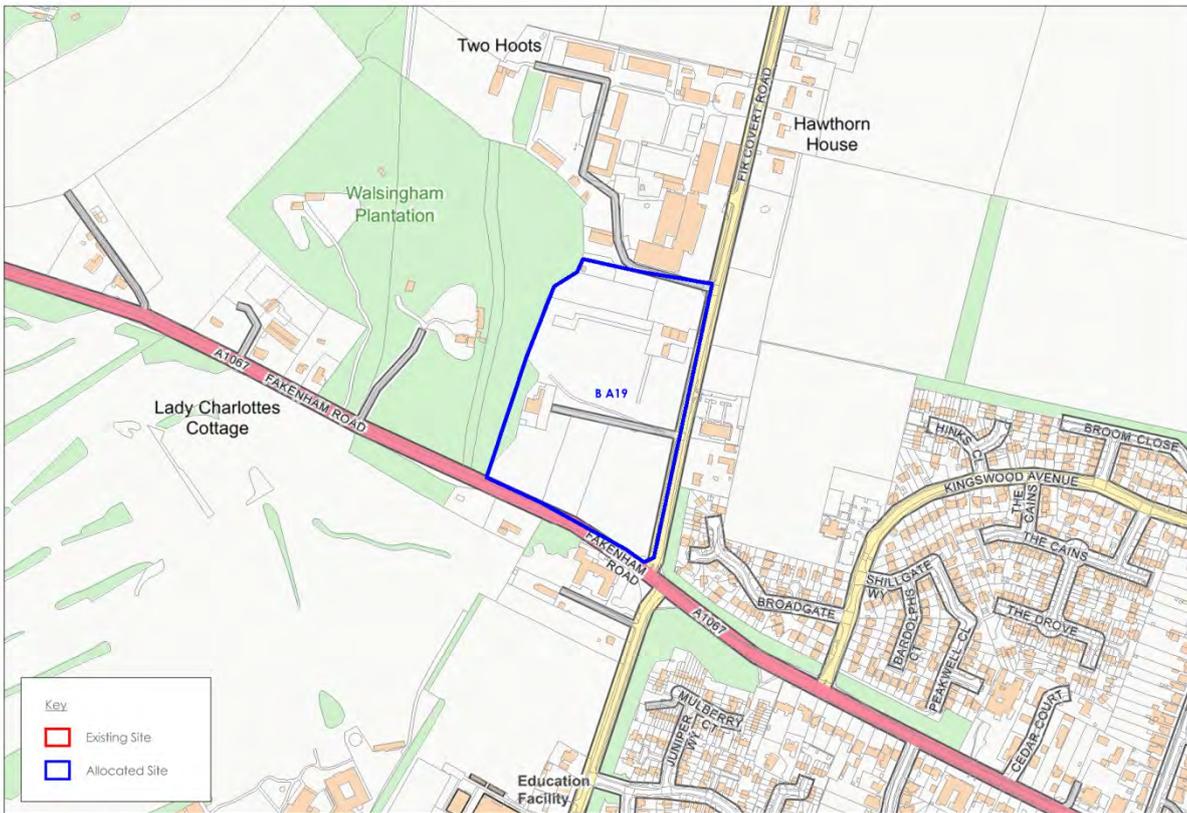
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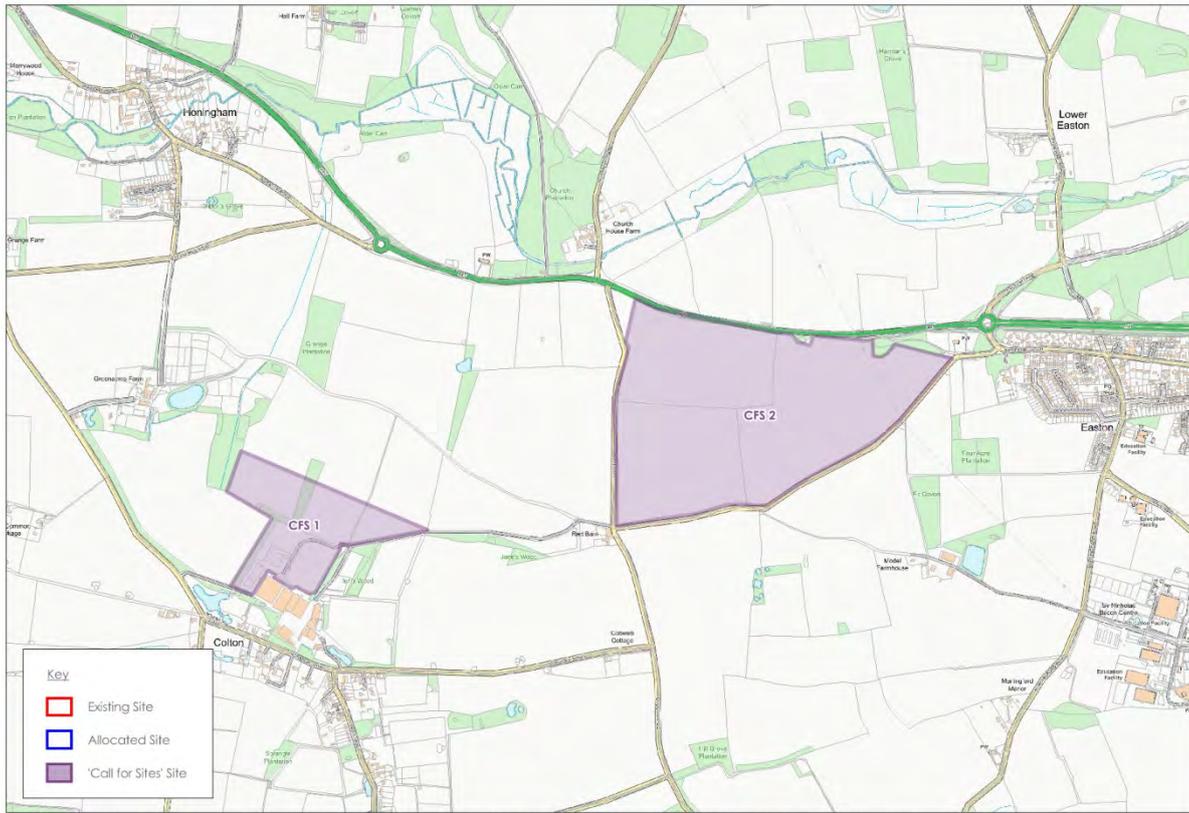
B A18



B A19



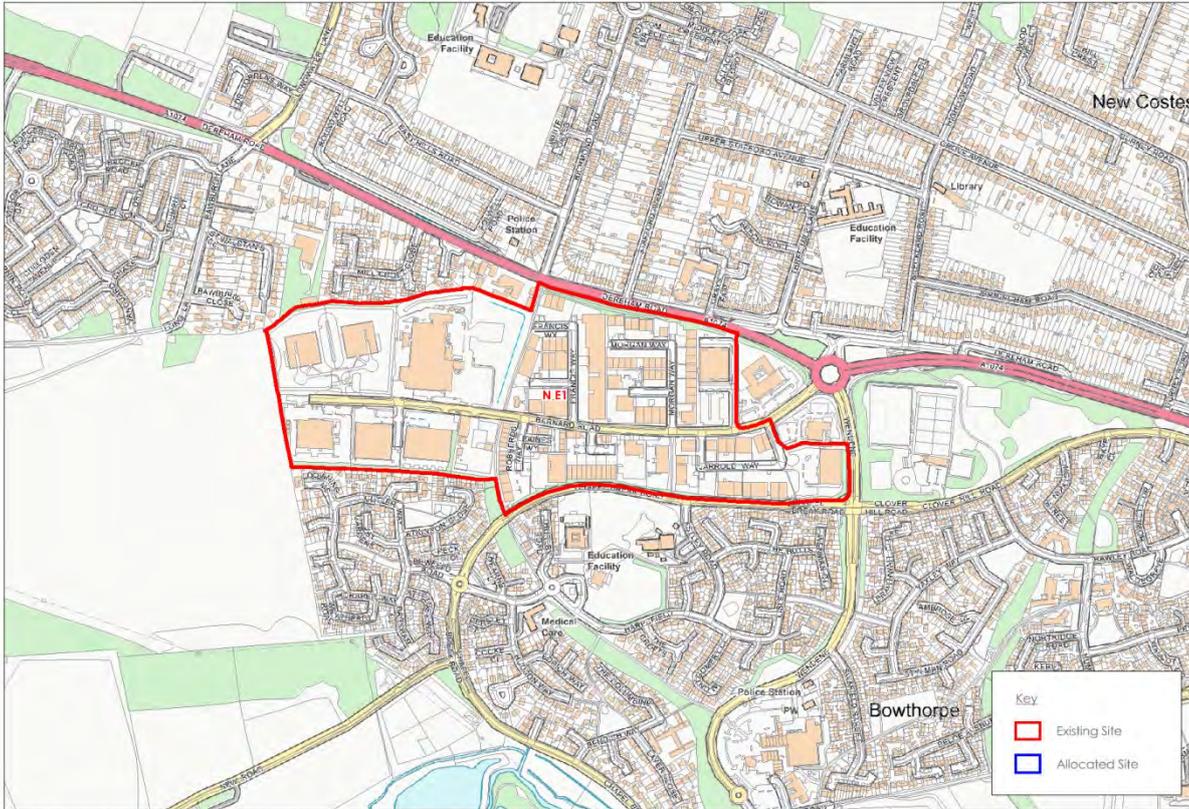
CFS 1 and CFS 2



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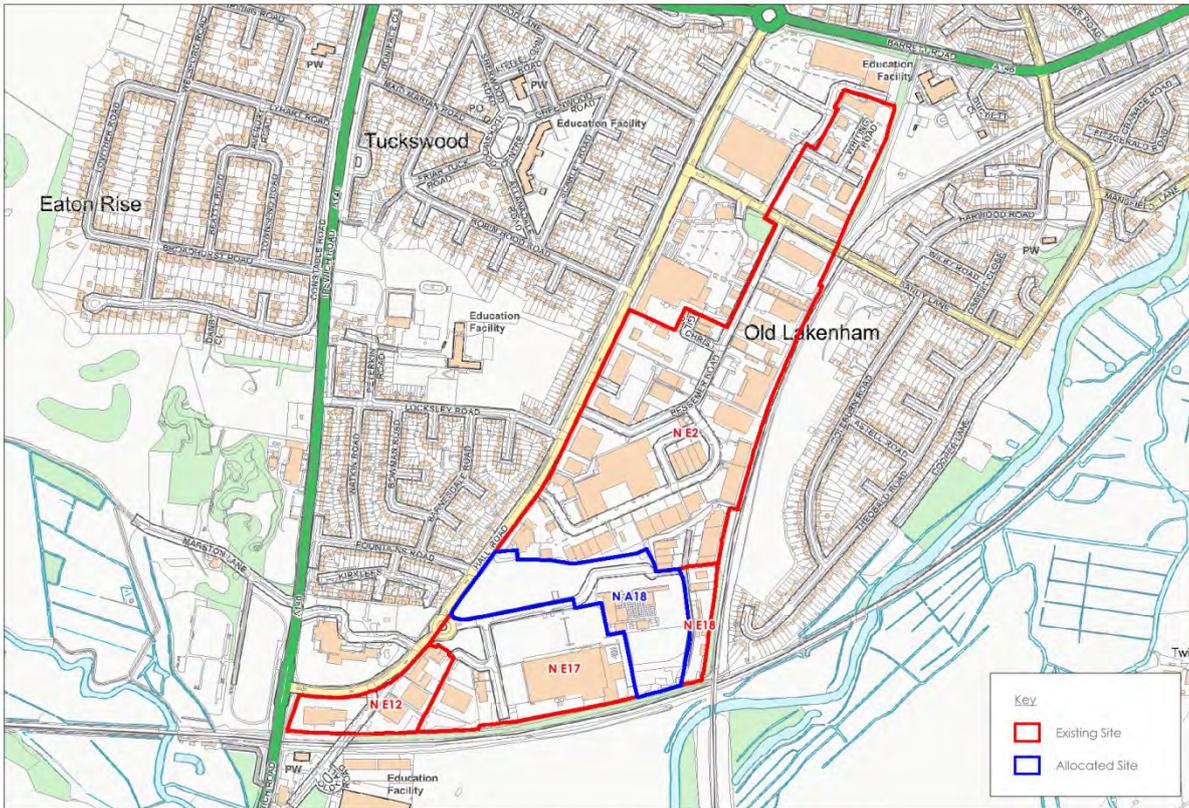
Norwich Site Maps

N E1



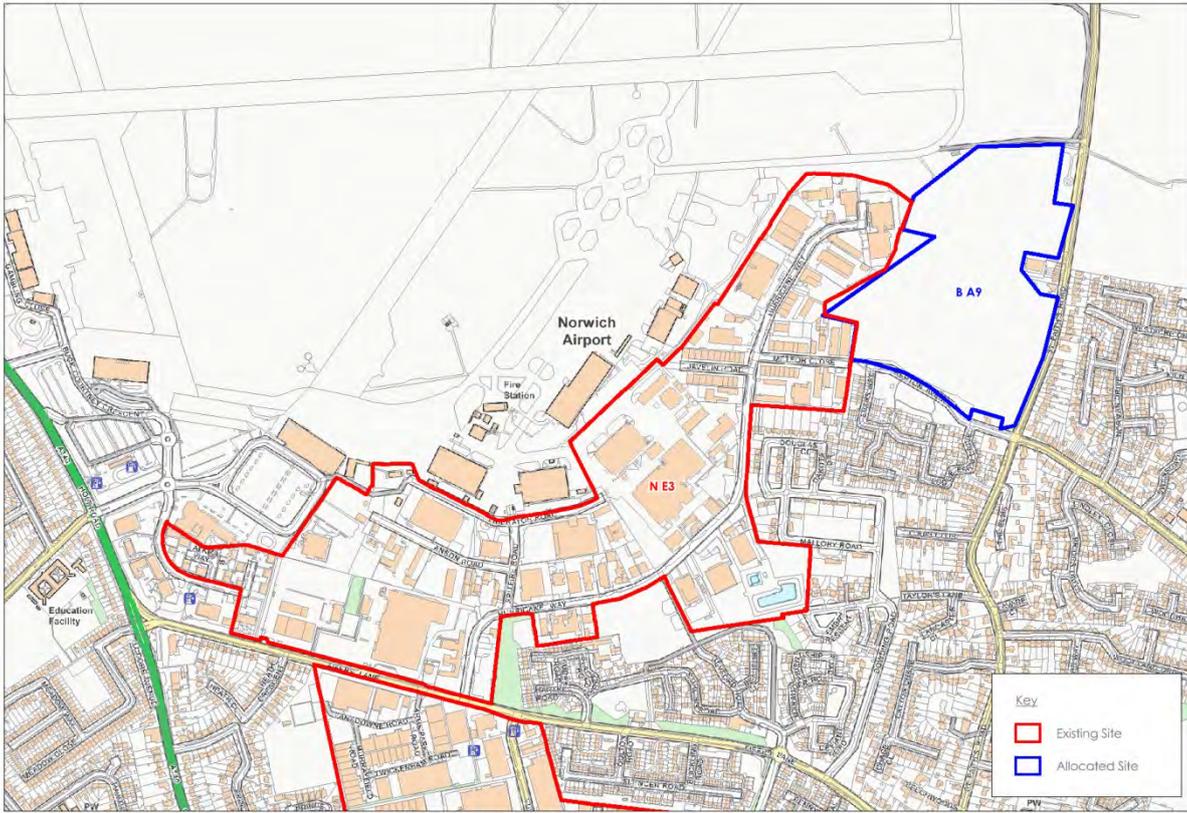
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N E2, N E12, N E17, N E18 and N A18

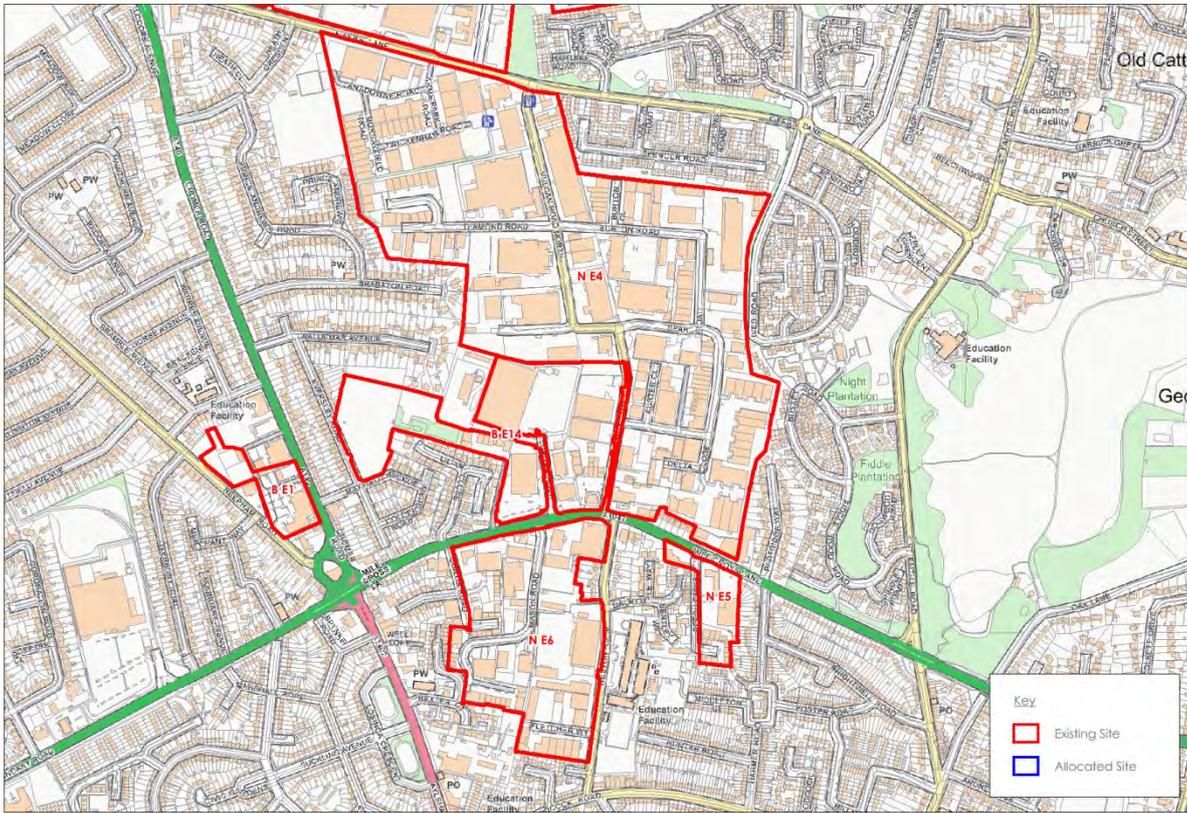


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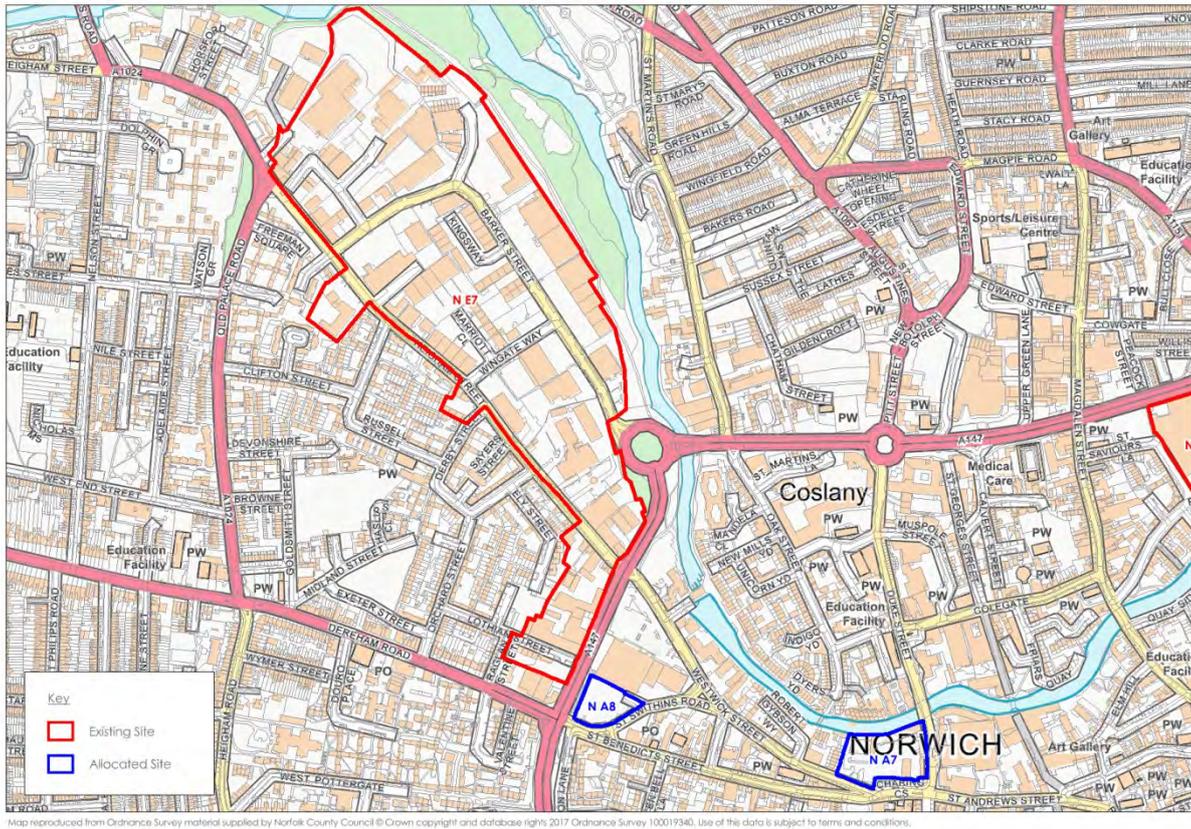
N E3



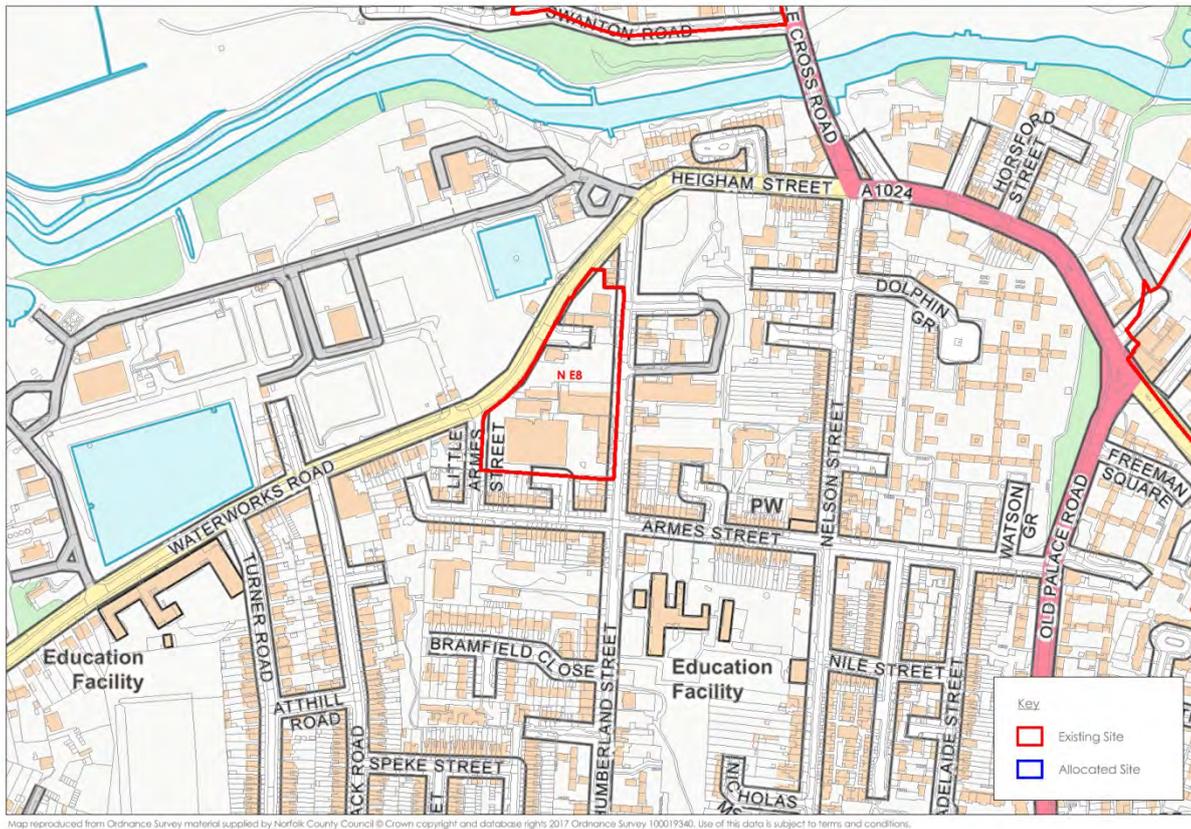
N E4, N E5 and N E6



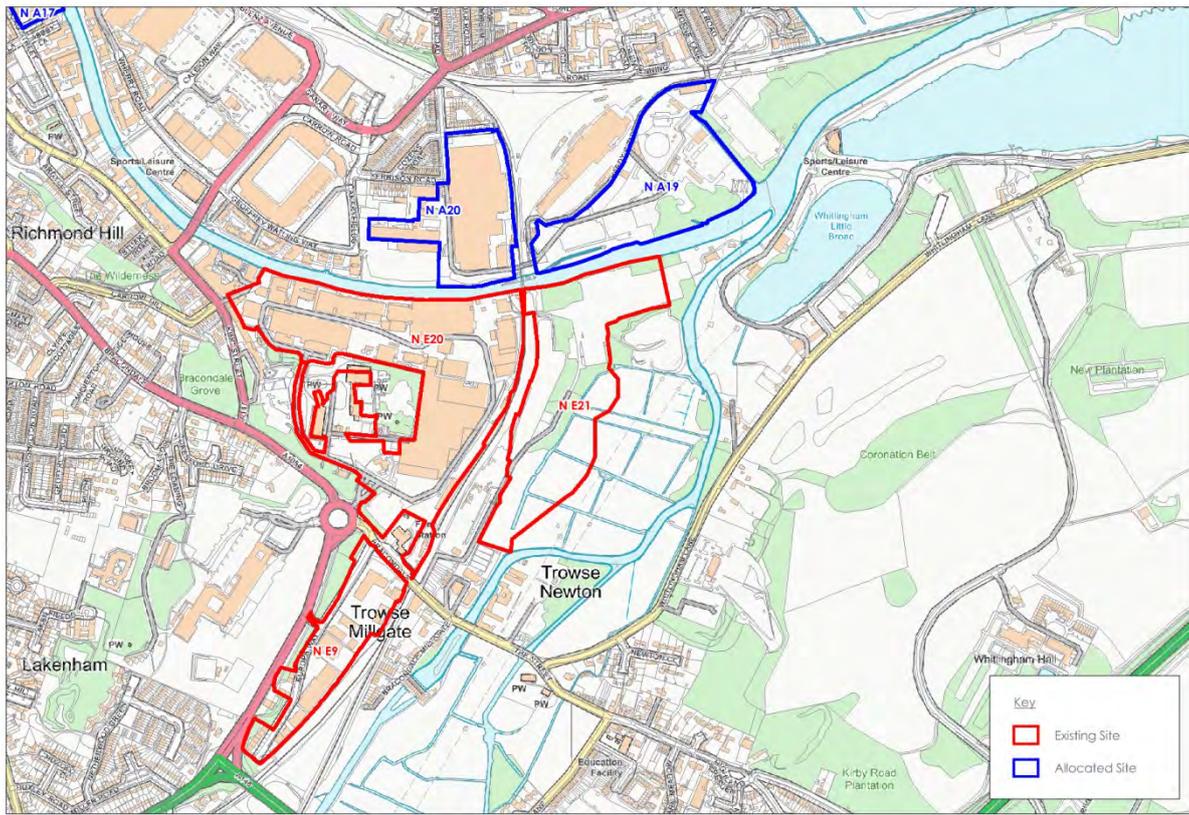
N E7, N A7 and N A8



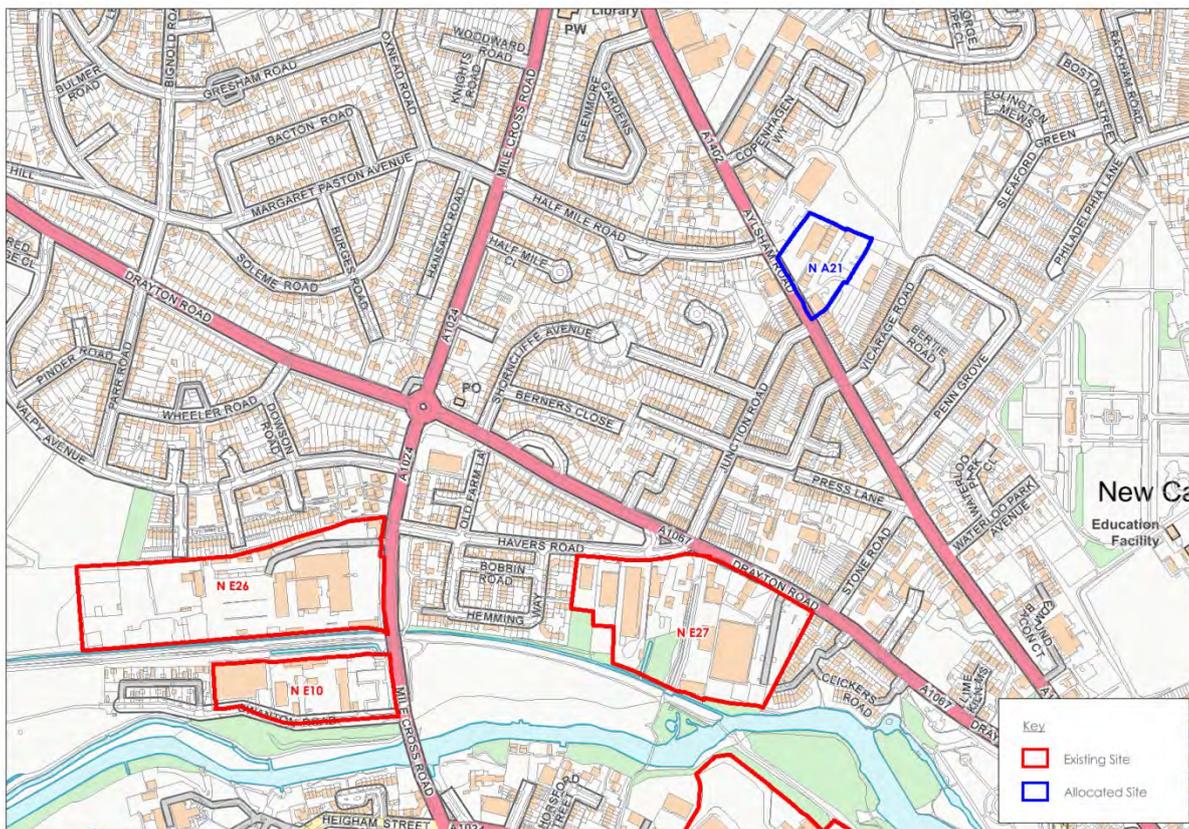
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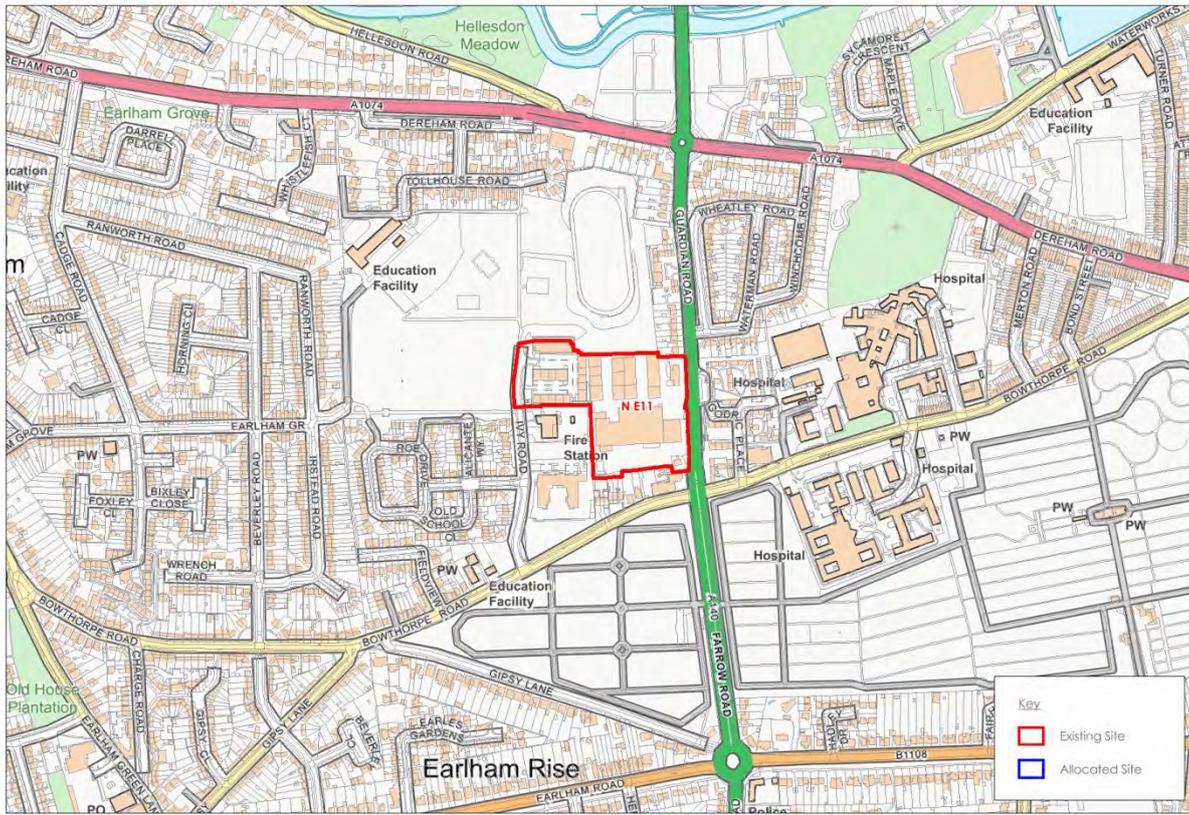
N E9, N E20, N E21, N A19 and N A20



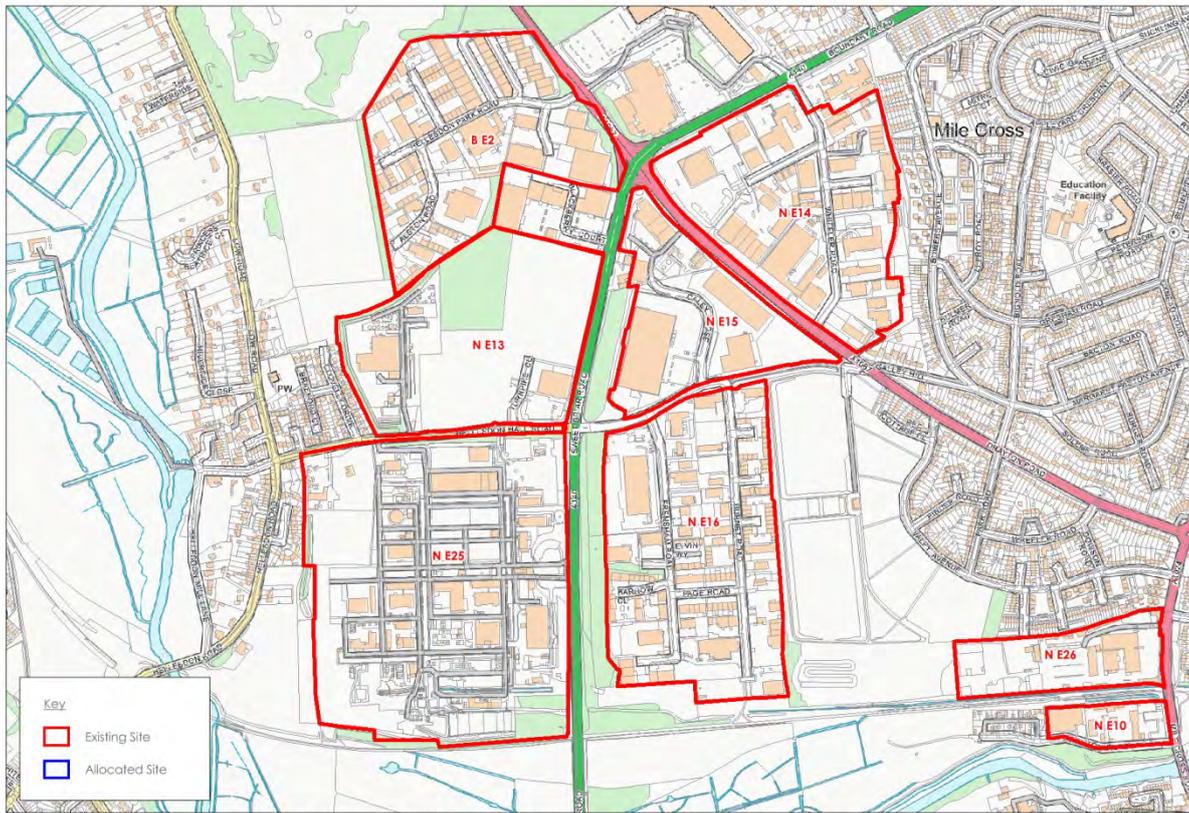
N E10, N E20, N E27 and N A21



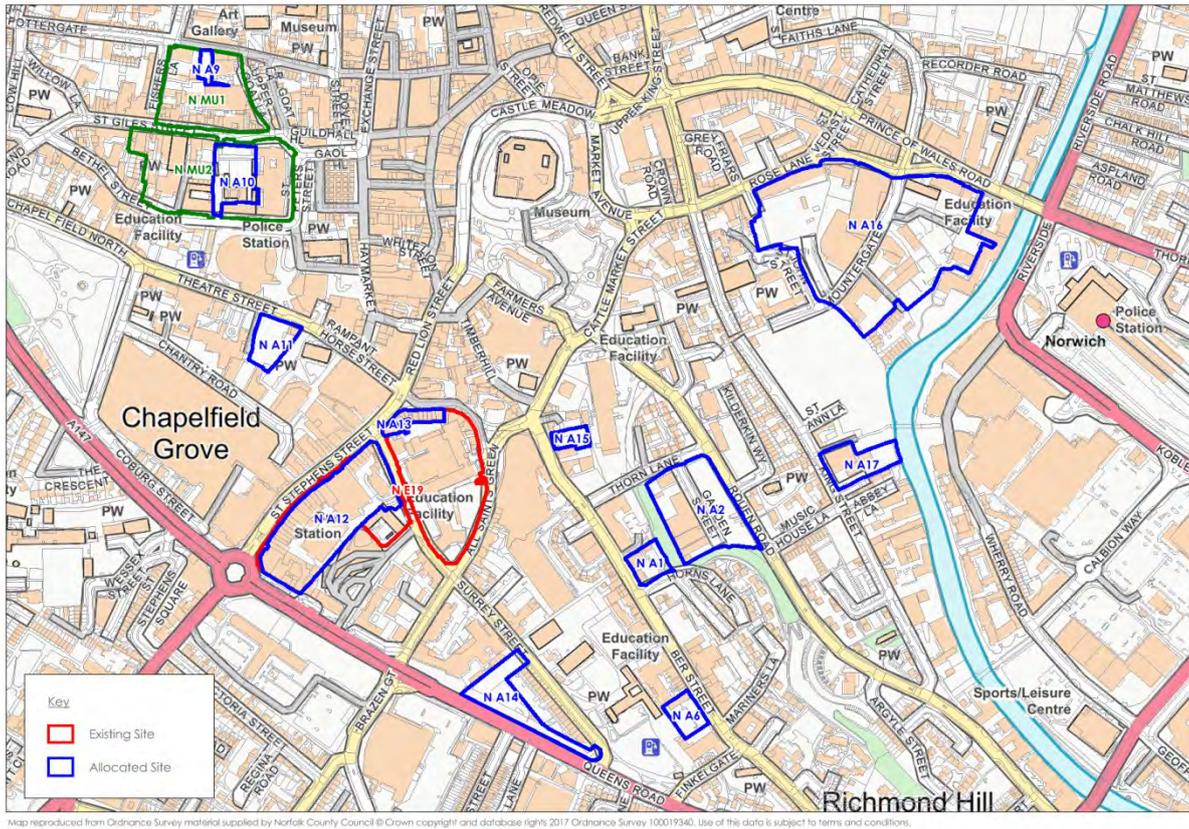
N E11



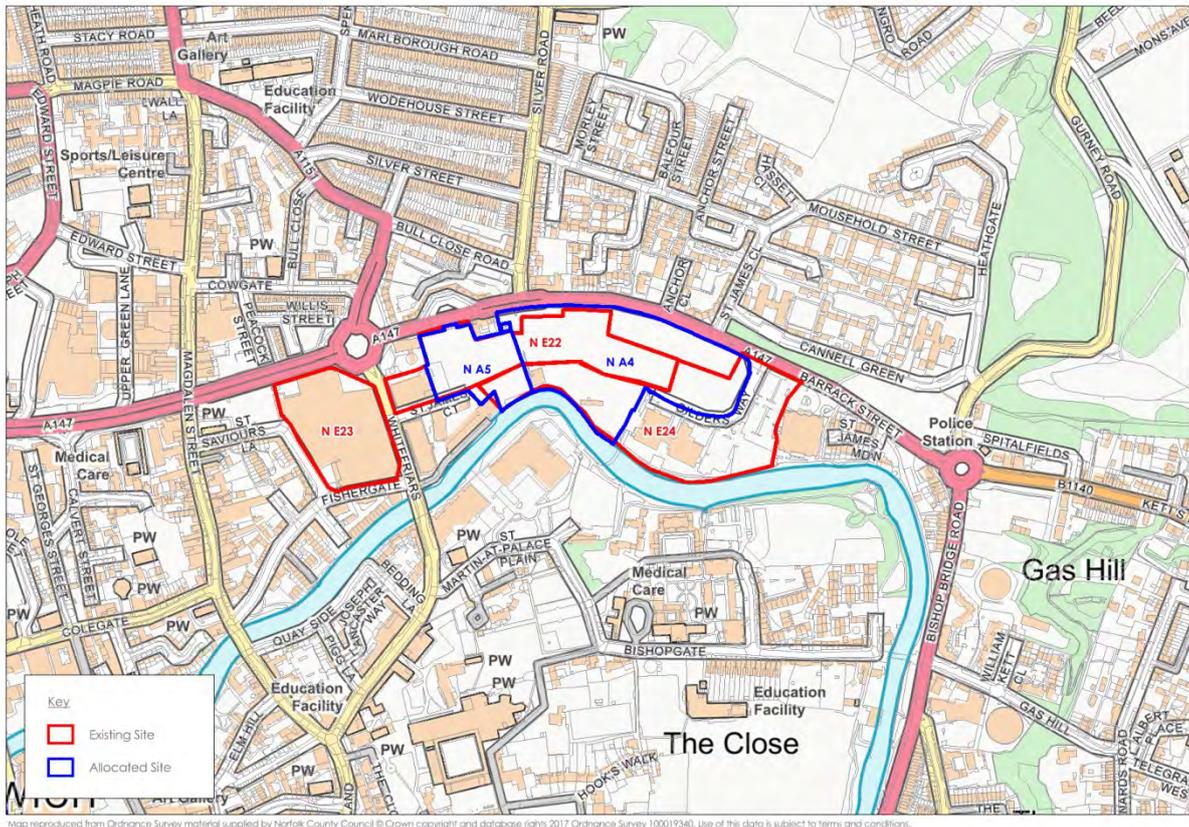
N E13, N E14, N E15, N E16 and N E25

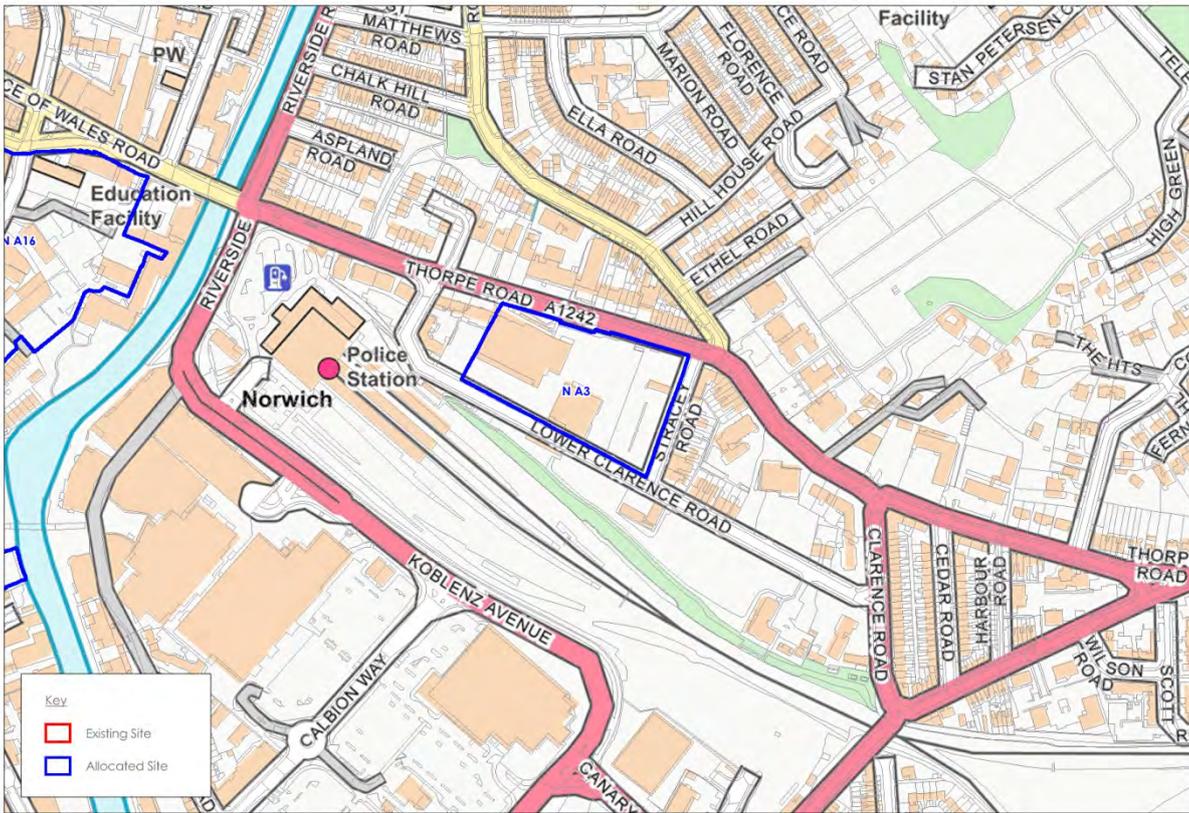


N E19, N A1, N A2, N A6, N A9, N A10, N A11, N A12, N A13, N A14, N A15, N A16, N MU1, N MU2



N E22, N E23, N E24, N A4 and N A5

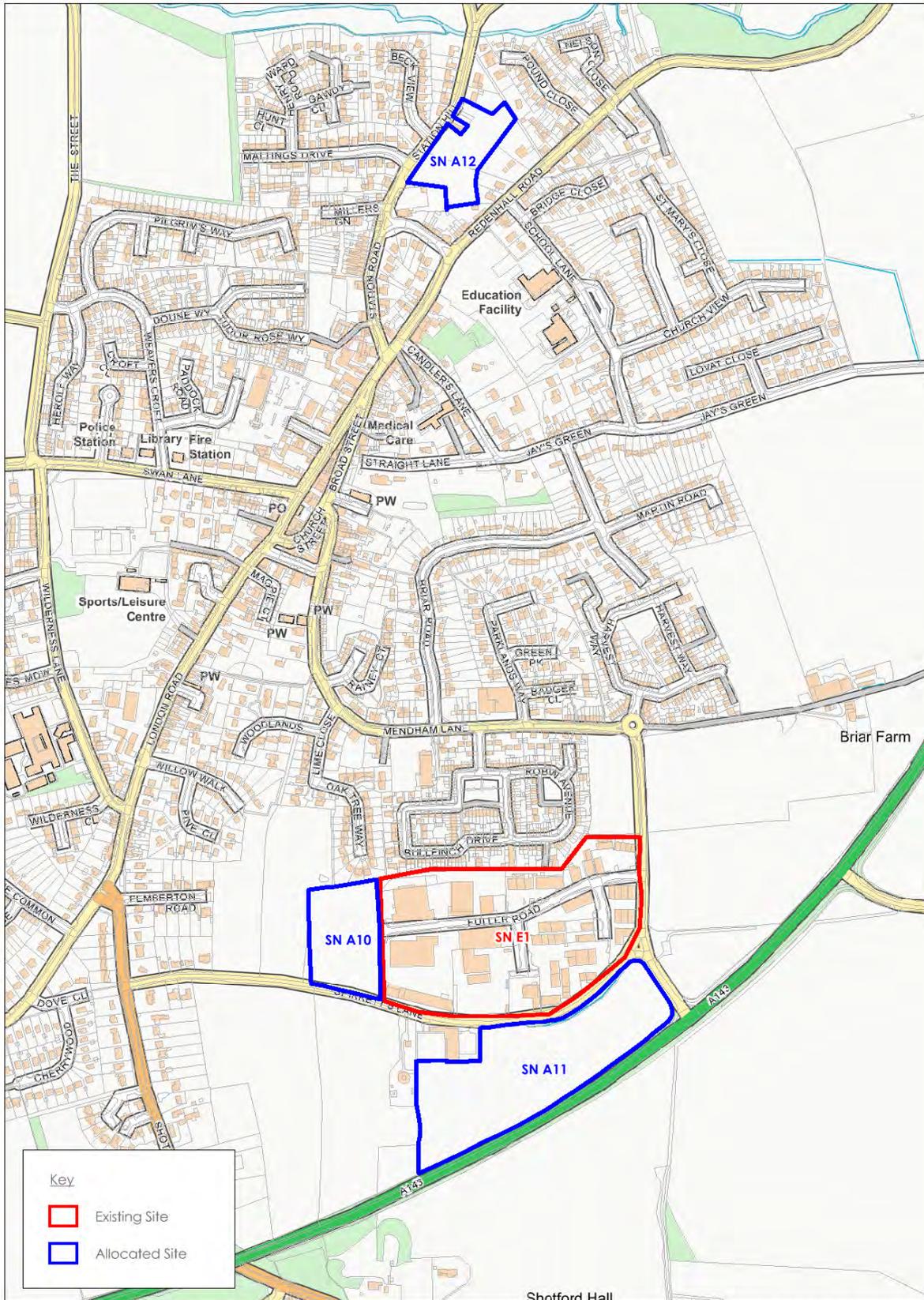




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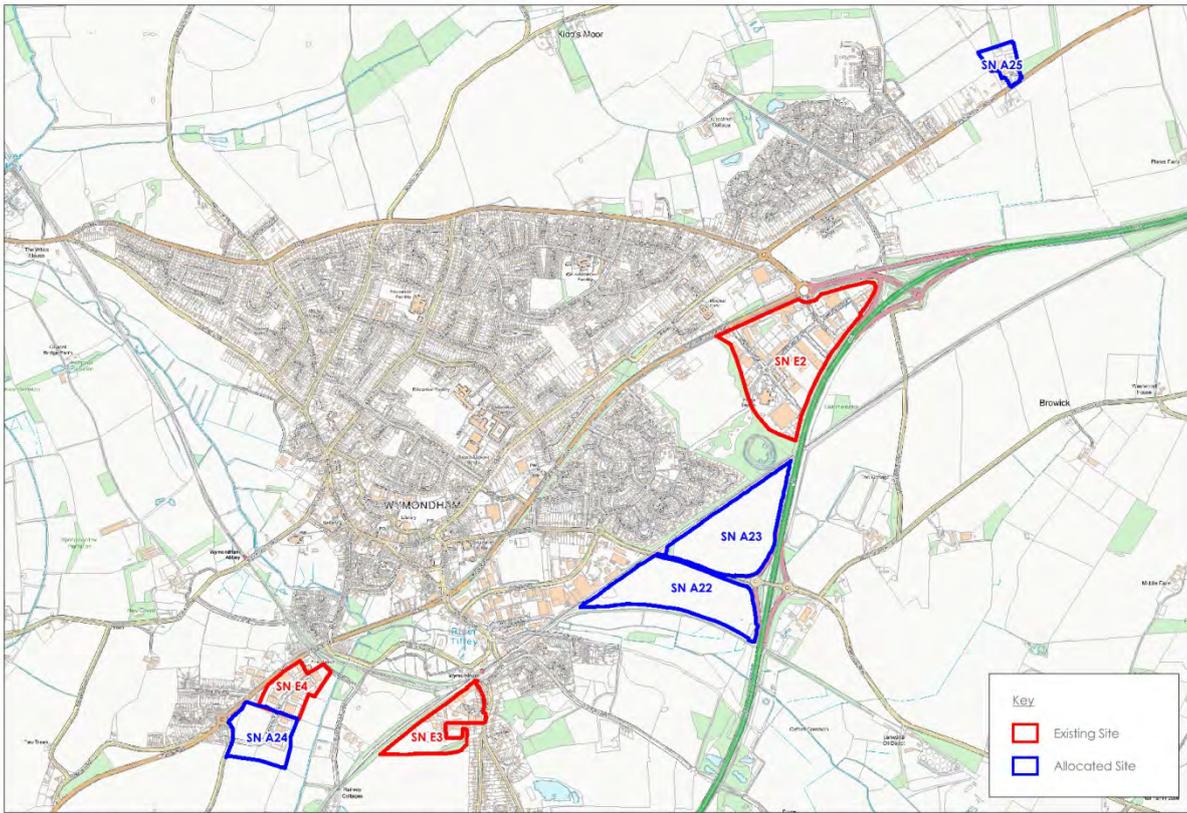
South Norfolk

SN E1, SN A10, SN A11 and SN A12



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SN E2, SN E3, SN E4, SN A22, SN A23 and SN A24



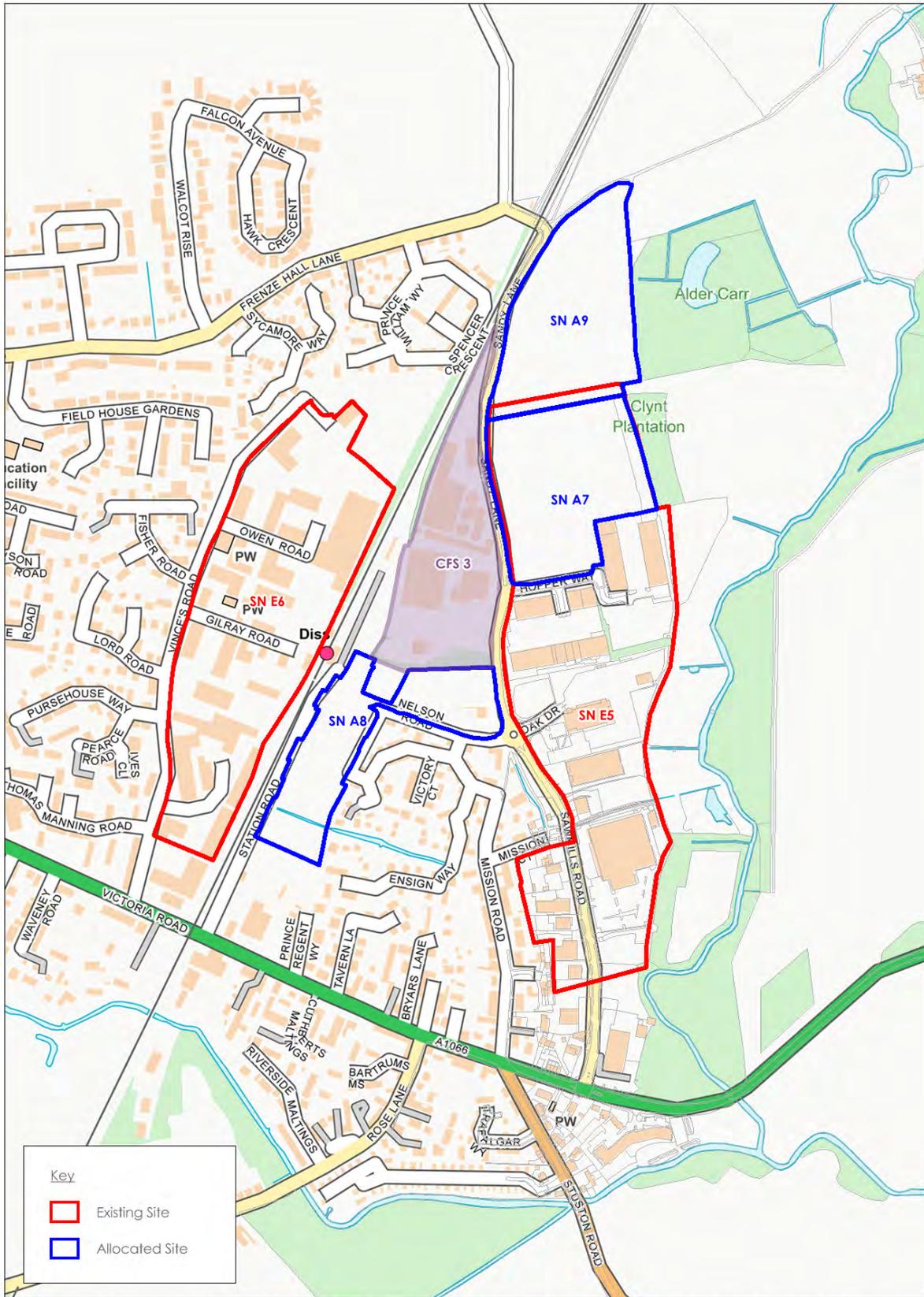
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SN E7



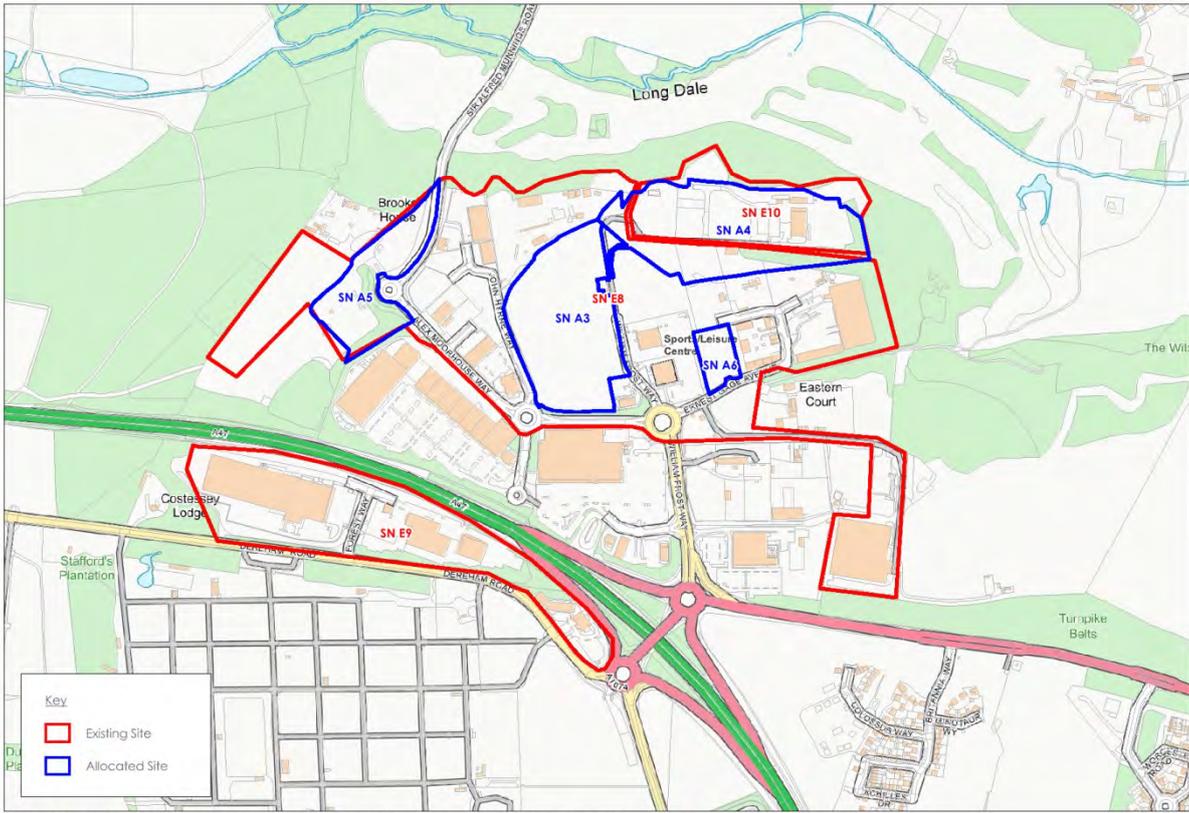
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SN E5, SN E6, SN A7, SN A8, SN A9 and CFS 3

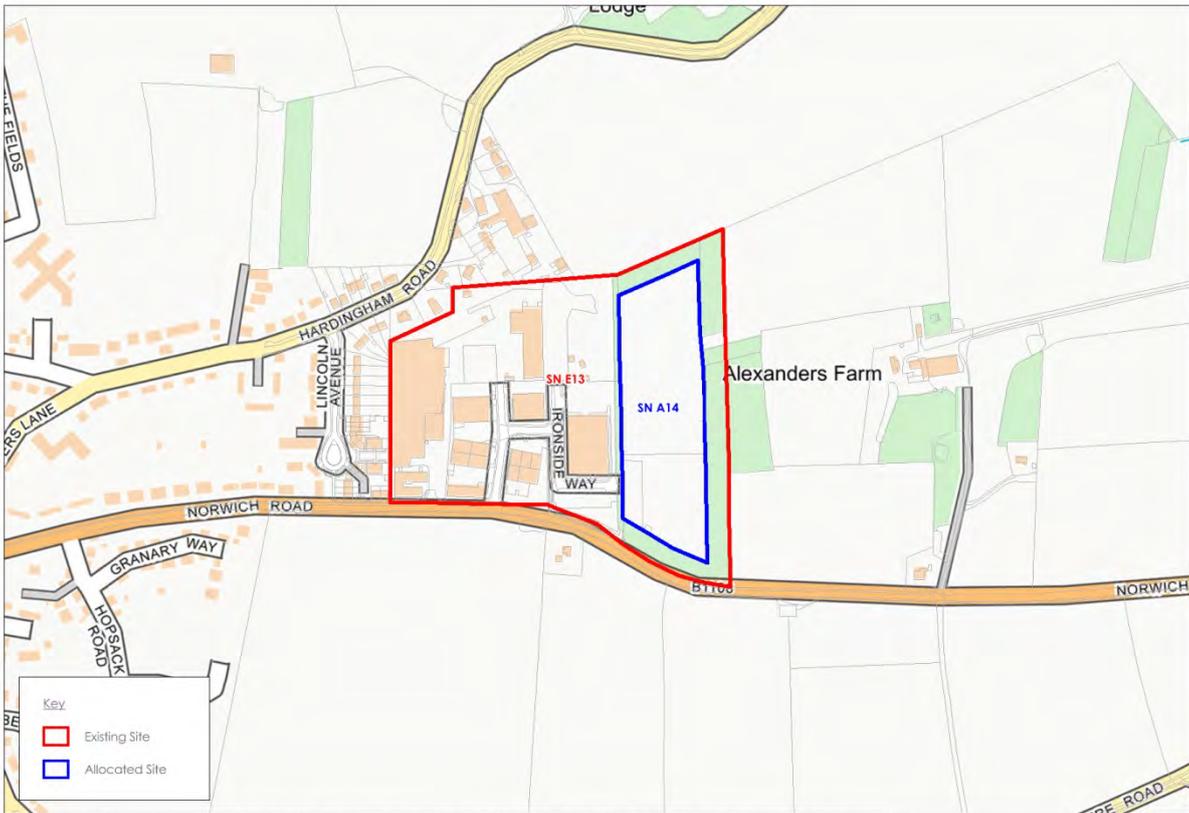


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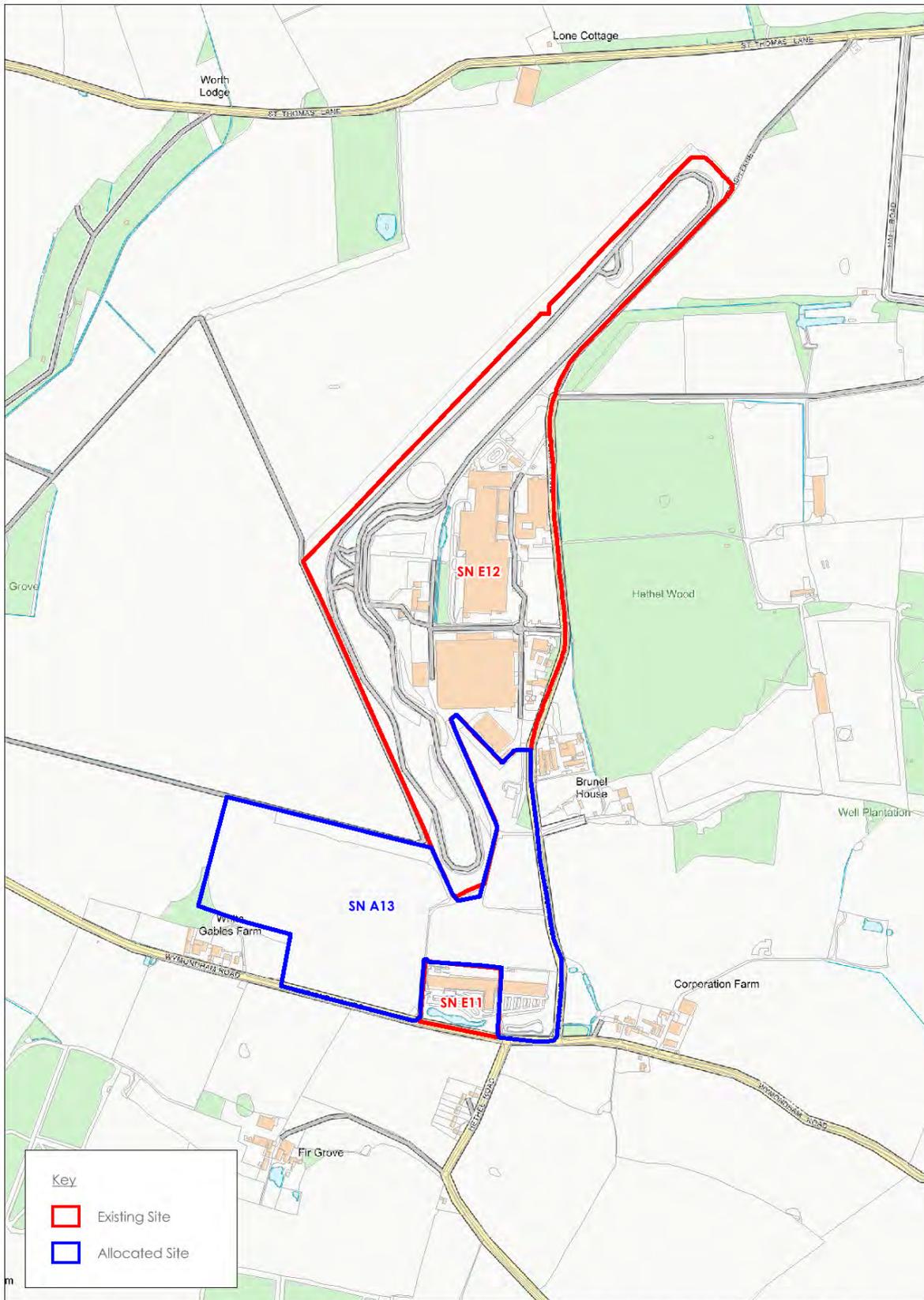
SN E8, SN E9, SN E10, SN A3, SN A4, SN A5, SN A6



SN E13 and SN A14

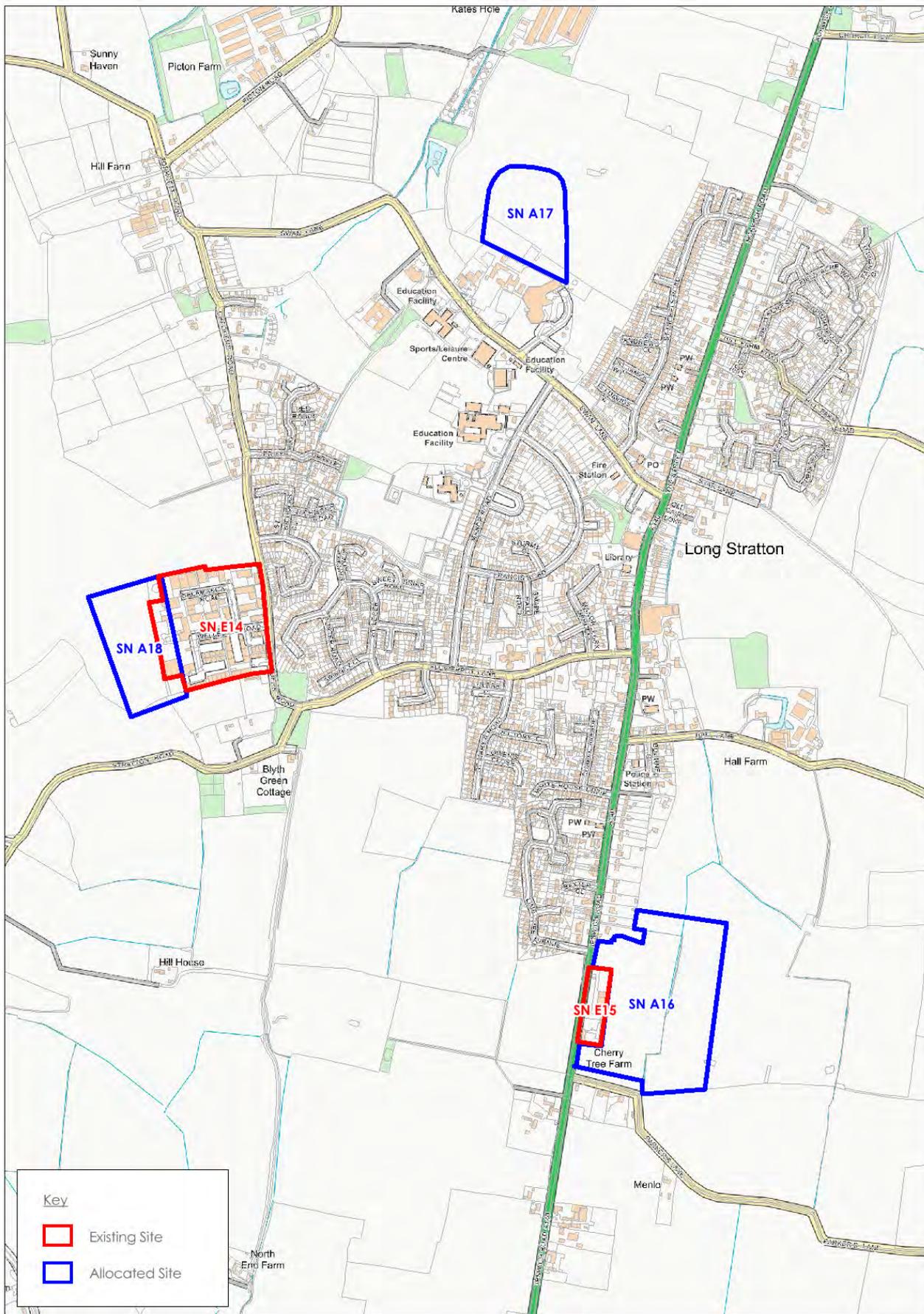


SN E11, SN E12 and SN A13

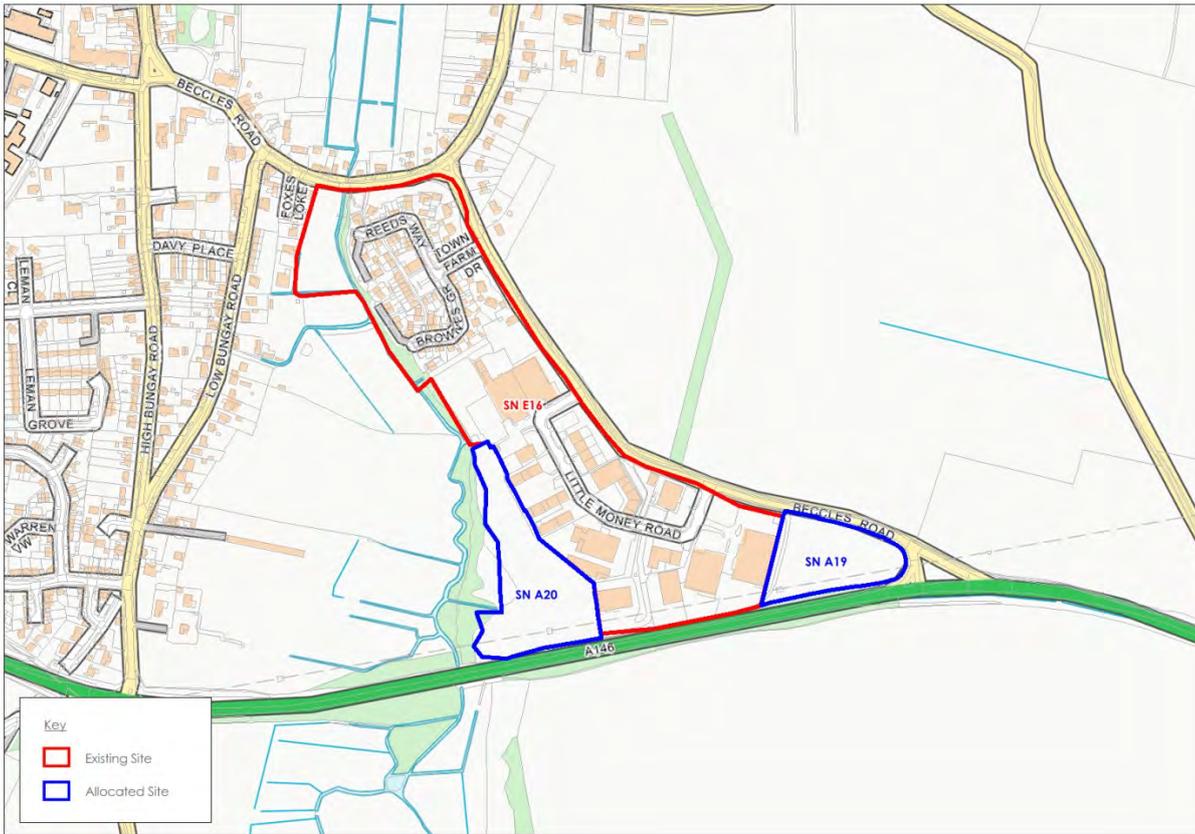


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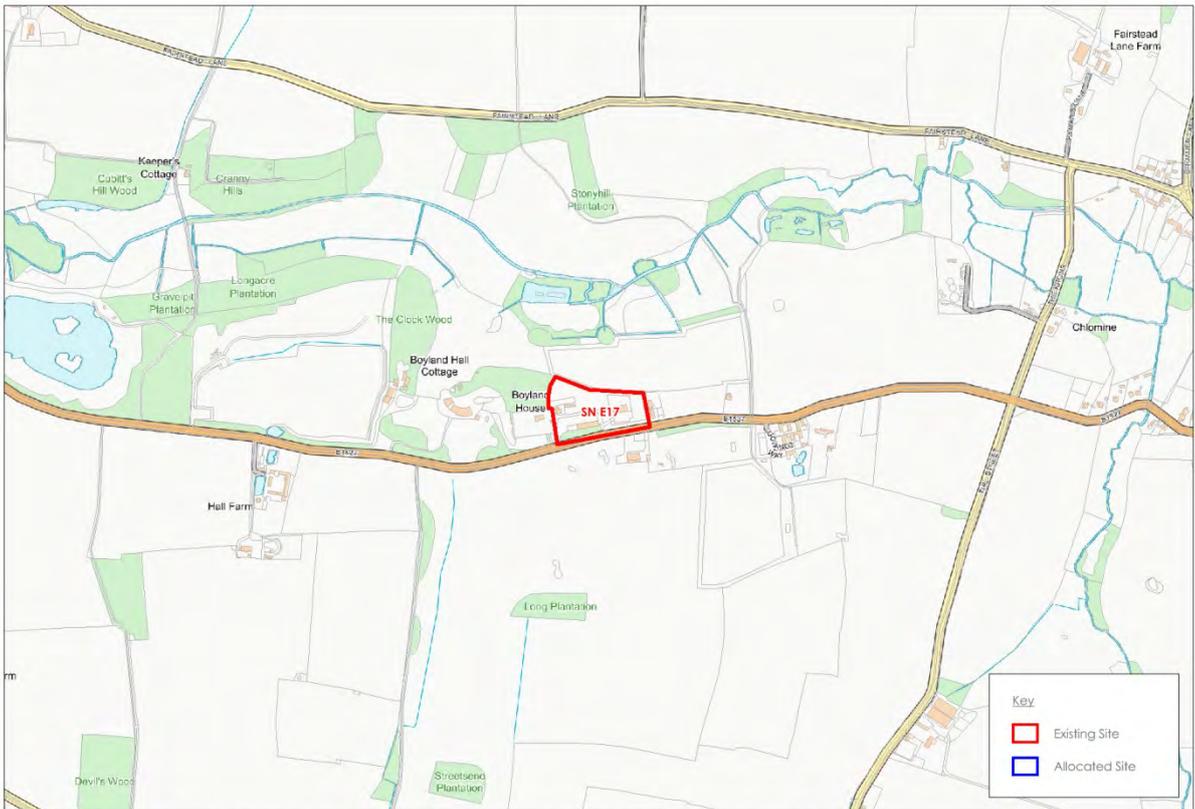
SN E14, SN E15, SN A16, SN A17 and SN A18



SN E16, SN A19 and SN A20

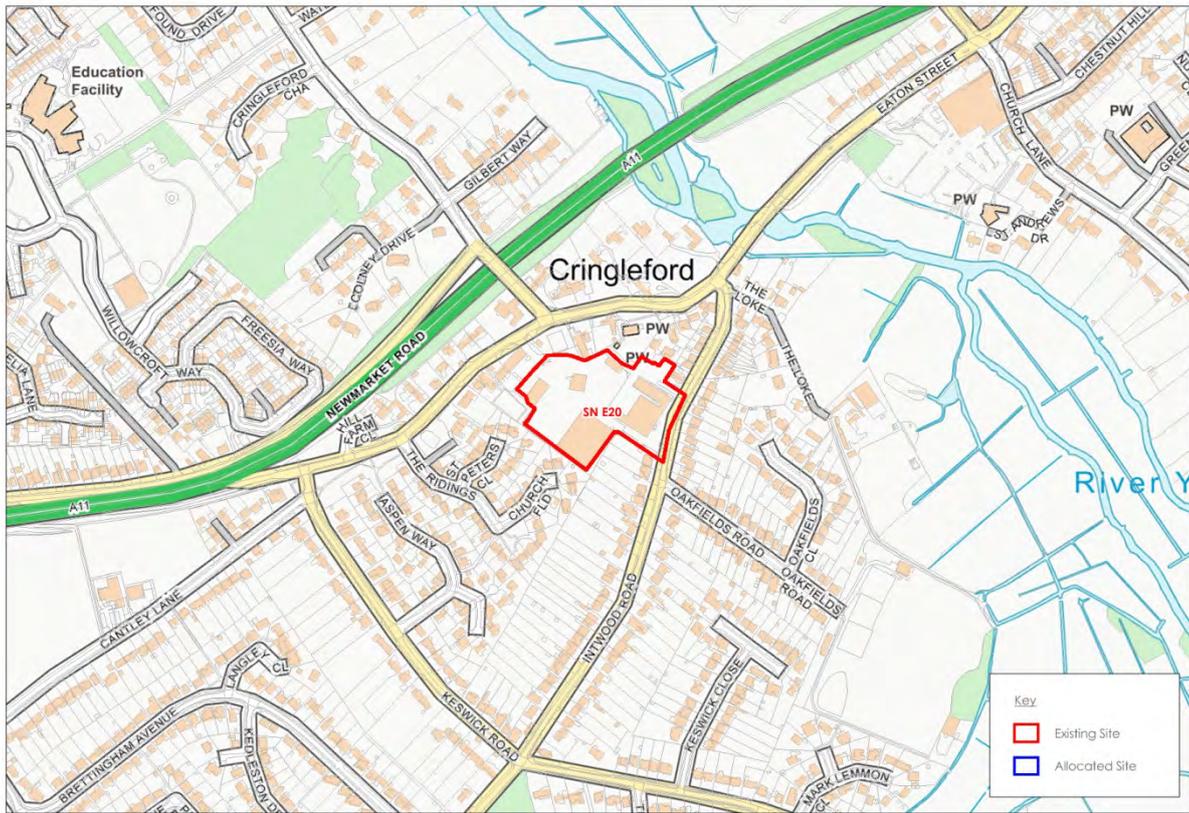


SN E17



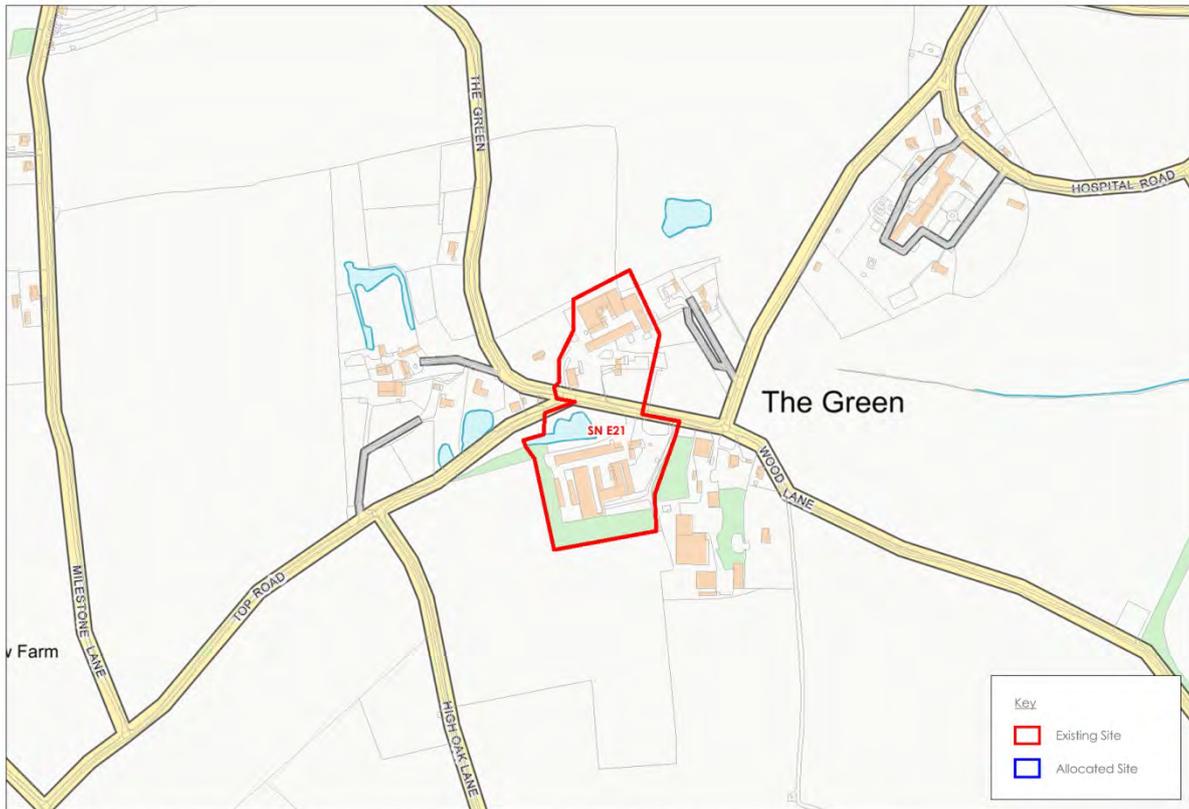
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SN E20



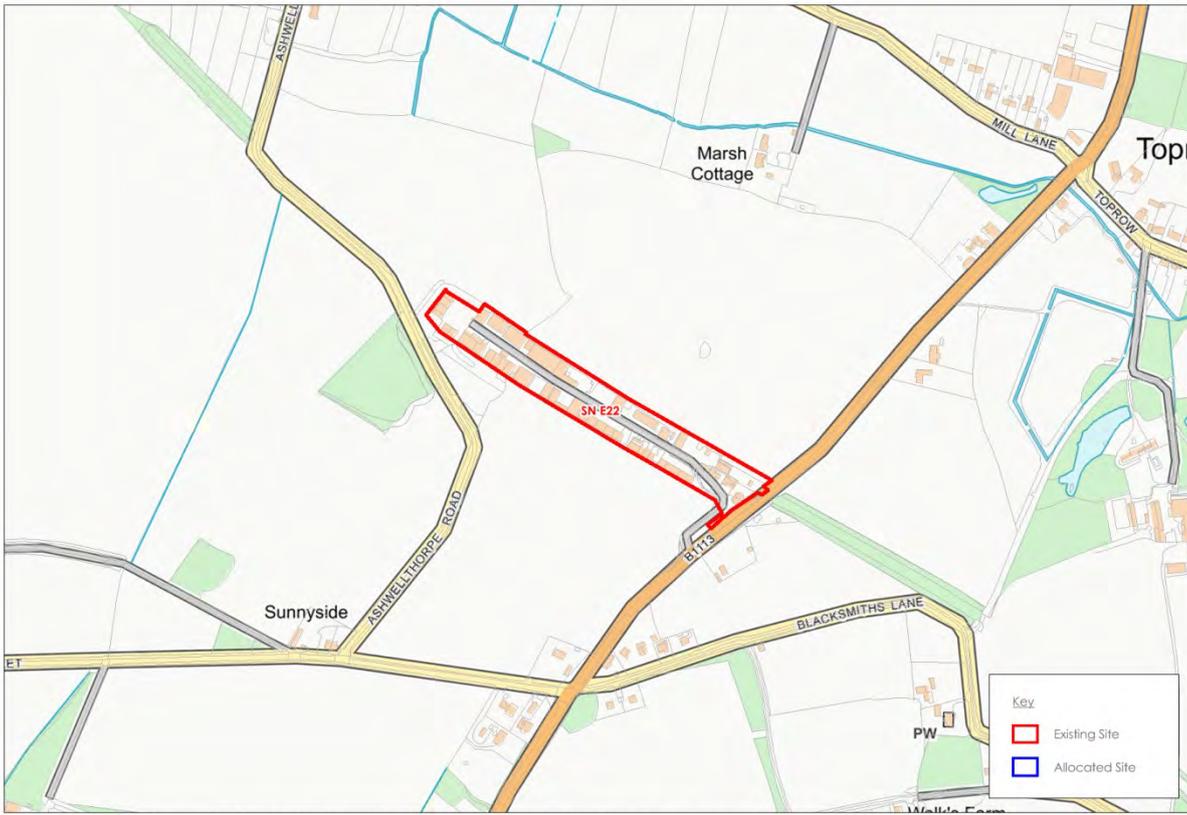
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SN E21

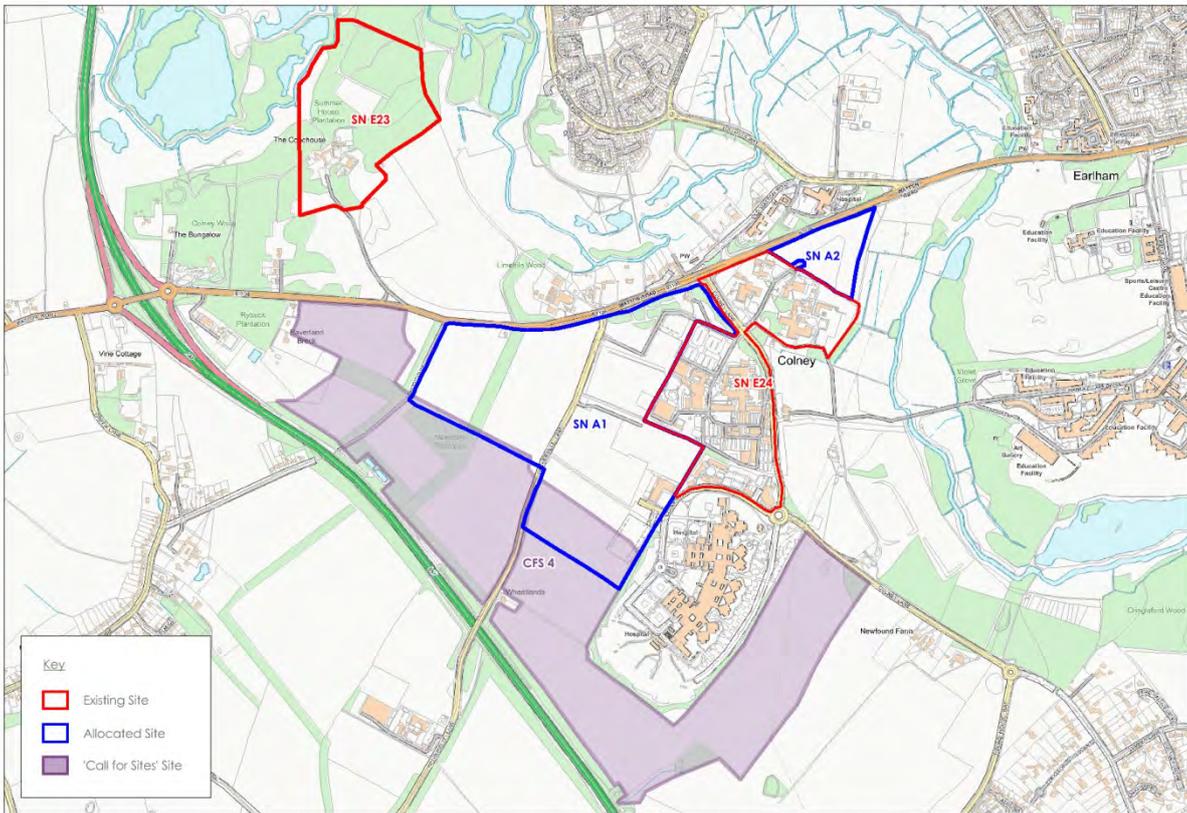


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SN E22



SN E23, SN A1, SN A23 and CFS 4



SN A21

