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2024

# Breckland Housing and Economic Development Needs Assessment

Employment Site Assessments

Iceni Projects Limited on behalf of  
Breckland District Council

March 2024

ICENI PROJECTS  
LIMITED ON BEHALF  
OF BRECKLAND  
DISTRICT COUNCIL

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Breckland Housing and Economic  
Development Needs Assessment  
EMPLOYMENT SITE ASSESSMENTS



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# 1. Employment Land Supply

## Ashill

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### Promoted

### Old Hall



- 1.1 Promoted site of approx. 2.3 ha located to the south west of Ashill, current use is agricultural with some associated residential uses. Residential properties lie immediately to the west and south east. Access to the site is via a residential road to the south, there is no direct access to A road with a 4 mile route to the A1065 and 5 miles to the A47.
- 1.2 An application is pending decision (submitted: August 2023) on the site for the demolition and replacement of the dwelling on site.

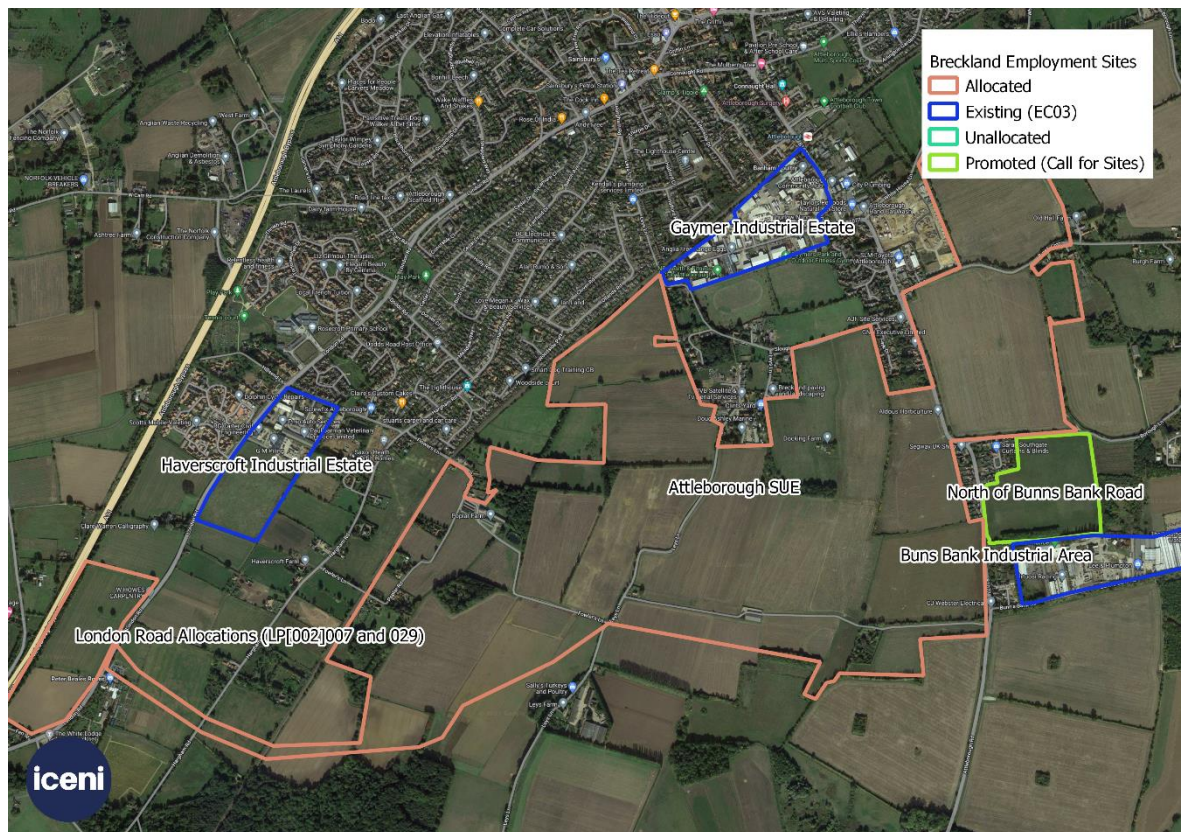


- 1.3 Recommendation: The site is small and not very well located for general industrial uses. Existing use for agriculture is appropriate but proximity to residential dwellings would make redevelopment for industrial or warehousing uses unsuitable.

## Attleborough

### Allocated

#### Attleborough SUE



- 1.4 This site was allocated under Policy Gen 4 of the previous Local Plan, it achieved outline planning consent in 2020. The site therefore has outline permission for up to 4,000 dwellings as well as 2,600m<sup>2</sup> gross of Class A1 floorspace and 1,400m<sup>2</sup> (gross) within Classes A2 to A5, as of September 2023 no reserved matters applications had been submitted. The 2020 changes to the use classes order mean that the floorspace permitted under use classes A1 to A5 is now considered

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class E. The outline permission makes no reference to B class employment uses and the approved masterplan shows no reference to employment uses either. Phase 1 of the development is being supported by Homes England who now own the land required.

- 1.5 The site is very large approx. 220 ha and lies to the south of Attleborough. There is potential for very good connections to the A11 which would avoid traffic through the town. Although the site's size has potential to allow for the development of general employment uses it is not yet clear if this will come forwards given that it is not mentioned in the outline application.
- 1.6 **Recommendation: The site has potential to provide employment development as part of the wider strategic extension, however the outline permission does not appear to intend to bring employment uses forwards on site. The site is suitable for retention as an SUE allocation but the delivery of general employment uses cannot be relied upon.**

## London Road Allocations (LP[002]007 and LP[002]029)

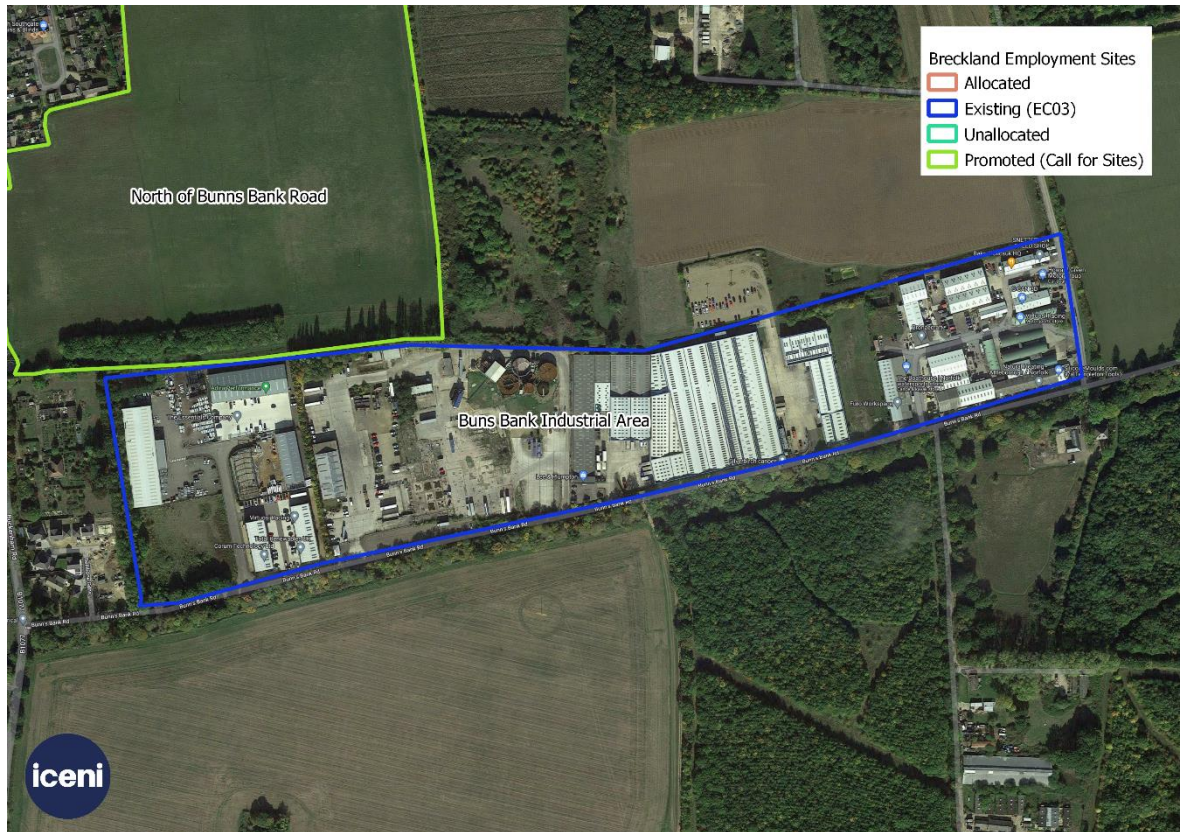


- 1.7 Greenfield site of 12.6ha allocated for employment in previous Local Plan. No planning applications have been submitted for the site as of September 2023 and as such the site remains undeveloped. There are no landscape constraints on the site but ownership of is split with the southern field (LP[002]007) under separate ownership to the northern (LP[002]029).
- 1.8 The site is largely surrounded by greenfield with a hotel lying to the south and a pub and garden centre to the south east. There is very good access to the A11 which bounds the site to the north west. The Attleborough SUE allocation lies to the south east.
- 1.9 The Council have made several unsuccessful attempts to contact landowner. Notable questions over availability.
- 1.10 **Recommendation: The site is well located to road infrastructure and has been previously allocated for employment. Despite allocation the site is yet to come forward for development and appears no longer available.**



## Existing (EC03)

### Buns Bank Industrial Area

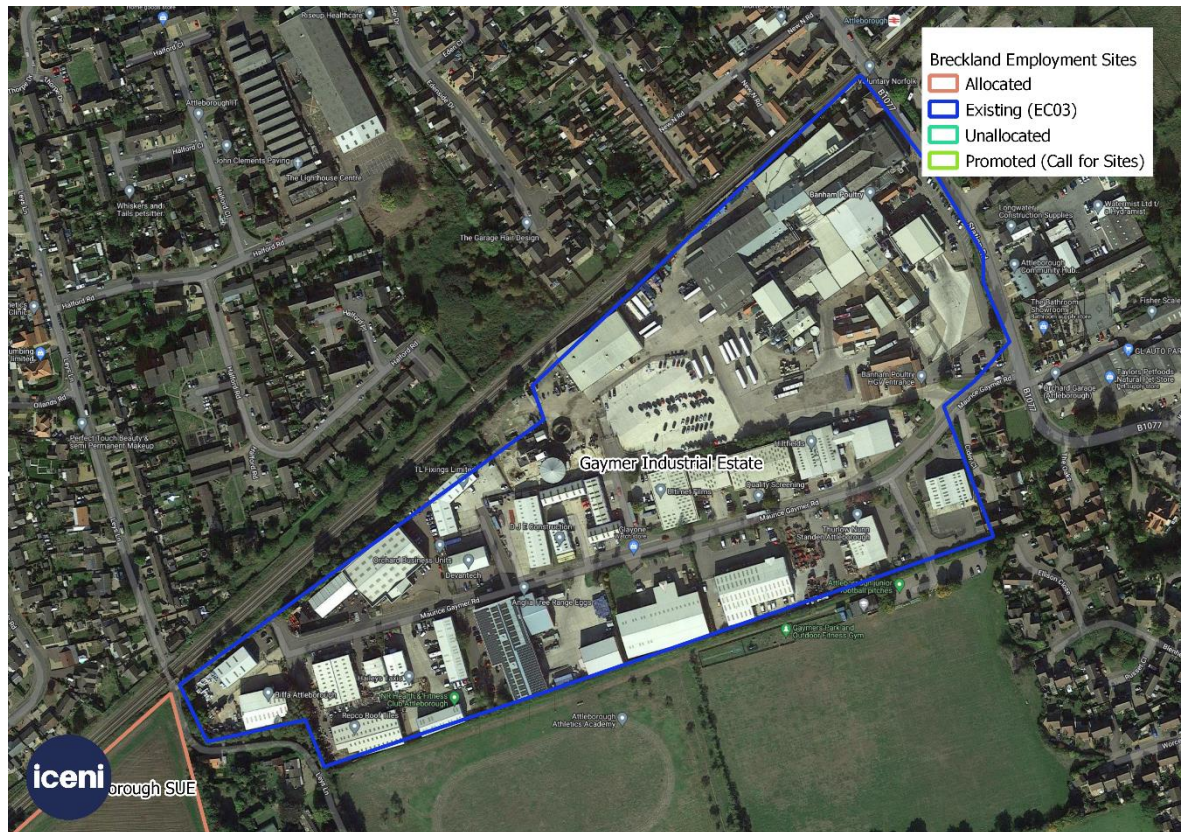


- 1.11 Existing industrial estate of 12.4 ha in semi-rural location to the south of Attleborough, some residential development to the west and north but largely greenfield surrounds. Site consists of separate plots connected by Bunns Bank Road which runs along the southern border.
- 1.12 Predominantly B2 and mixed B class uses with the stock of varying age and quality, some units are new with some much older, likely 1950's. Access to A11 is indirect and reasonable, an approx. 2 mile journey through Attleborough for access. Overall vacancy appears low, some of the newer build units are yet to be fully let, there is one large area of open storage space in the centre of the site that may be an opportunity for intensification.
- 1.13 **Recommendation: Site is designated under policy EC03 of the Local Plan, site is well occupied and used and clearly attractive to the local market given the new build development, there may be scope to expand to the north of the**



site if required. Residential development to the west may indicate some pressure from the residential market therefore the site is considered suitable for retention as a protected employment site.

### Gaymer Industrial Estate



- 1.14 Large industrial estate of 11 ha located to the south of Attleborough, residential units immediately located to the north. Units are large and aging constructed in roughly the 80's or 90's. Despite the age of the units most are of good quality, as is the general environment. Accessibility is not direct so of medium quality, an approx. 1 mile route through Attleborough to the A11 junction. Vacancy appears low although some evidence of vacant units. One of the larger sites within Attleborough and likely serves local needs well, medium market attractiveness. Varied uses present across the site some logistics and manufacturing, small agricultural cluster with poultry/egg and farm equipment suppliers.
- 1.15 Ownership across the site is fragmented and there is not recent planning history of note.



- 1.16 **Recommendation: Site is designated under policy EC03 of the Local Plan, well occupied and attractive to the local market. Retain as designated site.**

### Haverscroft Industrial Estate



- 1.17 Mid-sized industrial estate located to the south west of Attleborough, residential units immediately to the north, west and east, agricultural uses to the south. Accessibility is very good it is approx.. 1 mile to the A11 roundabout to the south, with the route not impacting residential areas.
- 1.18 The units on site are of medium to low quality, brick built and likely of 1950's construction. Despite this area is of reasonable quality although parking appears pressured with evidence of on street parking, this may make HGV movements difficult. General industrial uses across the site with some engineering focus. Site of medium market attractiveness.
- 1.19 Southern portion of the site is undeveloped, an application for outline permission for B1/B2/B8 uses (ref: 3PL/2016/0417/O) was approved in 2016. One reserved matters application relating to Phase 1 was subsequently approved in 2018. It

does not appear as if work has commenced on site and as such it is believed that the permission has expired.

- 1.20 **Recommendation: Site is designated under policy EC03 of the Local Plan, appears well occupied despite age of units. Council have undertaken efforts to contact landowner of undeveloped southern portion of the site without success: land is not considered to be available at this time. Amend boundary to remove undeveloped portion and retain remainder as a designated site.**

## Unallocated

### Rookery Business Park

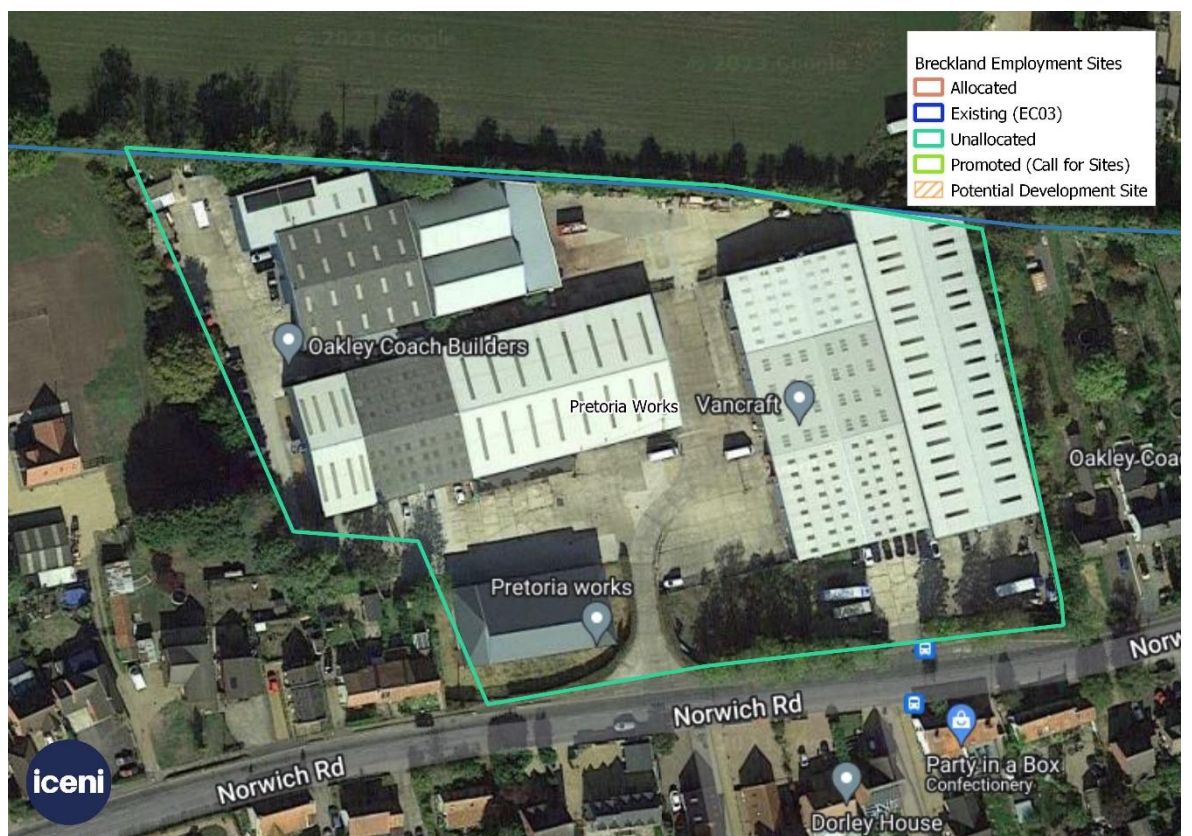


- 1.21 Mid-sized business park (6.38ha) in largely rural location to the north east of Attleborough. Site consists of a range of small to medium size units, a mix of ages but predominantly 1970/80's, appear in good condition and well looked after, solar panels have been fitted on the rooves of the larger units on site, this is likely to have been done recently. There are a range of uses across the site including some manufacturing as well as car repairs and sales.



- 1.22 The quality of the environment is generally good but on street parking has made circulation somewhat difficult. Accessibility is good, just under 1 mile to A11 junction. No vacancies apparent, site of high market attractiveness.
- 1.23 Large vacant site in south east corner has potential for redevelopment.
- 1.24 **Recommendation: Good quality existing employment site, likely serves local uses well. Not currently designated or protected under policy, consider doing so.**

### Pretoria Works

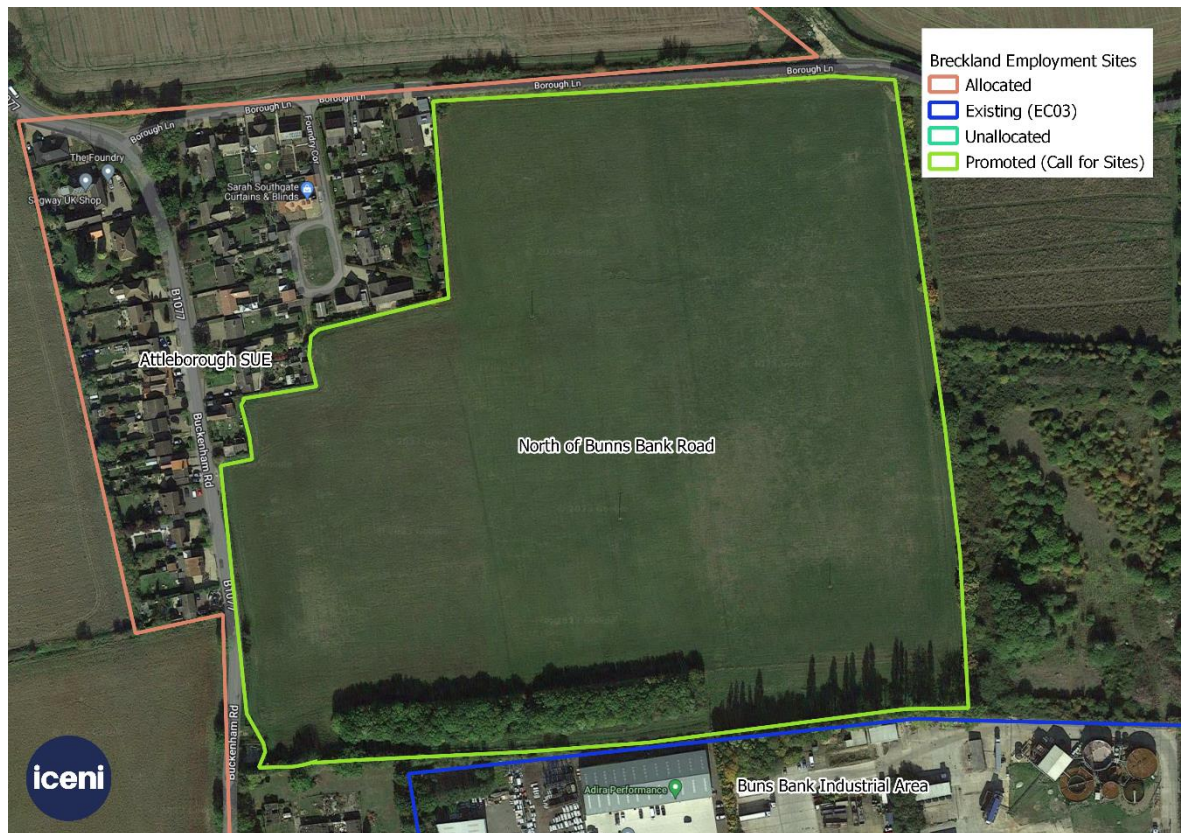


- 1.25 Small business park (1.9ha) in largely rural location to the north east of Attleborough, adjacent to residential properties to the east, south and west. Site consists of medium size units, potentially of 80/90's construction. All appear to be in good condition but a majority are vacant, no planning applications appear to have been submitted to change the sites use, single owner for entire site. Accessibility is good, just under 1 mile to A11 junction.
- 1.26 **Recommendation: Good quality existing employment site, question over unexpectedly high vacancies, recommend landowner engagement.**



## Promoted

### North of Bunns Bank Road



- 1.27 This 11ha site has been promoted for employment through the most recent Call for Sites. It lies to the south of Attleborough in what is currently a fairly rural location, Buns Bank Industrial Area is immediately adjacent to the south, there are some residential properties to the northwest and south also. The Attleborough SUE bounds the site to the north and west, the building out of this will make the area much more urban in the long term. Access to the A11 is indirect and somewhat poor, an approx. 2 mile journey through Attleborough for access.
- 1.28 **Recommendation: The sites location adjacent to Buns Bank Industrial area and would make it an appropriate expansion site for employment uses if needed subject to provision of suitable access and viability.**

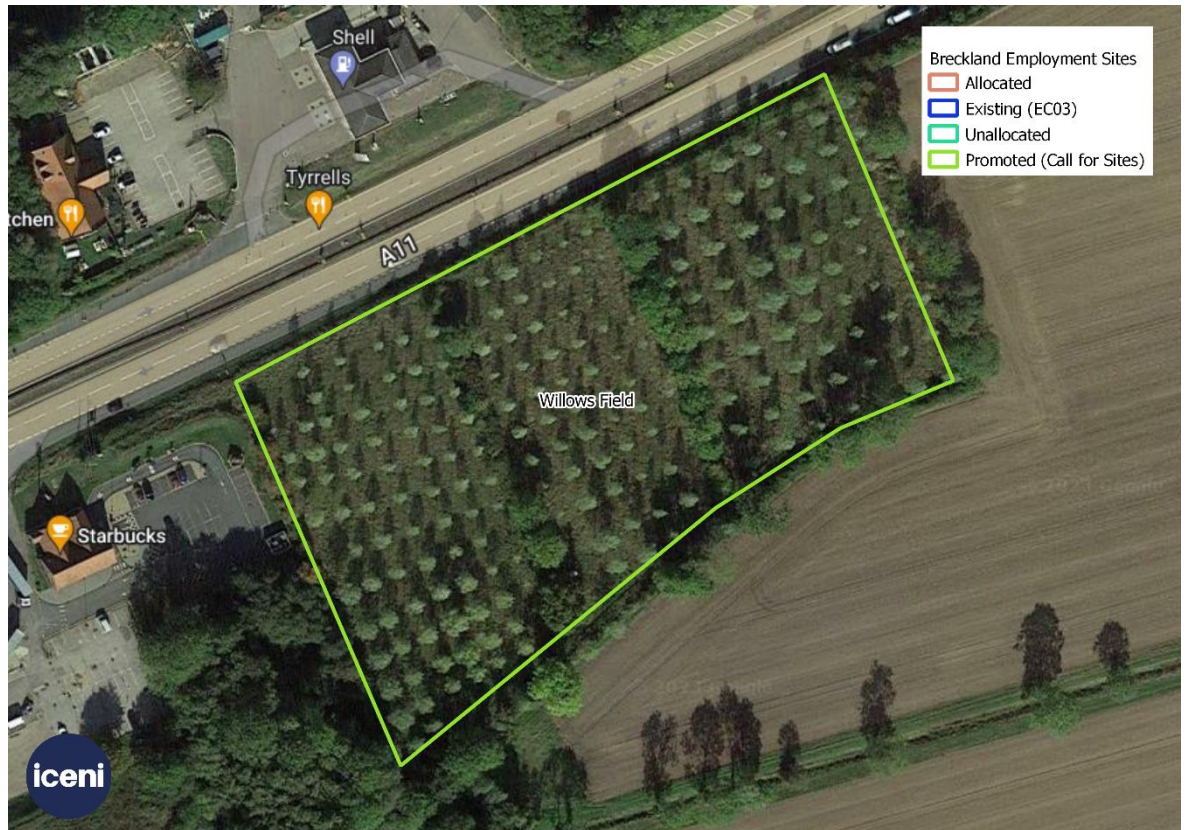
## Rookery Field



- 1.29 This is a large 14ha site promoted for employment through the call for sites. A solar farm have been developed on the site. The site is in a largely rural location with reasonably good access to the A11 via Rookery Business Park which lies to the southwest.
- 1.30 **Recommendation: A small solar farm has been developed on site, no land available for additional development, not available.**



## Willows Field



- 1.31 Agricultural site of 1.6ha promoted for employment, the site is currently planted with a number of willow trees. The site has the potential to be accessed directly from the A11 through the small service station which lies to the west, the A11 runs along the northern boundary. To the south and east of the site lies more agricultural fields which appear to be used for more traditional crop growing. Landownership of the site appears fragmented with 4 separate registry titles, but current use would indicate a single owner.
- 1.32 The site has potential to offer new employment development if required, its location on the A11 would indicate a reasonable level of market attractiveness. However, its location to the north of Attleborough and some distance from the main settlement may impact this negatively. High vacancy at Pretoria Works, another Besthorpe location, may indicate a lower level of demand for industrial units in this location.
- 1.33 **Recommendation: Agricultural site with potential for small scale development that would have good A11 access. Given high vacancy in other locations, additional allocations in Besthorpe may not be required.**

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## Banham

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### Heath Road – Unallocated



- 1.34 Small industrial sites situated to the east of Banham, very rural location surrounding uses are almost entirely agricultural with some residential properties. Occupied mainly by car and van repairs, there appears to be some vacancy on site but overall poor condition makes this unclear, there is not active marketing for vacant units that would suggest this. Units likely of 1970's construction appear to be in reasonable condition despite quality of the environment. Proximity to residential units, particularly on the eastern site feels inappropriate. Overall, access is poor, route to A11 is approx.. 5 miles through country lanes.
- 1.35 **Recommendation: Employment uses on site appear well established, sites are well used and serve local need. Suitable for continued use but unlikely to warrant any further policy based protection.**

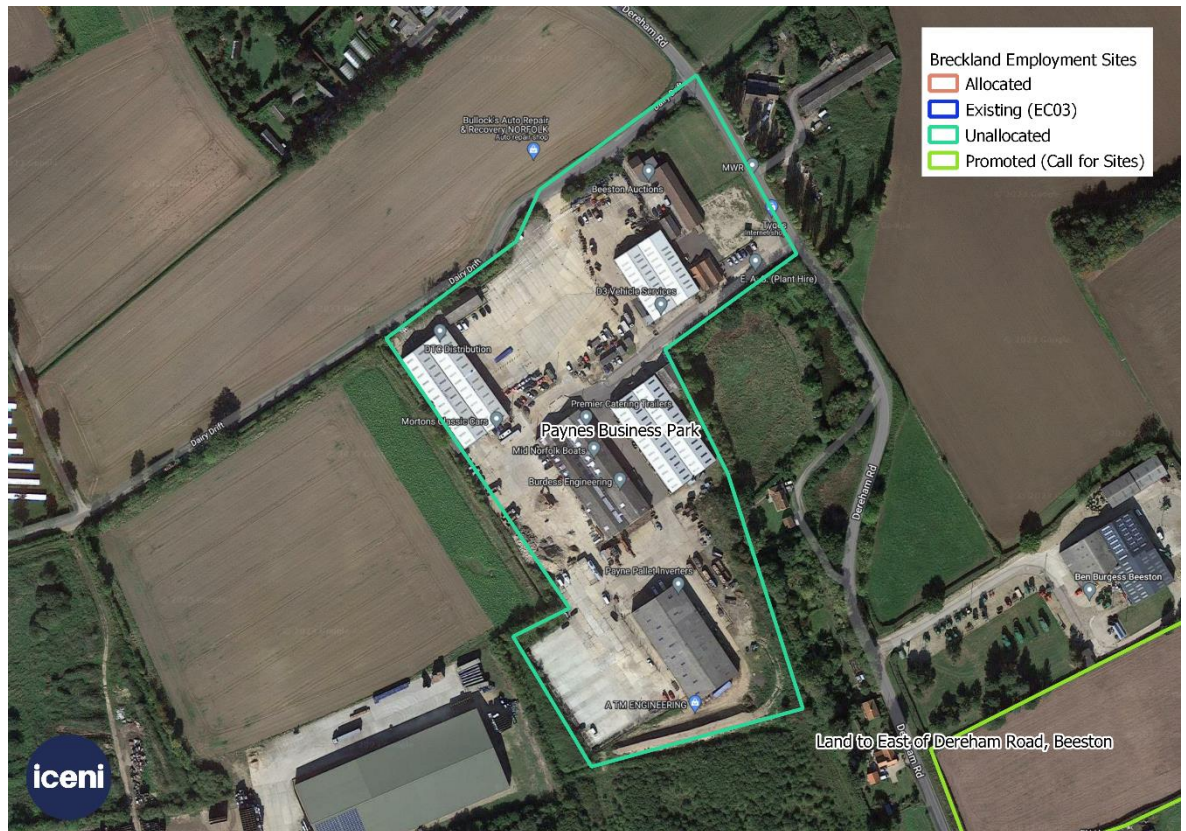


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## Beeston

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### Paynes Business Park – Unallocated



- 1.36 Industrial site of 4.7 ha located to the south of Beeston, very large units with hardstanding used mainly for parking and open storage. Occupiers are predominantly engineering services alongside some construction and car repairs. Vacancy is very low with all units appearing occupied, market attraction is likely reasonable.
- 1.37 Site is under single ownership although spread across 4 registry titles, there is some planning history although only for smaller infill development. Notably, the most recent application (ref:3PL/2019/0619/F) for a single storey unit does not appear to have been built out.
- 1.38 The site has reasonable accessibility, it is a 2 mile route to the A47 to the south, however this is along country roads which may be difficult for HGVs to navigate.

- 1.39 **Recommendation: Site appears well used and established and clearly serves a local need well. Potential for some infilling and intensification on the hardstanding areas but also potential issues in bringing this forwards given the lack of build out of the most recent planning approval. Retain as an existing site.**

#### Land To The East Of Dereham Road – Promoted



- 1.40 Vacant agricultural site of 1.8ha situated to the south of Beeston, very rural location with greenfield to the east and west. The Ben Burgess – John Deere Tractor showroom lies to the north, some farm buildings and farm house to the south.
- 1.41 The site has reasonable accessibility, it is a 2 mile route to the A47 to the south, however this is along country roads which may be difficult for HGVs to navigate. This is likely to negatively impact the sites overall market attractiveness.
- 1.42 **Recommendation: Vacant site in less accessible location, would be suitable for employment uses given its proximity to other employment. Low general**



market demand in this rural location may not warrant any need for development of the site.

## Brandon

### Fengate Drive – Allocated



- 1.43 Large allocated employment site of 9.4ha situated to the north of Brandon but lying within Breckland district. Units are aging and of varying sizes, there is one large more modern unit occupied by STV international, it appears to be a secondary location used for distribution of product. The environment is poor despite there being some residential units as well as a large church on site. There is one large area south of Fengate Drive that is vacant as well as one north where the units have been demolished to the west of the church.
- 1.44 Access to the site is reasonable with the ability to access the A1065 without driving through Brandon and therefore less potential of being held up by the level crossing if heading northwards. The site is also able to access the A11 with a 5



mile route to the junction at Elveden Forest. There have been a number of small planning applications on site, the most recent of which has been approved, one other application for the vacant area identified south (Ref:3PL/2018/0262/O) refused due to issues surrounding lack of information on contamination remediation. This contamination issue may impact the viability of employment development on this southern area.

- 1.45 **Recommendation: An existing allocated employment site with varied unit age and size, overall environment is poor and potentially contaminated. Site is suitable for employment development given its current use, however may be better released from policy protection to allow for regeneration.**

### Mundford Road – Existing



- 1.46 A large existing employment site of 22.9ha, site is situated to the north of Brandon and inside the Breckland boundary. A rail line runs to the south with some further industrial and residential beyond, surrounded by greenfield in all other directions. The Breckland Special Protection Area and SSSI lie to the north and east of the site.



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- 1.47 Access to the site is reasonable with direct access to the A1065, and ability to access the A11 with a 5 mile route to the junction at Elveden Forest. Uses are primarily concreting batching with some construction material supplies in the south west. The precast concreting units appear to be 1970's build and in good external condition, this section of the site is well maintained with a good environment. The construction material supply section to the south east is in less good of a condition overall, Although the units in this section appear to be in a reasonable condition, there is a significant amount of open storage and roads are in need of resurfacing.
- 1.48 The concrete site in the north is under single ownership, whereas the south eastern sections are fragmented. The area which extends to the north is under the ownership of the Forestry Commission, although this area has potential for development it is unclear how access will be created through the existing site and as such it is considered unlikely to come forwards.
- 1.49 Planning history on site is limited, an EIA screening opinion for a southern section of the was submitted in 2017 (Ref:3CM/2017/0005/CM), this established a requirement for applications to be considered through the EIA process. An application for residential development (Ref:3PL/2019/0313/O) was refused in 2019 in part due to insufficient environmental assessments.
- 1.50 **Recommendation: Established employment site of reasonable market attractiveness with some lower grade employment uses, parts of the site appear well maintained, no real opportunities for further development. Sites continued use is appropriate, retain.**

## Land east of Brandon Road, West of Mundford Road, Weeting – Promoted



- 1.51 Agricultural site (25.1ha) promoted for employment and retail uses. Much of the site is currently used for pig rearing, there are some associated agricultural units in the centre of the site but these were not accessible at the time of visit. The site is under single ownership and was refused permission for residential development in 2021 (ref3PL/2019/0678/O).
- 1.52 Parts of the site lie within flood zones 2 and 3 and the Breckland Special Protection Area and SSSI lie to the east. Mundford Road industrial estate also lies to the east and Fengate Drove to the west. Access to the site is reasonable with direct access to the A1065, and ability to access the A11 with a 5 mile route to the junction at Elveden Forest.
- 1.53 **Recommendation: Brandon is currently served by two existing employment sites, its overall location away from some of Breckland’s main towns somewhat limits its market attractiveness. Although part of site may be**

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**suitable for employment uses (subject to the overcome of planning constraints) given its location overall this may not be required.**

## Bridgham

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### Land at Grain Store, Bridgham Road – Promoted



- 1.54 Promoted site of 6.9ha in very rural location, surrounded by agricultural land, a Breckland Forest SSSI to the south, south east. The site is currently used as a grain store, there is only one building of site potentially of 1970's construction, a large amount of hay stored in the open, some of which appears to have been left to rot.
- 1.55 Accessibility is somewhat poor, it is a 5 mile route to access the A11 primarily via country roads, likely low market attractiveness for this location. Site is under single ownership and has seen some smaller planning applications approved in early 2023 for change of use of land for B8 storage uses (ref: 3PL/2022/0764/F and 3PL/2022/0760/F).



- 1.56 **Recommendation: Sites location makes it not suitable for large scale non-agricultural related employment development.**

## Colkirk

### Land To The South Of Dereham Road – Promoted



- 1.57 Site of 2.7ha promoted for employment development. Located to the south east of Colkirk its current use is agricultural and is surrounded by agricultural uses as well as a small number of residential dwellings to the north east. Rural location makes access difficult, A1065 is closest A road and access to it is a 3 mile route almost exclusively on country roads, some of which are single track with passing places. The sites location will also make general market attractiveness poor.
- 1.58 **Recommendation: Site is suitable for agricultural uses, but large scale employment development would not be suitable and also unlikely to be attractive to the market.**

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## Dereham

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### Allocated

#### Allocation off Rash's Green Industrial Estate

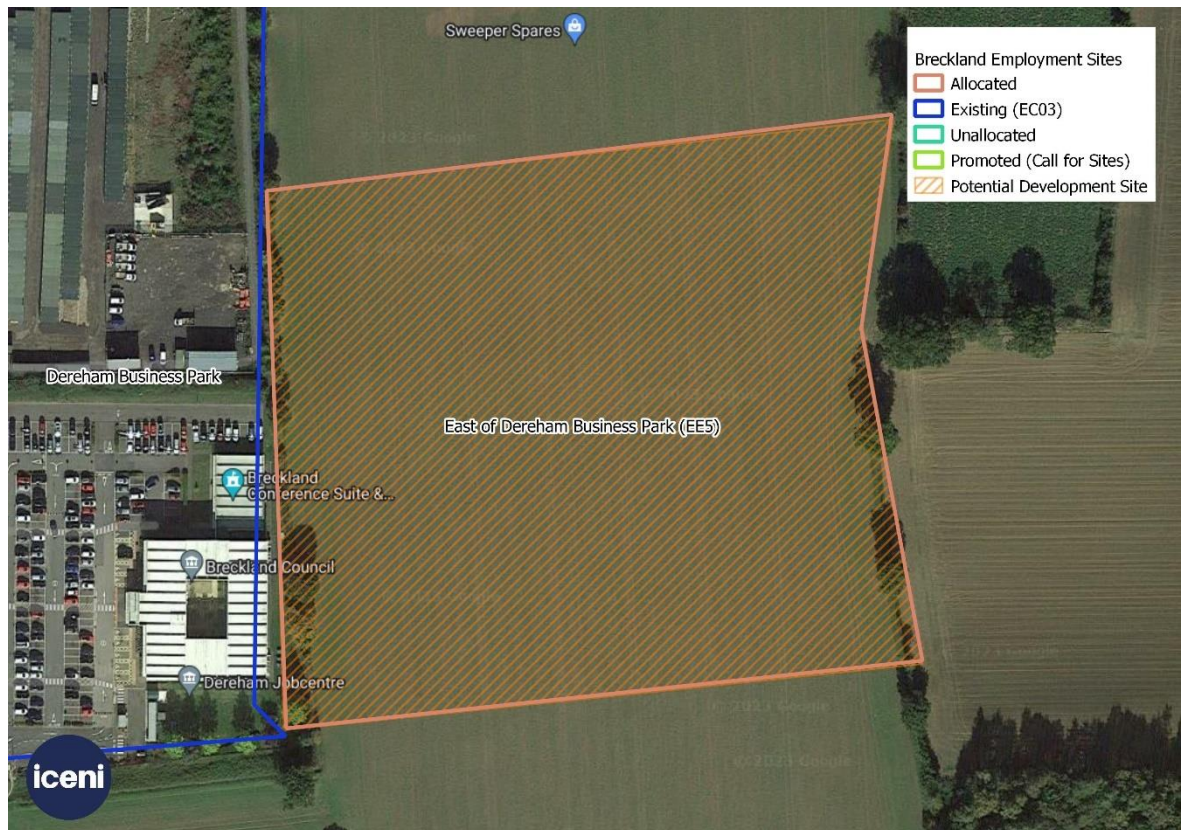


1.59 Site was allocated for B2/B8 uses in last local plan, it has now been built out with 25 approx.. 100 residential units. There is no additional available land on site.

1.60 **Recommendation: Release from allocated status.**



## East of Dereham Business Park

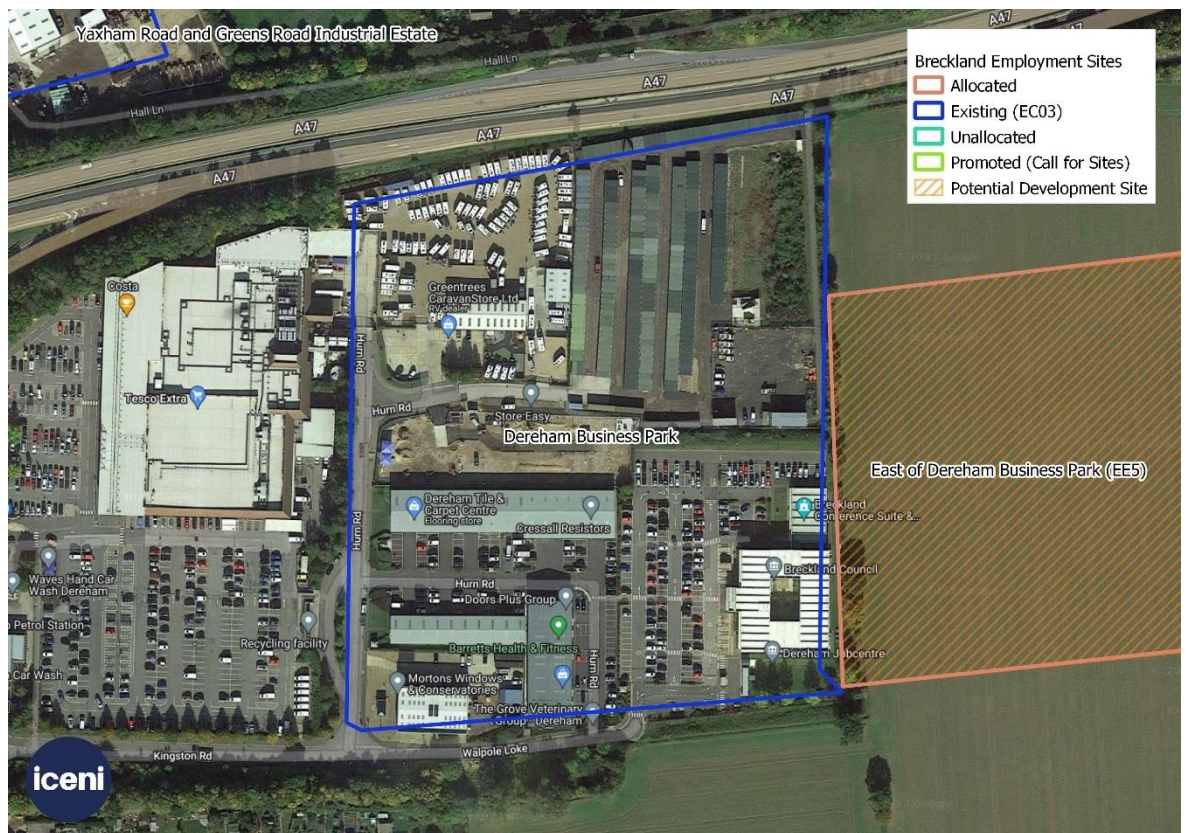


- 1.61 Vacant agricultural site to the east of Dereham Business Park, 3.3ha in size. The site is located in the south east of Dereham on the edge of the settlement and as such is surrounded by more agricultural land to the east and south. The A47 runs along the north with a number of new build residential dwellings beyond that.
- 1.62 There is potential for the site to have good access to the A47, however local access would need to be created via the business park to the west. It was not clear upon visit how this access would be obtained. Assessment of landownership of the surrounding area indicates that access through the centre of the two western parcels may be difficult. Additionally access via the southern road may lead to a number of HGV movements past the Council office building which would be detrimental to occupier amenity.
- 1.63 The site itself has no planning history and is under single ownership. There are evident challenges achieving suitable access; and despite its allocation for a number of years, the site has not progressed and the landowner is unresponsive of the Council's attempts to engage.

- 1.64 **Recommendation:** The site has been allocated since the last local plan and is yet to see an application for employment development. The Council have made various efforts made to engage landowners without success and consider the site no longer available or deliverable. Not appropriate to roll forward allocation.

## Existing

### Dereham Business Park



- 1.65 General business and trade park situated to the south east of Dereham on the edge of the settlement and surrounded by agricultural land to the east and south. Two large supermarkets are situated to the west with residential to the southwest. The site has direct access the A47 which runs along the north with a number of new build residential dwellings and some further industrial beyond.
- 1.66 Units are of mixed age some are new with others older likely constructed from the 1980's onwards. Quality of the units generally appears to be good despite the age, environment is well maintained with plenty of space for parking. Breckland Council building at west of the site appeared busy with very little available parking space



on a weekday lunchtime. Given the building presumably sees mainly office based activity this is somewhat surprising. Overall vacancy across the site was very low, indicating a good level of market attractiveness.

1.67 The site has seen one recent planning application for the change of use of some vacant land to a caravan storage facility (ref:3PL/2022/0771/F), this was approved in 2023.

1.68 **Recommendation: Well occupied and presented business park, a number of new units that show a clear demand in the town. Retain as an existing site.**

### Rash's Green Industrial Estate



1.69 Large industrial estate of 24.7 ha situated in the southeast of Dereham, a number of large units with some smaller intermixed. There are some older units on site potentially 1980/90's construction, some new units are under construction also. Generally the units and environment are of good quality, although there was evidence of on street parking which may hinder some HGV movements. Overall vacancy appears to be low.



- 1.70 Accessibility is very good with direct access to the A47 which runs along the northern edge, the site is surrounded by residential to the east and west with some agricultural to the south.
- 1.71 Stock appears to have been updated regularly, indicating a high level of demand to warrant it with 5 applications since 2012 seeking to either extend, replace or refurbish existing units. One application for intensification of the site is still pending decision (ref:3PL/2023/0729/F).
- 1.72 **Recommendation: A good quality established industrial site suitable for its existing use, retain.**

### Yaxham Road and Greens Road Industrial Estate



- 1.73 Mid-sized general industrial estate of 13 ha situated in the southeast of Dereham north of the A47, a number of large units with some smaller intermixed. There is a mix of warehousing and light industrial, there are a number of trade counter occupiers and associated open storage. The age of the units varies with some approximately 1980/90's built with some much newer, some units also appeared to have been an older build but refurbished externally recently. The quality of the

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environment is good overall although there was evidence of on street parking towards the entrance of the estate. Vacancy is low throughout although one unit on the corner of Greens Road and Hall Lane appeared to have been vacant for some time.

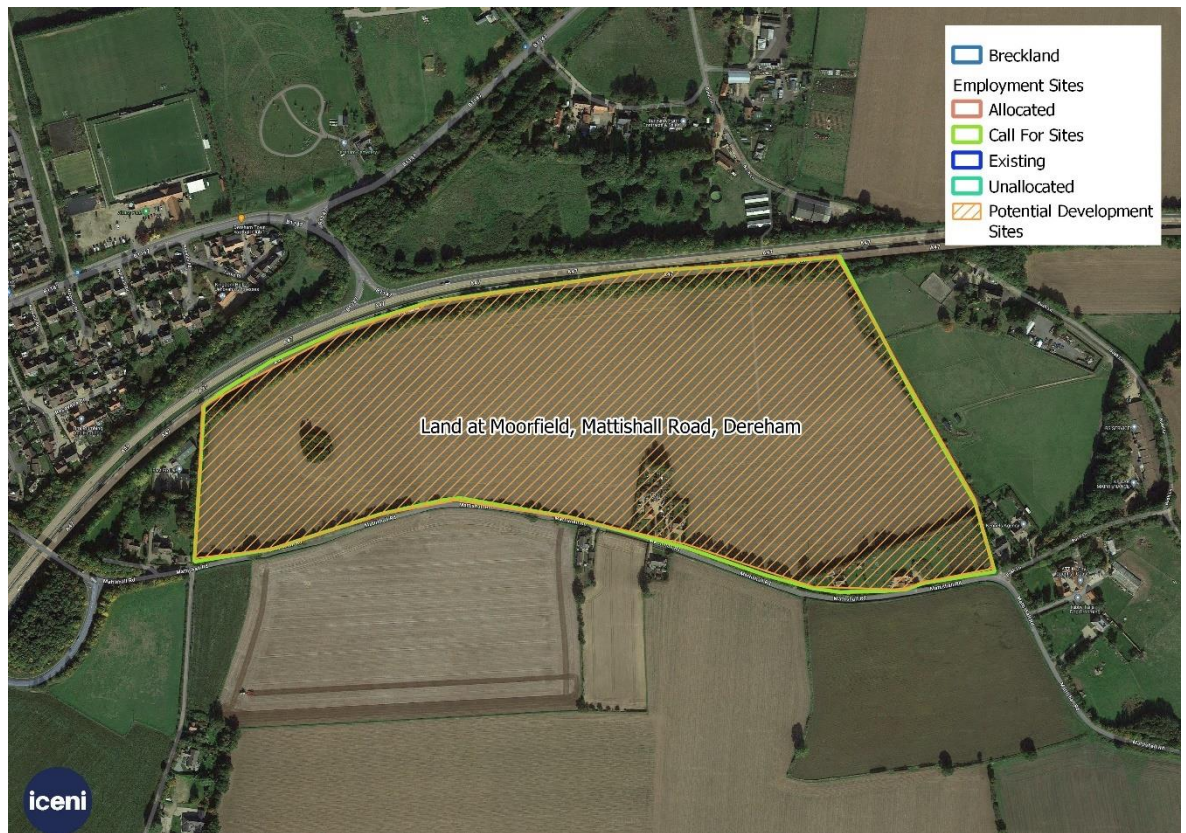
- 1.74 Accessibility is very good with direct access to the A47 which runs along the southern edge, the site is surrounded by residential to the north and east, further industrial to the west and south. There is a vacant site in the north western corner, this appears to be owned by Anglian Water and it is therefore assumed that development would not be possible on this site. Overall market attractiveness appears to be medium/high.
- 1.75 **Recommendation: Popular and well maintained existing employment site, suitable for continued use, consider redrawing boundary to exclude Anglian Water site.**



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## Promoted

### Land at Moorfield, Mattishall Road



- 1.76 Large vacant site (21ha) situated to the east of Dereham on the A47 which runs along the northern boundary, rural location with largely agricultural uses surrounding the site. Site itself is also in agricultural use with some dwellings in the south fronting onto Mattishall Road.
- 1.77 Accessibility to the site is very good with A47 junctions (east and west bound) within ½ a mile of the site, a new access would need to be created into the site itself. This good access would contribute to a medium/high level of market attractiveness.
- 1.78 The site has no planning history and appears to be split into several land registry titles but current use would indicate a common owner across these titles.
- 1.79 **Recommendation: Site is well located for employment development, would be suitable for employment uses if required and subject to planning constraints.**

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**Land proposed as South West Urban Extension to Dereham between A1075 Shipdham Road (west of current Dereham Housing Allocation 2), The Broadway and A47 Trunk Road**



- 1.80 Very large site promoted for the strategic expansion of Dereham, approx. 93ha in size. The site stretches from the A47 at the north down south eastwards coming close to the A1075. Although the site has several different owners it is being jointly promoted by Glavenhill for mixed use development including residential, education, healthcare and community facilities as well as employment uses. The site is in very early stages of promotion and there is currently no masterplan to understand the location of the land uses that may come forwards. A large amount of infrastructure will be required on the site in order to unlock the whole area for development.
- 1.81 Currently the site is almost exclusively agricultural, there are some units towards the southern end of the site. These units are not visible from the road and it is presumed that they are for agricultural storage. There are also some allotments in the centre of the site. There are some areas within floodzones 2 and 3 to the north of the site.



- 1.82 **Recommendation: There is potential for employment development on the site as part of a wider urban extension, the quantum and location of this would be better understood once more information is available. Any employment uses would be best located with good, direct access to the A47 that does not require HGVs to pass through Dereham town centre.**

## Griston

### Coughtrey Industrial Estate – Unallocated



- 1.83 A small 1.4ha existing industrial estate situated in Griston to the south east of Watton. The location is semi-rural with residential properties directly to the north and south and HMP Wayland lying to the west. Access is poor, an approx. 10 mile journey to the A11 from the site.
- 1.84 Site currently occupied by a number of 1970's built units in reasonable condition, quality of the environment is also reasonable. Eastern Extinguishers appear to be the main occupier of the site. They have submitted a planning application for

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partial demolition of some units and the extension of others as well as a change of use of the site to mixed B2 and Class E (offices), this is still pending decision.

- 1.85 **Recommendation: The site appears well used, planning permission has been submitted for reconfiguration which indicates a need for the site despite poor accessibility. A suitable site for employment development. Council should consider designation as an employment area.**

## Hilborough

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### Little Langford Farm – Promoted



- 1.86 Small promoted site (1.6ha), site consists of farm buildings within associated fields. Buildings on site are typical agricultural units, do not appear to be in the best condition and are likely to be of an older build. The site has no planning history and is under single ownership.



1.87 Overall the location is very rural, closest town is Mundford 3 miles to the south. Despite rural location access is reasonable with direct access to the A1065 and access to the A134 at Mundford.

1.88 **Recommendation: Small site in rural location, not suitable for employment development.**

## Roudham

### Roudham Park Industrial Estate – Existing



1.89 Mid-size industrial estate (14.9ha) located to the north west of East Harling and south west of Snetterton. Rural location within the immediate vicinity of the railway line which lies to the north. Primarily industrial and employment uses on site, there are some residential dwellings that lie to the north of the railway. Despite rural location access is good with the site within a mile from the A11.

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1.90 Units are a mixture of age and quality, there are a selection of units to the north of Roudham Road that were likely to have been constructed in the 1950/60's, they should be coming towards the end of their functional life but are still occupied. Other units on site are larger and much newer potentially 1970/80's, vacancy across the site is very low. Uses across the site are varied, there are some larger scale logistics uses as well as some car repair and engineering. Ownership across the site is fragmented but a majority of the lower quality units appear to be under the same land registry title.

1.91 **Recommendation: Site is very well used employment location that varies in condition, very good A road access likely increase its overall market attractiveness despite the age and condition of some units. Site is suitable for existing use, seek to encourage redevelopment of lower quality units.**



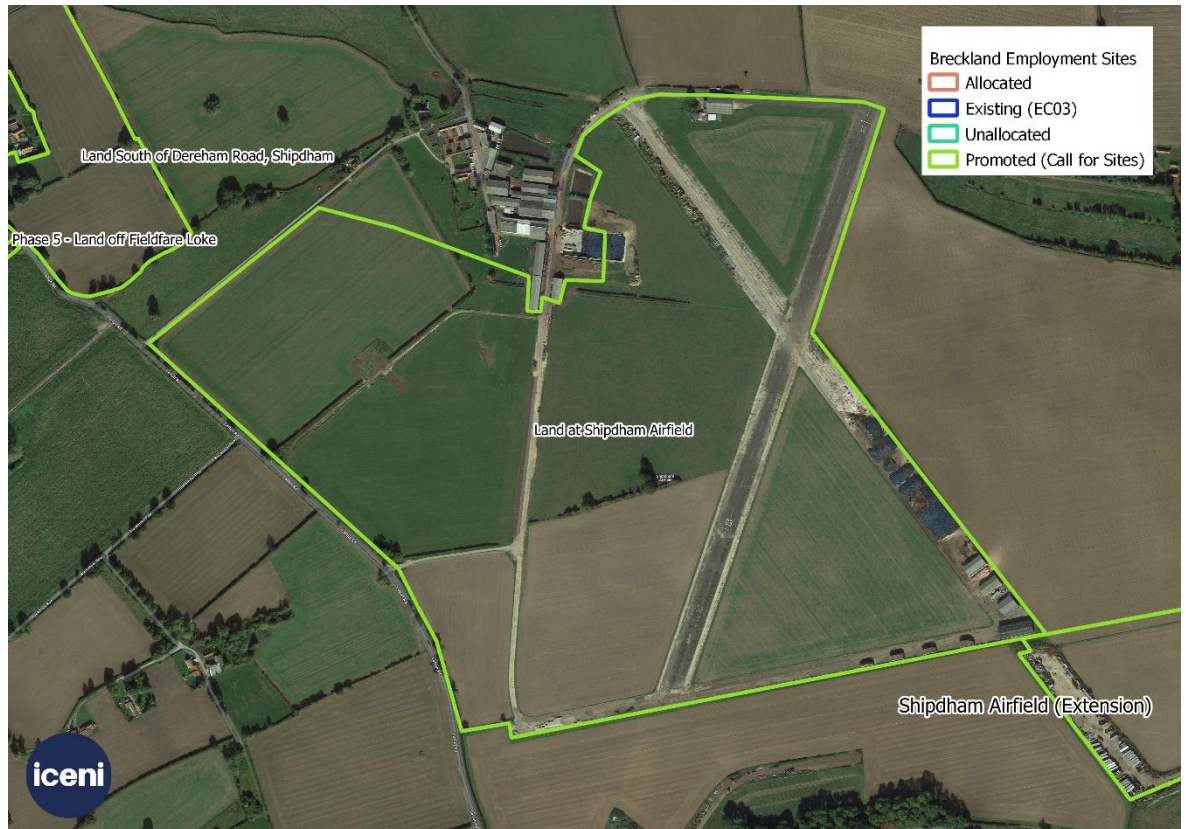
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## Shipdham

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### Promoted

#### Shipdham Airfield



- 1.92 A largely undeveloped site to the east of Shipdham, site is 59.18 ha in size and has been promoted for development although it is not specified which type. The site is very rural in location with greenfield sites to the east, west, north and south, albeit there is some development to the north. Some employment development lies to the south east at the industrial park however the site is somewhat disconnected from this. The site is not very well connected to the strategic road network being approx. 6 miles from the nearest A47 junction at Dereham.

1.93 The site is located to the south east of Shipdham and the north west of the Shipdham Airfield Industrial Estate, despite its large size it is somewhat disconnected from both. South eastern parts of the site may reasonably come forward for employment as an extension of the Industrial estate but other extension land is likely to come forward first. A similar story is true for housing land in the north western portions of the site.

1.94 Recommendation: The site **may be suitable as a mixed use development in the long term**, likelihood is that **other promoted sites in Shipdham are better placed** for current and immediate future need and would come forwards first.

### East of Shipdham Airfield



1.95 An undeveloped agricultural site to the east of Shipdham Airfield Industrial Estate, site is 6.9 ha in size and has been promoted for employment uses. The site is very rural in location with greenfield sites to the west, north and south, it is not very well connected to the strategic road network being approx. 6 miles from the nearest A47 junction at Dereham.



- 1.96 **Recommendation: The site would be suitable for local employment uses and its location to the east of the Shipdham Airfield industrial estate allows it to act as a natural expansion site if required.**

**Shipdham Airfield (extension)**



- 1.97 An undeveloped site to the north of Shipdham Airfield Industrial Estate, site is approx.. 17.5 ha in size and has been promoted from employment uses. The site is very rural in location with greenfield sites to the west, north and east, it is not very well connected to the strategic road network being approx.. 6 miles from the nearest A47 junction at Dereham.
- 1.98 The site is under the same ownership as much of the industrial estate to the south and therefore has good potential to act as an expansion site for the estate if needed.
- 1.99 **Recommendation: The site would be suitable for local employment uses and its location to the north of the Shipdham Airfield industrial estate allows it to act as a natural expansion site if required.**

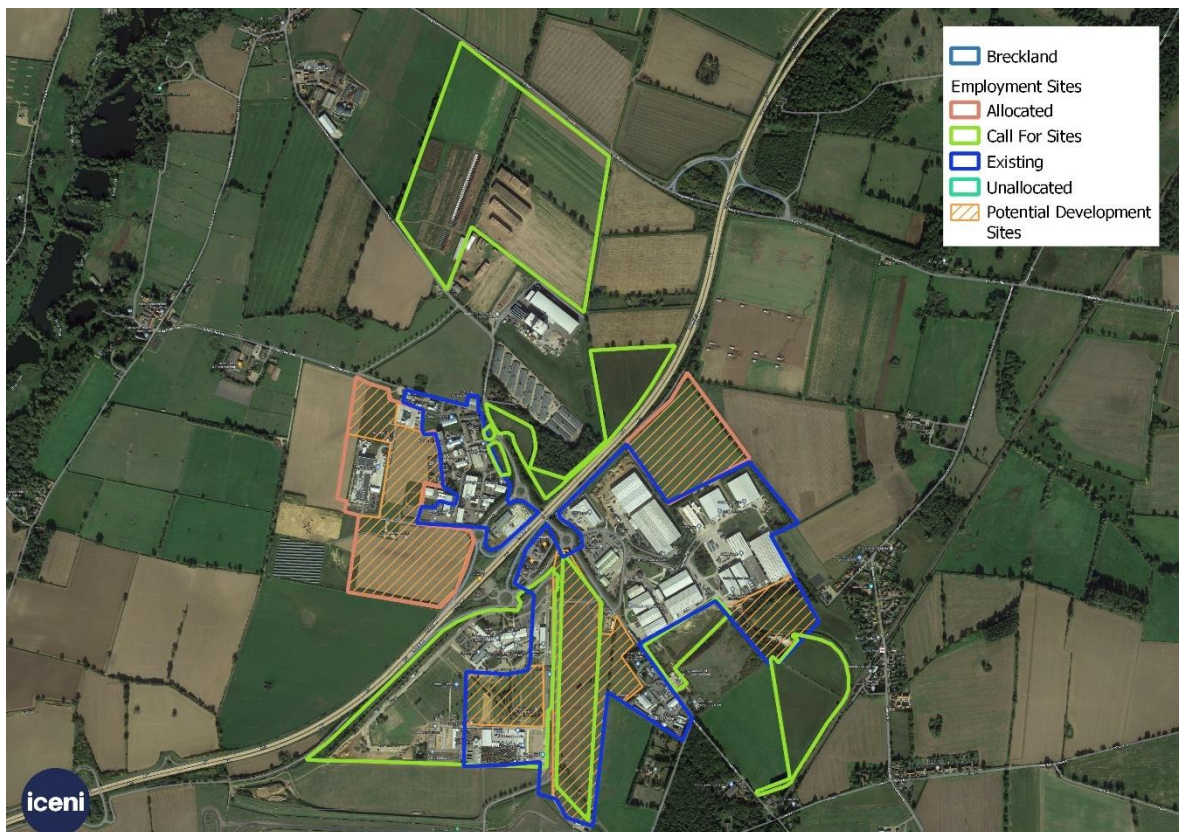


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## Snetterton

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1.100 Snetterton is one of the primary employment locations in the district, there are a number of existing employment sites alongside sites that were allocated for employment development within the last Local Plan. A number of sites have also been newly promoted through the last Call for Sites. An overview of the whole area can be seen below.



## Allocated

### Employment Allocation 1 (LP[087]009)



- 1.101 Allocated employment site of 8.42 ha, currently undeveloped. The site is under the same ownership as promoted parcels N, O, P and Q. Site gained outline approval for employment development in 2012, no reserved matters applications were submitted nor any development undertaken and the permission has now expired.
- 1.102 The site is located directly to the south of the A11 and north of the existing employment area, it therefore has good accessibility. Site likely has high market attractiveness, it is unclear why they site has not come forwards for development despite the land being allocated.
- 1.103 **Recommendation: Retain as an allocated site, recommend landowner engagement to understand potential barriers to development if any.**



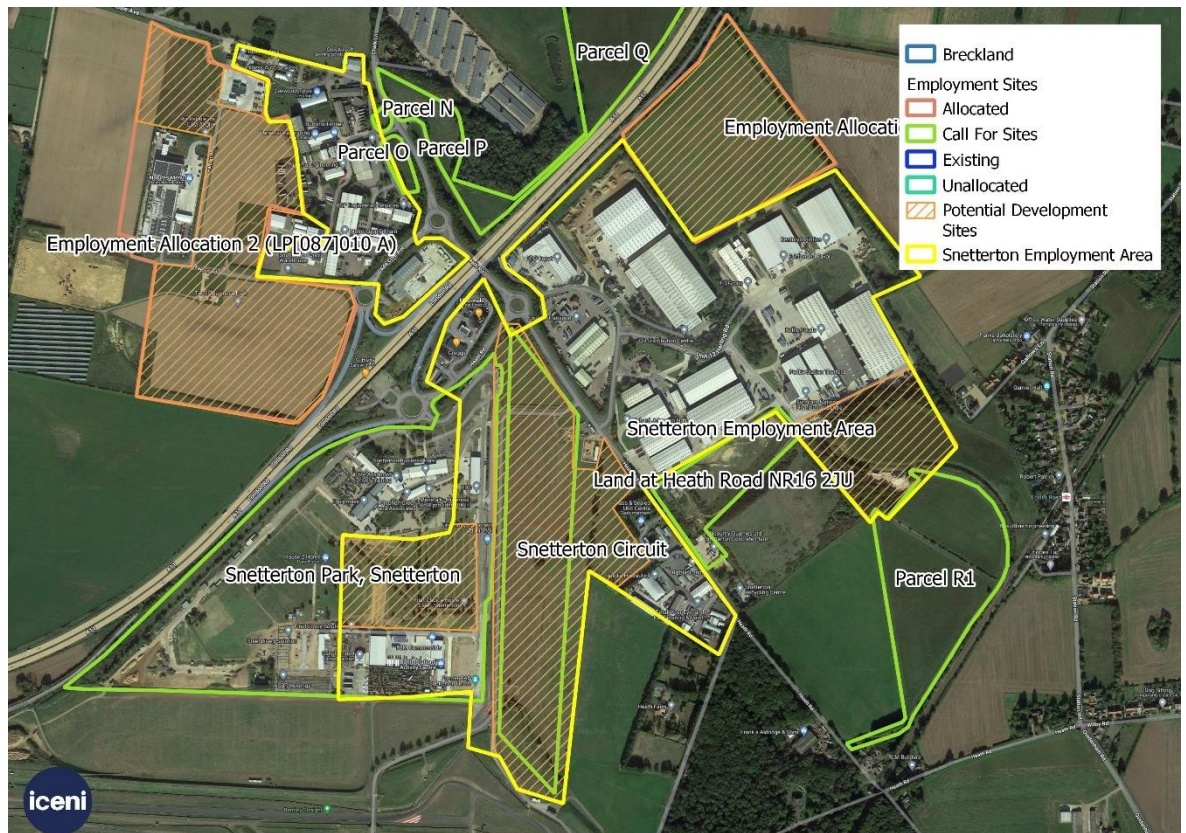
## Employment Allocation 2 (LP[087]010A)



- 1.104 Allocated employment site of 20 ha located to the north of the A11 and to the west of the existing employment area. Mostly undeveloped with the exception of a Natures Menu animal feed store in the centre, this unit is modern and in very good condition.
- 1.105 The site is under largely single ownership with the exception of some smaller plots in the centre. There is some planning history across the site including some recent approvals from 2022, one full application (Ref: 3PL/2022/0378/F) for the construction of 10 commercial units (Use classes Eg(iii) and B8) and one outline application (Ref:3PL/2022/0422/O) for the development of up to 20,439 sqm of B2/B8/E floorspace. Site likely has high market attractiveness.
- 1.106 **Recommendation: Retain as an allocated site.**

## Existing

### Snetterton Employment Area



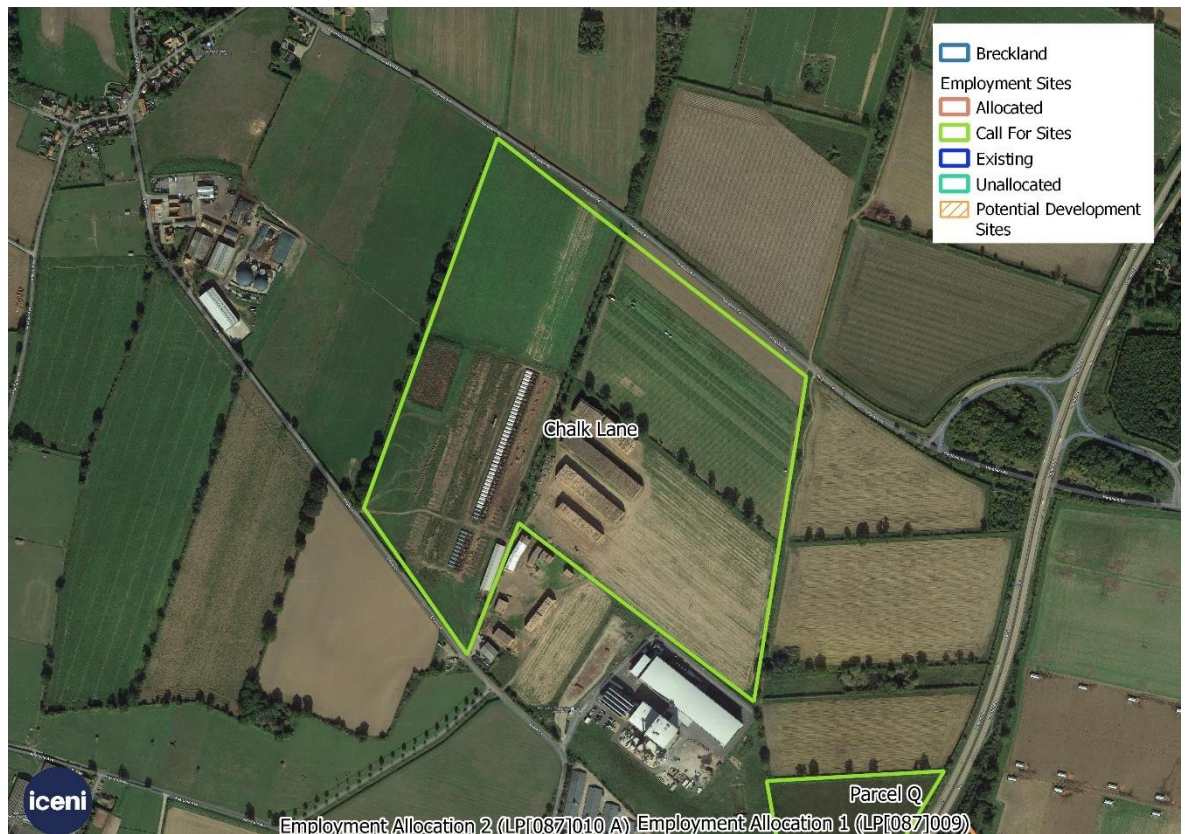
- 1.107 Large existing general employment area of 74.15 ha, generally rural location surrounded by agricultural uses, the A11 runs through the centre of the site and has access to both sides. Site has high market attractiveness.
- 1.108 The southern section of the site to the west of Heath Road is fairly modern, small to mid-sized units with ancillary office space in many, some new units are under construction. The quality of the environment is good and circulation of the site reasonable with ample parking spaces available reducing on road parking. To the east of Heath Road units are still modern, but much larger with a logistics and distribution focus, Fedex and DPD are key occupiers, units are also of good quality as is the environment. The northern section of the site is of reasonable quality but not as good as the southern section with some poor road surfacing in some areas, units are mid-sized and appear older than the south with more of an engineering focus. Vacancy is low across all areas



1.109 **Recommendation: Well used employment site that appears popular with low vacancy, excellent road connections. Retain as an employment site.**

**Promoted**

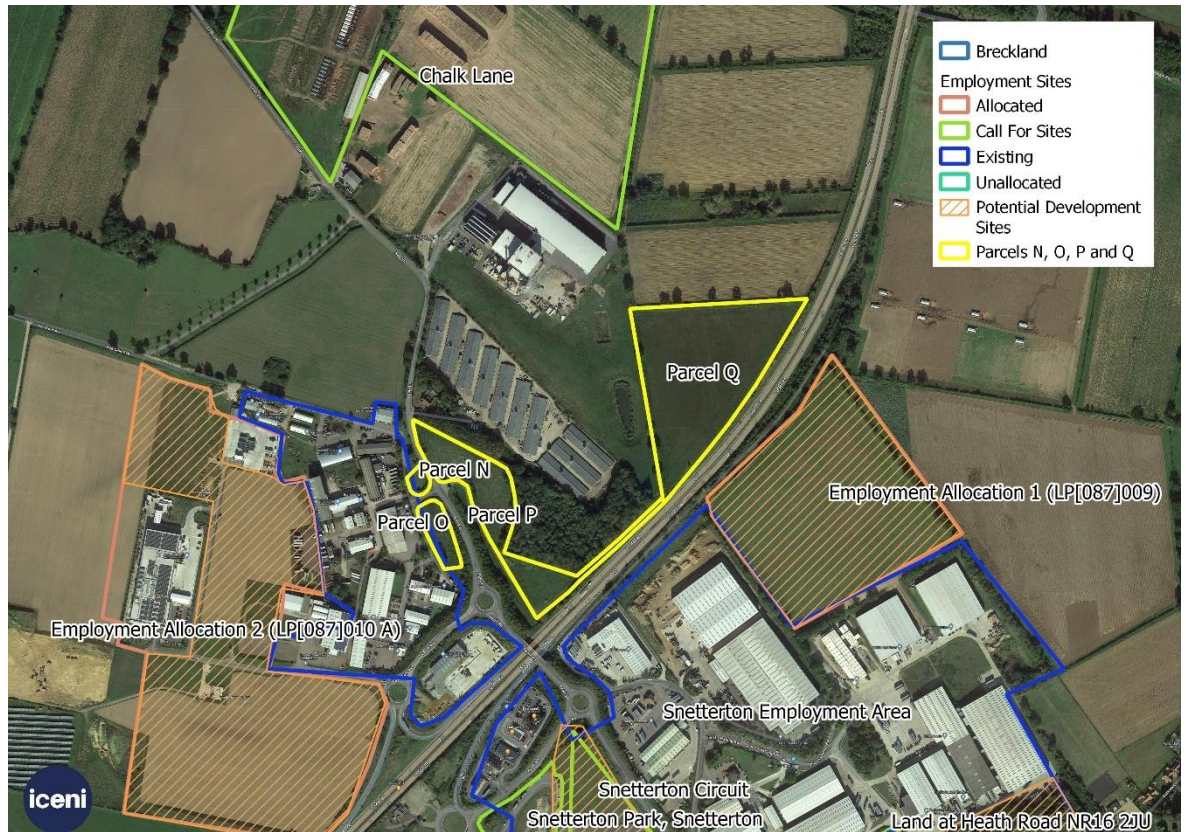
**Chalk Lane**



1.110 Largely agricultural site of 33.6ha in size, promoted for employment development and located to the north of the main Snetterton employment area and the A11 with good access to it. Site has high/medium market attractiveness.

1.111 **Recommendation: The site is accessible and well located in proximity to a popular employment location. Site would be potentially suitable for employment development if required and subject to resolution of any planning constraints including the provision of suitable access from the A11.**

## Land adjacent to Snetterton Heath (5 areas)



1.112 There are 5 sites across Snetterton Heath that have been jointly promoted through the call for sites the sites, they vary in size but much of their attributes remain the same. All sites are very well located with direct access to the A11, they are within proximity to Snetterton Heath, a very large existing employment area. The specific attributes of the sites are dealt with below.

### Parcels N and O

1.113 Very small undeveloped sites of 0.12 ha (Parcel N) and 0.39 ha (Parcel O), the sites acts as part of the access to the northern part of Snetterton Employment area, they are jointly under single ownership and have no planning history.

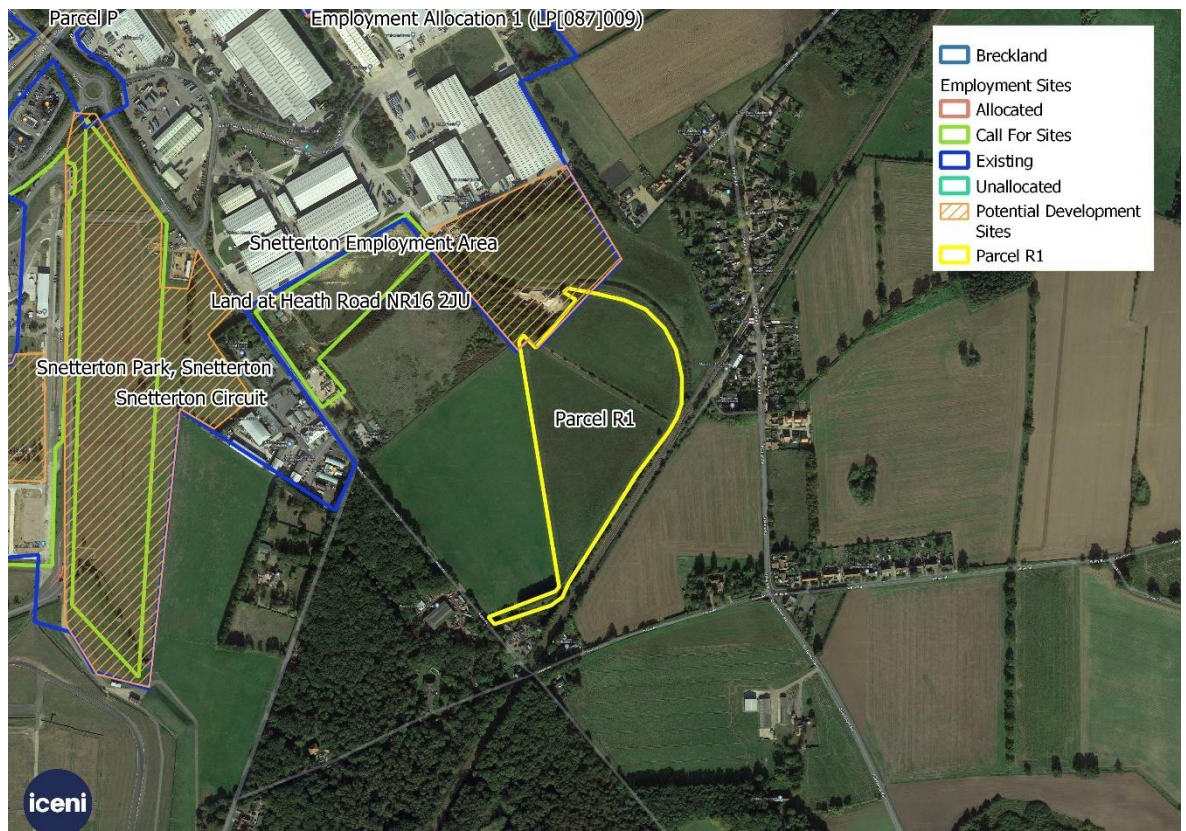
1.114 **Recommendation: Although promotion of these sites indicates that they are available for development, their small size is unlikely to be suitable for employment uses.**



## Parcels P and Q

- 1.115 Mid-sized sites of 1.99ha (Parcel P) and 4.46ha (Parcel Q), the sites are under the same ownership as Parcels N and O, neither site has any planning history. Parcel P is low lying, with potential archaeological and ecological constraints which may affect development potential. The irregular shape of Parcel P may make achieving development challenging, similarly the development of Parcel Q will rely on achieving vehicle access from Parcel P; and could therefore only be brought forward in combination. Sites likely to have high/medium market attractiveness.
- 1.116 **Recommendation: Shape and potential development constraints impact on suitability and development potential of Parcel P. Parcel Q could only be delivered in combination with Parcel P.**

## Parcel R1



- 1.117 Mid-sized site of 7.1 ha located to the south of the A11, the site is under the same ownership as the western section of Snetterton Employment area and has no planning history. The site is slightly separated from the main employment area which lies to the northwest, it is bound by the main railway line via Eccles Road to

the southeast, a separate private railway track along the north eastern border. This the closest of this set of promoted sites to residential uses which surround Eccles Road station to the east. Site likely to have high/medium market attractiveness.

- 1.118 **Recommendation: The site would be suitable for employment development given its location and good accessibility, a natural extension to Snetterton Employment Area if required.**

Land at Heath Road, NR16 2JU

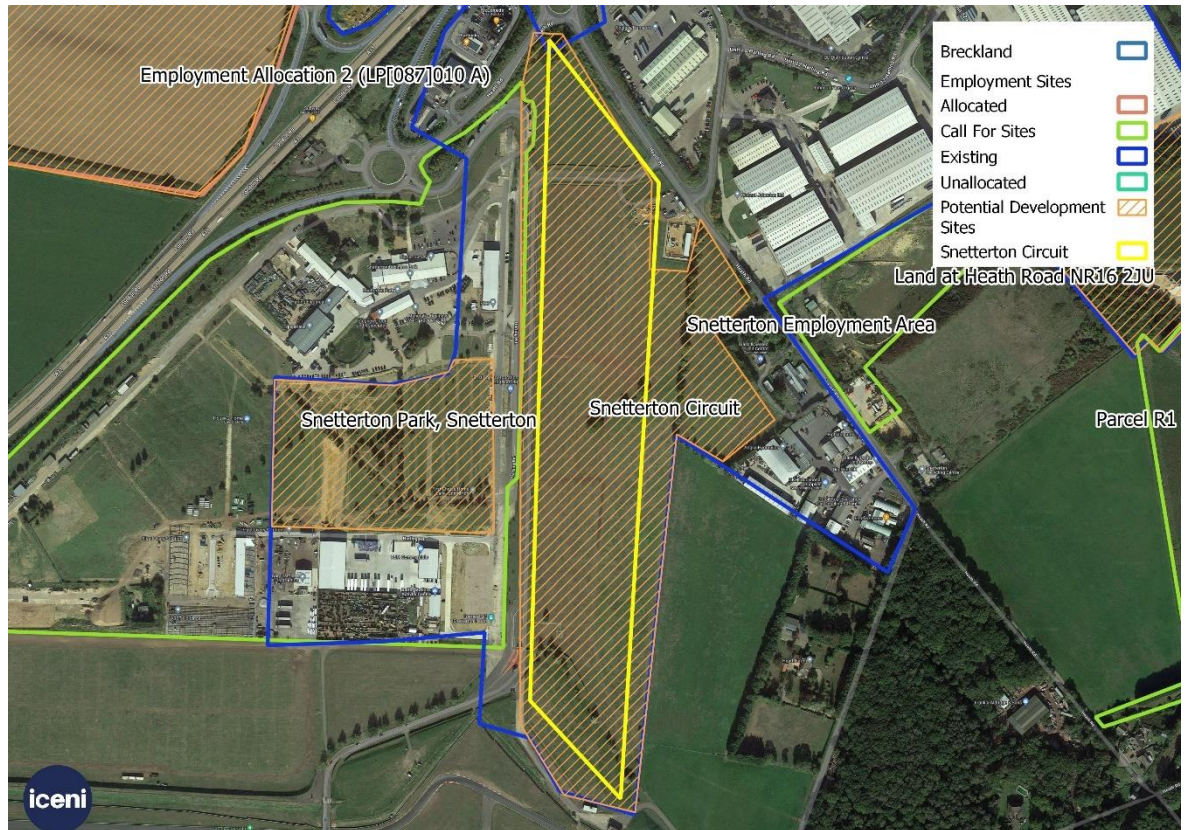


- 1.119 Mid-sized site of 2.9ha with good road access due to its location to the south of the A11 and immediately adjacent to the existing employment area. The site is largely vacant with the exception of a small concrete plant in the southern section that appears in reasonable quality. The site has no planning history and is under single ownership, likely to have high/medium market attractiveness.

- 1.120 **Recommendation: The site would be suitable for employment development given its location and good accessibility, a natural extension to Snetterton Employment Area if required.**

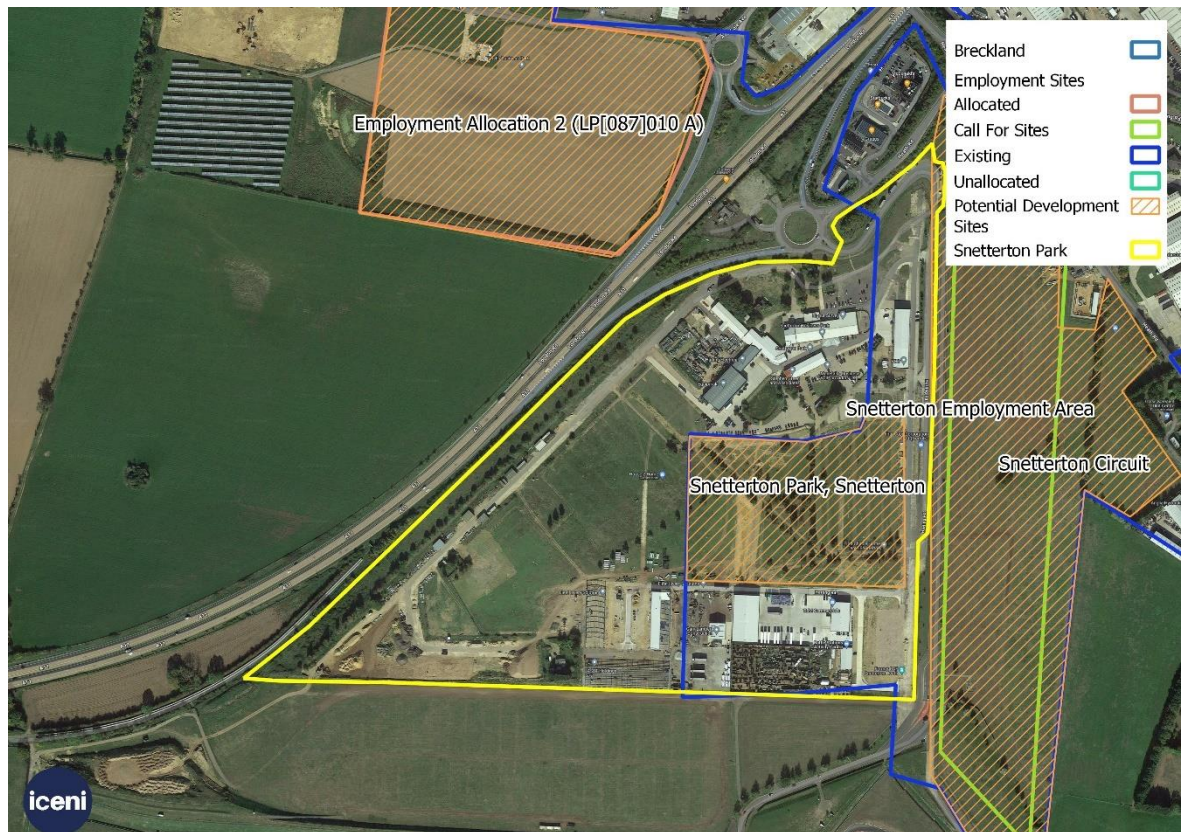


## Snetterton Circuit



- 1.121 This is a promoted site of 8.78ha, it lies within the Snetterton Employment Area and is under the same ownership as Snetterton Circuit which is located to the south. The site is undeveloped and has no planning history, likely to have high market attractiveness
- 1.122 **Recommendation: The sites proximity to existing employment and the A11 makes it suitable for employment development. The site is already part of the designated employment area and so further protections are unlikely to be required.**

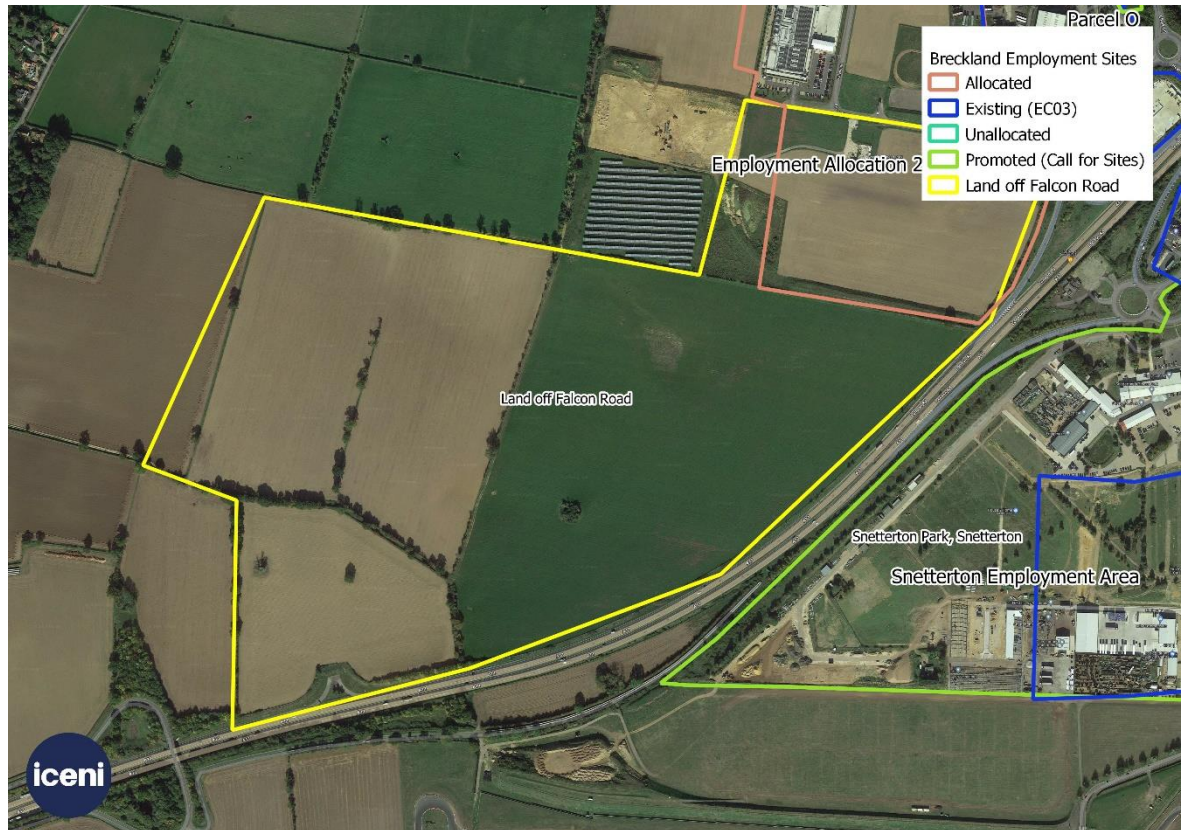
## Snetterton Park



- 1.123 Partially developed site of 27.6 ha, located to the south of the A11 and west of Snetterton Heath. All units are modern and in good condition, vacancy appears low, likely to have high market attractiveness. The undeveloped area of the site is under single ownership and is also subject to a pending outline planning application for “employment generating uses, inclusive of professional services, within a landscaped business park with welfare facilities and all associated works including internal road network and parking” (Ref: 3PL/2023/0925/O). The application was submitted in September 2023 and so at the point of writing (October 23) was very early in the determination process.
- 1.124 **Recommendation: A suitable site, well located and within proximity to existing employment, development would act as a natural extension of the employment area. Submitted outline application would suggest that development would be expected in future if permitted.**



## Land off Falcon Road



Undeveloped site of 54.23 ha promoted for mixed use development, site is located to the west of the main Snetterton employment area and north of the A11 with good access to it through an existing employment area. Site has high/medium market attractiveness.

- 1.125 **Recommendation: The site is accessible and well located in proximity to a popular employment location. Site would be suitable for employment development if required and subject to any planning constraints.**

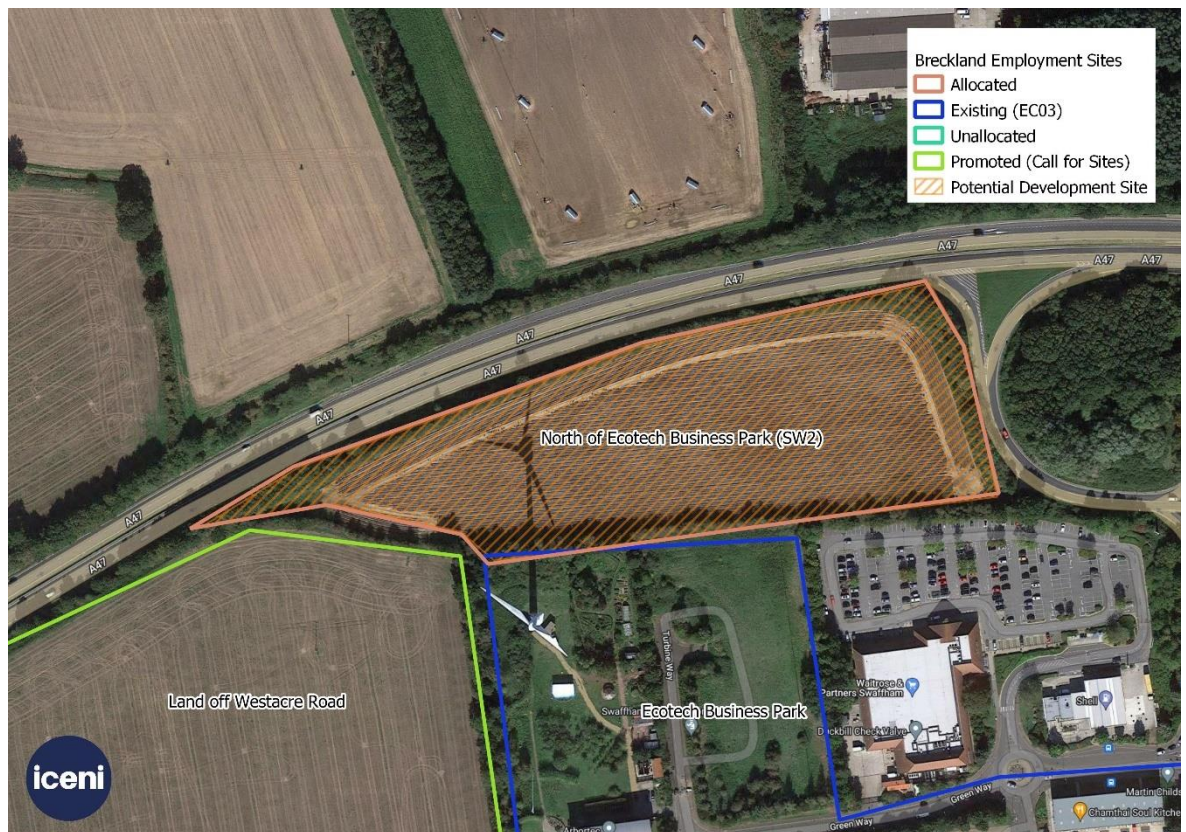
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## Swaffham

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### Allocated

#### North of Ecotech Business Park



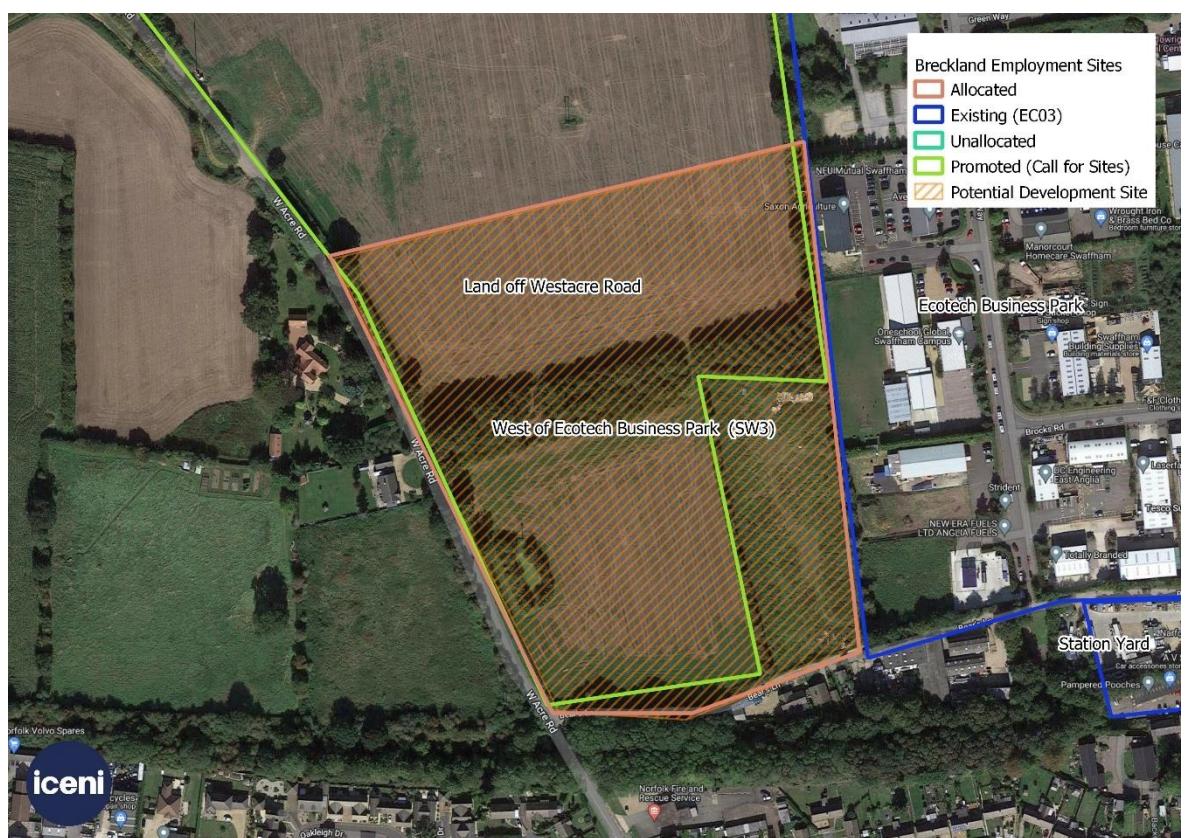
- 1.126 Allocated site of 3.2ha situated to the north of the Ecotech Business Park in Swaffham. The site is currently undeveloped agricultural land, the A47 bounds it to the north with the business park to the south. Ownership of the site is split with Swaffham Town Council owning a western section of approx. 0.8ha and the remainder owned by De Merke Estates.
- 1.127 There is a pending hybrid planning application (3PL/2022/0412/H) on the De Merke owned section of the site for the development for employment uses (Classes E(g)(ii) and (iii) and B2/B8). The application was submitted in April 2022, with some issues relating to flood and surface water drainage remaining outstanding, likely delaying the application from being determined.



1.128 The site has the potential to have very good access to the A47 and is in proximity to the existing business park, this likely improves its market attractiveness.

1.129 **Recommendation: Well located vacant site with clear interest from the landowner to develop. Retention as an allocated site is appropriate until the application has been determined and the site built out. It should be noted that a refusal of planning permission on surface water drainage and flooding grounds may indicate that the site is not viable for development.**

### West of Ecotech Business Park



1.130 Allocated site of 6.3ha situated to the west of the Ecotech Business Park in Swaffham. The site is currently undeveloped agricultural land, the A47 lies to the north with the business park to the east. Ownership of the site is split into two private freehold registry titles. The site was allocated for employment development in the 2012 DPD and has no planning history.

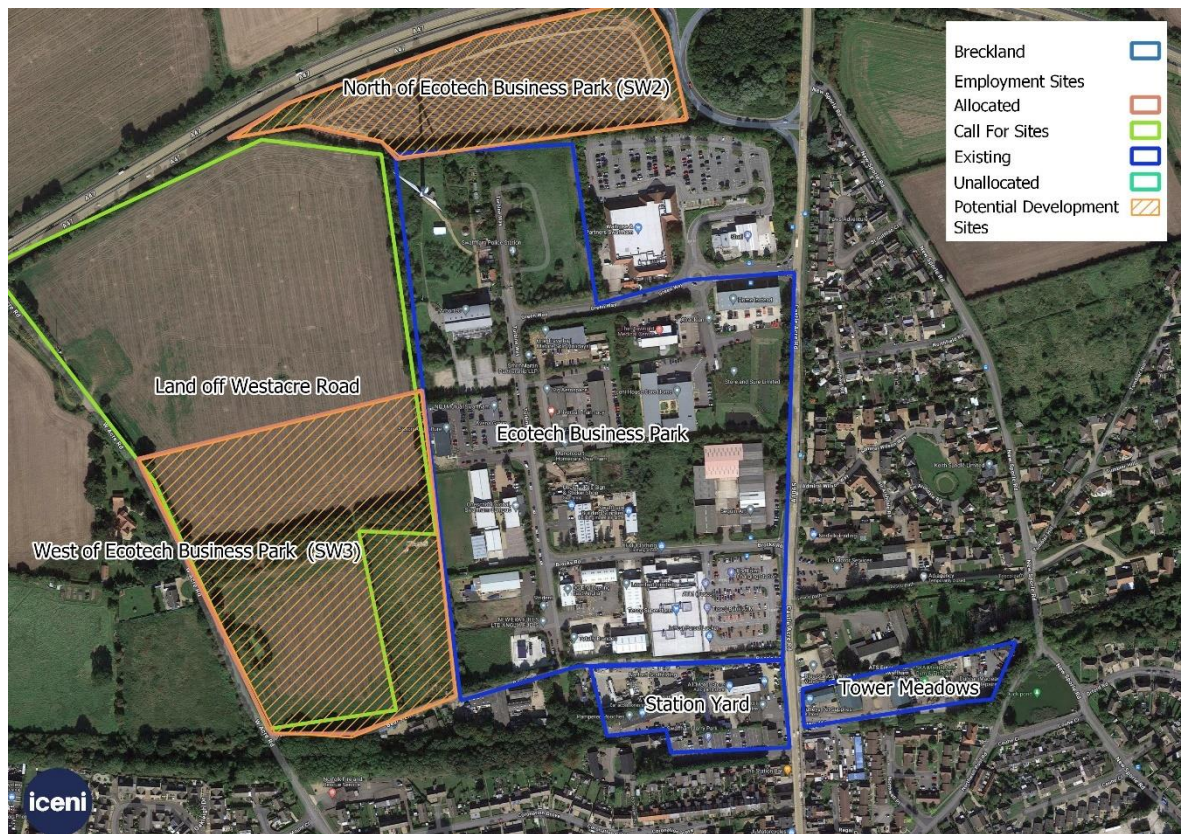
1.131 The site has the potential to have very good access to the A47 and is in proximity to the existing business park, this likely improves its market attractiveness.



1.132 Recommendation: Allocated site which has yet to see any development activity but is at an attractive location adjoining a successful existing employment site. Consider as candidate site for allocation subject to market demand.

### Existing

### Ecotech Business Park

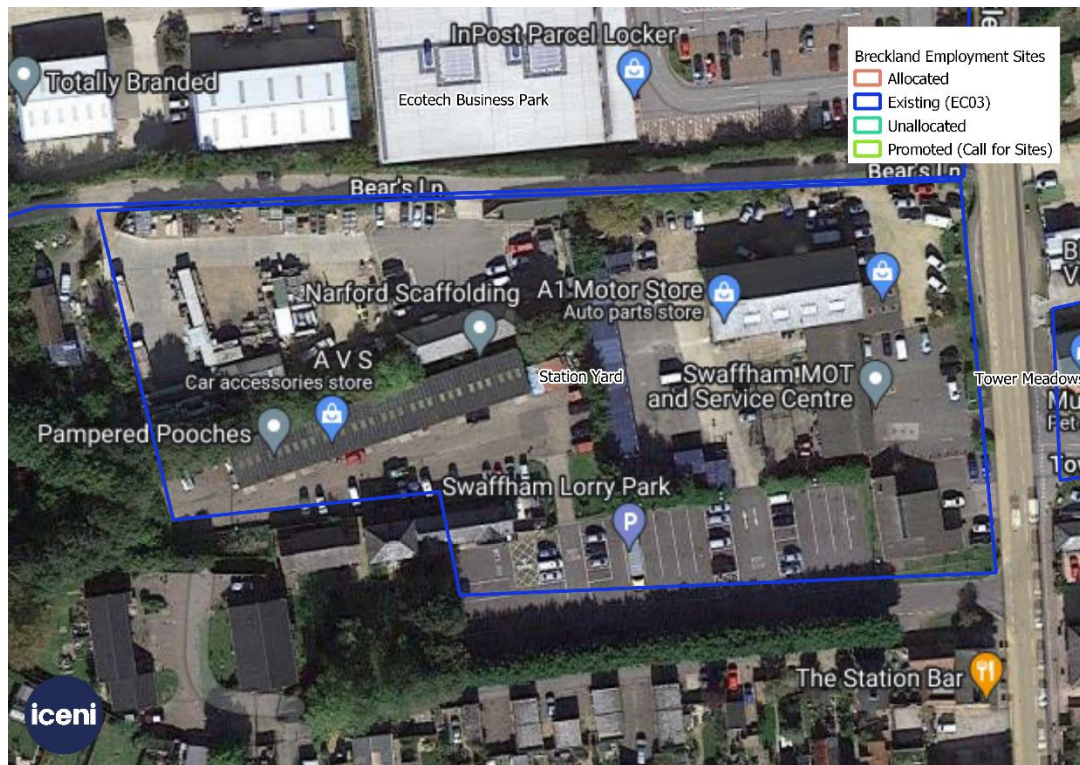


1.133 An existing business park with some light industrial uses as well as some small office spaces. There are also some large supermarkets on site as well as a care home and medical centre. The site has excellent access to the A47 which lies to the north, residential properties lie to the east and south with agricultural land to the west.



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- 1.134 Units are all fairly modern, 2000's construction or later and are in good condition. Most units are relatively small with the exception of some larger single occupier properties such as Swaffham Police Station and Sequin Art. Parking provision may need improvement with on street parking witnessed across the site, despite this circulation of the site is generally good.
- 1.135 Overall vacancy in the units appears to be very low, however the Green Britain Centre is vacant. The building received planning approval in 2021 (ref:3PL/2021/1162/F) to convert to offices but despite this it does not appear to be occupied, given the timing of this application it is likely then that the building has been vacant long term.
- 1.136 In terms of ownership Breckland District Council own the roads and SUDs areas within the development, development parcels then appear to have been sold off to developers and occupiers. There have been some planning applications across the site, most of which, with the exception of that for the Green Britain Centre appear to have been commenced and completed.
- 1.137 **Recommendation: Good quality existing site with a variety of uses, retain as an existing employment site. Amend the site boundary to remove non-employment uses such as the Tescos, care home and medical centre. Recommend landowner engagement to understand barriers to delivering approved Green Britain scheme.**

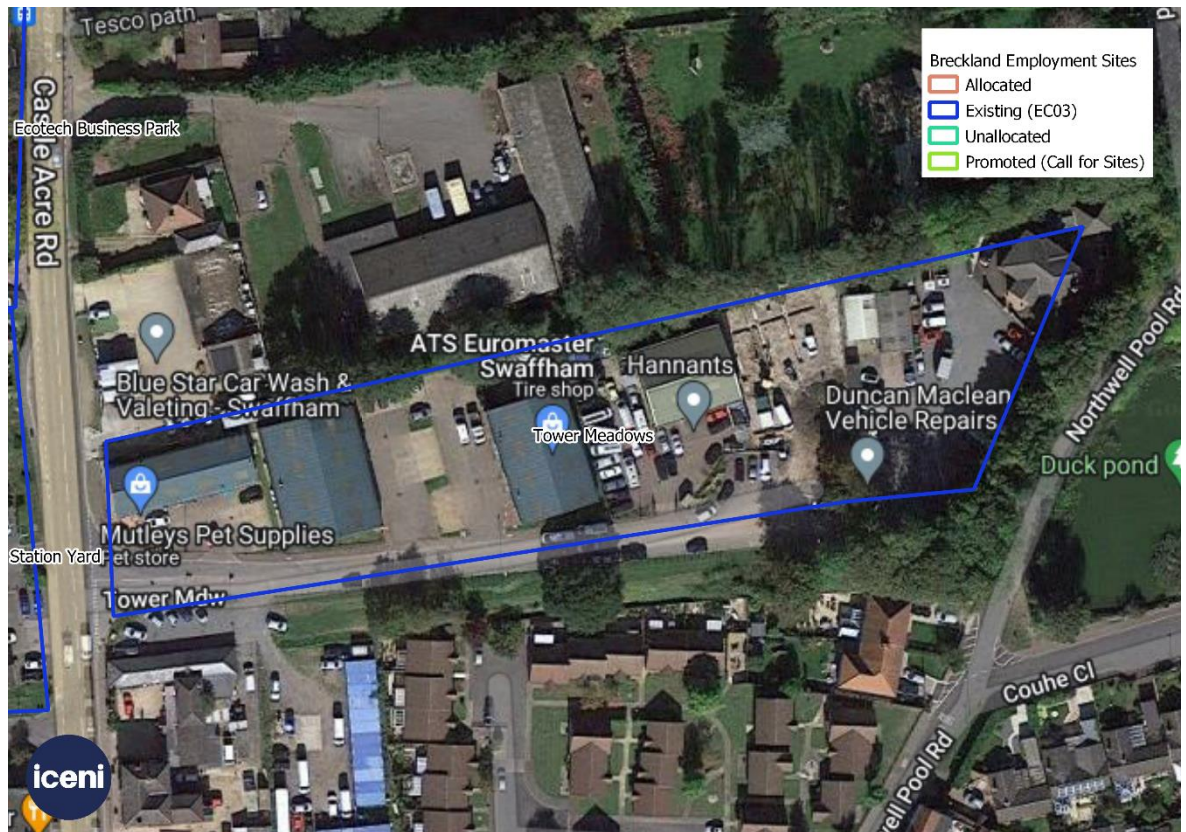
## Station Yard



- 1.138 A small existing employment site with mainly general industrial and car repair uses. The site has excellent access to the A47 which lies to the north, residential properties lie to the east and south with agricultural land to the west. Internal circulation is very disjointed and parking within the lorry park is likely to make turning difficult for HGVs.
- 1.139 Units on site are likely 1950/60's build with some newer, generally units are mid size and in reasonable condition, however the overall environment is poor. Despite this vacancy appears very low with the site being very active.
- 1.140 Ownership of the site is split into three, BDC own the southern area including the lorry park, Narford Scaffolding and A1 Motor Store likely own their own premises. These has been recent planning application, approved in 2023 (ref:3PL/2023/0311/F) for the use of land as additional storage containers.
- 1.141 Overall market attractiveness is likely to be reasonable, the site has good access and appears popular.
- 1.142 **Recommendation: Site is an active existing employment site, overall quality is low but appears to serve local requirements well. Retain.**



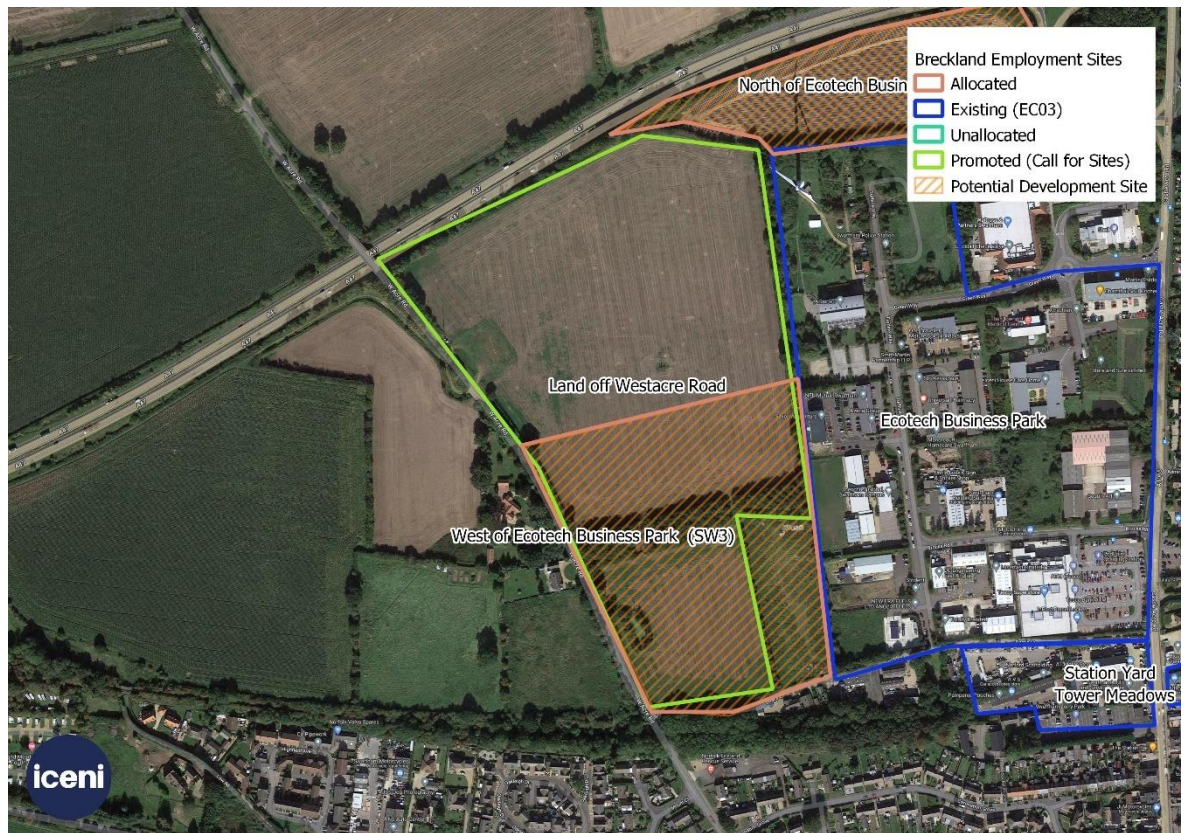
## Tower Meadows



- 1.143 A small existing employment site with mainly car repair uses. The site has excellent access to the A47 which lies to the north, residential properties lie to the east and south with further industrial to the west. Internal circulation is not possible with only Tower Meadows road connecting the units. Ownership of the site is fragmented, with most units under different ownership.
- 1.144 Units are mid-sized and somewhat modern, likely 1980/90's construction, units appear to be in reasonable condition as is the overall environment of the site, although some repairs to the road are needed. Vacancy is very low with no units appearing to be vacant. There have been a number of planning applications on site for the construction of the various units, all of which have been approved.
- 1.145 **Recommendation: Site is an active existing employment site, overall quality is reasonable and serves local requirements well. Retain.**

## Promoted

### Land off West Acre Road



- 1.146 Vacant agricultural site of 12.8 ha, promoted for employment and care home uses. Site is under single ownership and is not subject to any planning applications. Access to the A47 could be excellent as it bounds the site directly to the north, with further agricultural beyond. Ecotech Business Park lies to the east, residential to the south and further agricultural to the north to the west.
- 1.147 The southern portion of the site is already allocated for employment in the previous (2019) Local Plan but is yet to be built out.
- 1.148 **Recommendation: Site is in proximity to existing employment and has good access to the A47. Considered suitable candidate site for allocation, including existing allocated land in the south of the site and further area to the north.**



## Land South of Norwich Road, Norwich Road



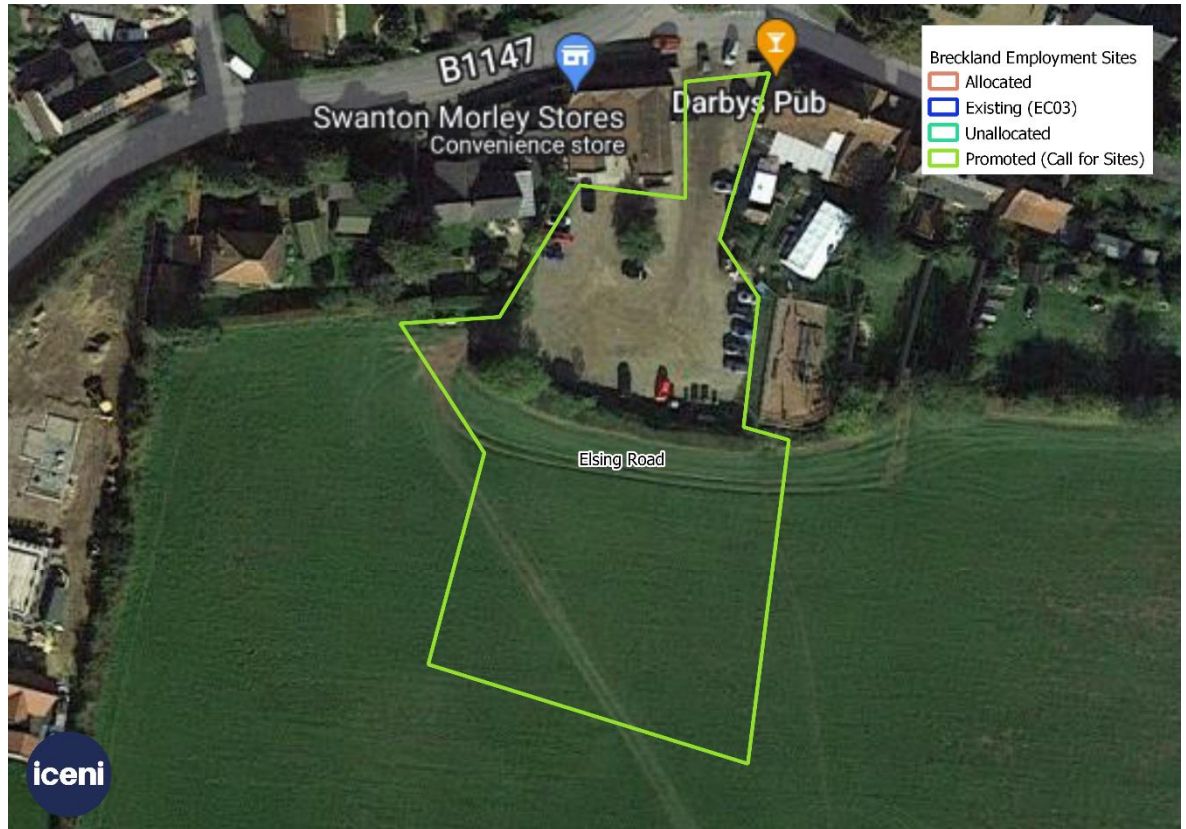
- 1.149 Vacant agricultural site of 9.8 ha, promoted for employment uses. Site ownership appears to be split with much of the site under one title but the section closest to Norwich Road under another, the site is not subject to any planning applications. Access to the A47 is good, the road can be accessed via the roundabout to the east. The site is located to the east of Swaffham centre with immediate adjacencies being largely in agricultural use, there is a care home to the north west.
- 1.150 Location of site is attractive given its good A road access. However, there are a number of existing allocated sites in Swaffham that remain undeveloped, this may suggest that there is no further requirement for additional employment allocations within the town.
- 1.151 **Recommendation: Site has good access to the A47, this would make it suitable for development. Given that other allocated sites in Swaffham remain undeveloped, this site may not be required.**

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## Swanton Morley

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### Elsing Road – Promoted



- 1.152 Largely vacant site of 0.45ha promoted for development, northern portion of site acts as a car park for Darby's Pub, southern portion appears to be in some agricultural use but actual use is unclear. Site is under single ownership and is not subject to any planning applications. Access to the site is poor with the nearest access to the A47 3.3 miles away.
- 1.153 Swanton Morely is a small village and the site is adjacent some residential properties with mainly agricultural surrounds.
- 1.154 **Recommendation: Rural site with poor connectivity, not suitable for employment development.**



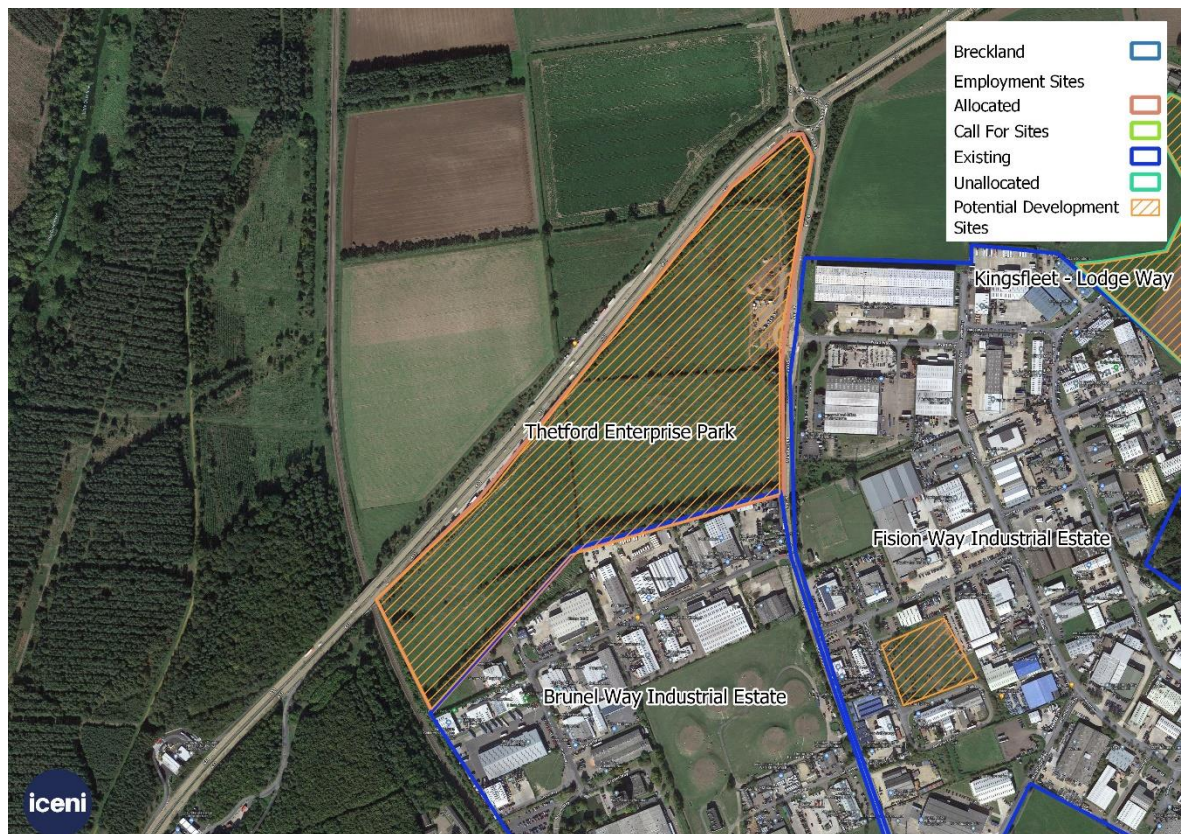
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## Thetford

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### Allocated

#### Thetford Enterprise Park



- 1.155 Vacant site of 18.7ha allocated since 1989 for Thetford Enterprise Park, approx. 17 ha of the site is owned by Crown Estate. Located to the north west of Thetford, with agricultural land to the north and west and further residential to the east and south. Site has seen a previous planning approval in 2013 (ref:3PL/2021/0748/O) for a food store, this has not been built out and the permission has lapsed.
- 1.156 The access to the site at Mundford Way was completed in 2019 and the site now has excellent access to the A11. The lack of direct access to the site had inhibited some development as has electricity capacity and water supply issues. Homes England had been aiding resolution of these issues.

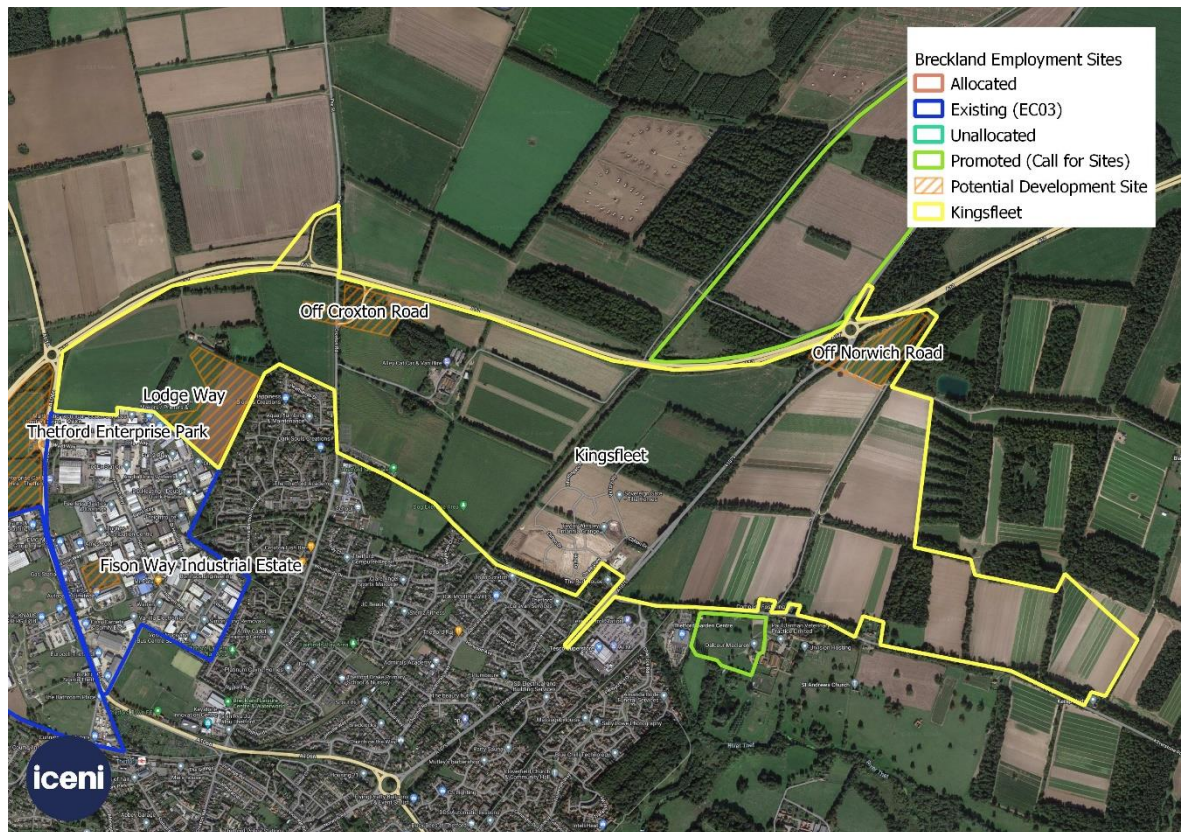
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1.157 The site has taken a significant time to come forward due to a number of barriers (access, electricity and water supply), concerns with waste water drainage are still to be addressed. Given the sites good location and proximity to existing employment sites it would likely have a high market attractiveness when developed.

1.158 **Recommendation: Site remains suitable for employment development, but notable constraints evident with further confirmation of deliverability required if the allocation is to be retained.**



## Kingsfleet



- 1.159 Kingsfleet (otherwise known as the Thetford Urban Extension) is a 5000 unit urban extension on northern side of Thetford. The site has separate owners, the section east of Croxton Road is owned by the Crown estate, much of the rest of the site is owned by the Mills and Reeve Trust. The section between the A1075 and Croxton Road is part of the first phase to be built and has some other key landowners such as Taylor Wimpey, Hopkins Homes and Kier Cross Keys Dev. The site gained outline permission in 2015 (ref: 3PL/2011/0805/O), the permission includes provision for 22.5ha of employment land, 3 primary schools and other amenities.
- 1.160 The applications land use plan (document ref: 1479/014/SK001 REV H) indicates 3 sites for industry and business development. The exact location and size of these sites is indicative and as such IcenI have estimated their size and location based on the approved masterplan. Given that all sites have outline planning permission they are deemed to be developable and as such the overall contribution of Kingsfleet to the employment land supply will be what is permitted at 22.5ha.

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- 1.161 Each of the sites are assessed below in relation to their accessibility and general market attractiveness.

**Lodge Way**

- 1.162 Located to the north of Fison Way industrial estate, the site is approx. 7ha and has the potential to be accessed via Lodge Way at the south. Existing access to the A11 is therefore good, however new infrastructure will be required to access the site from the north. Residential properties are immediately adjacent to the east. The site is due to be delivered in phase 2 of the development, it is well located for employment development and therefore suitable.

**Off Croxton Road**

- 1.163 Located to the south of the A11, the site is approx. 4ha and has an existing direct access to the westbound A11 carriageway with eastbound access via Croxton Road. Currently the site is in agricultural use and exclusively surrounded by additional agricultural land. The site is due to be delivered in phase 2 of the development, it is well located for employment development and therefore suitable.

**Off Norwich Road**

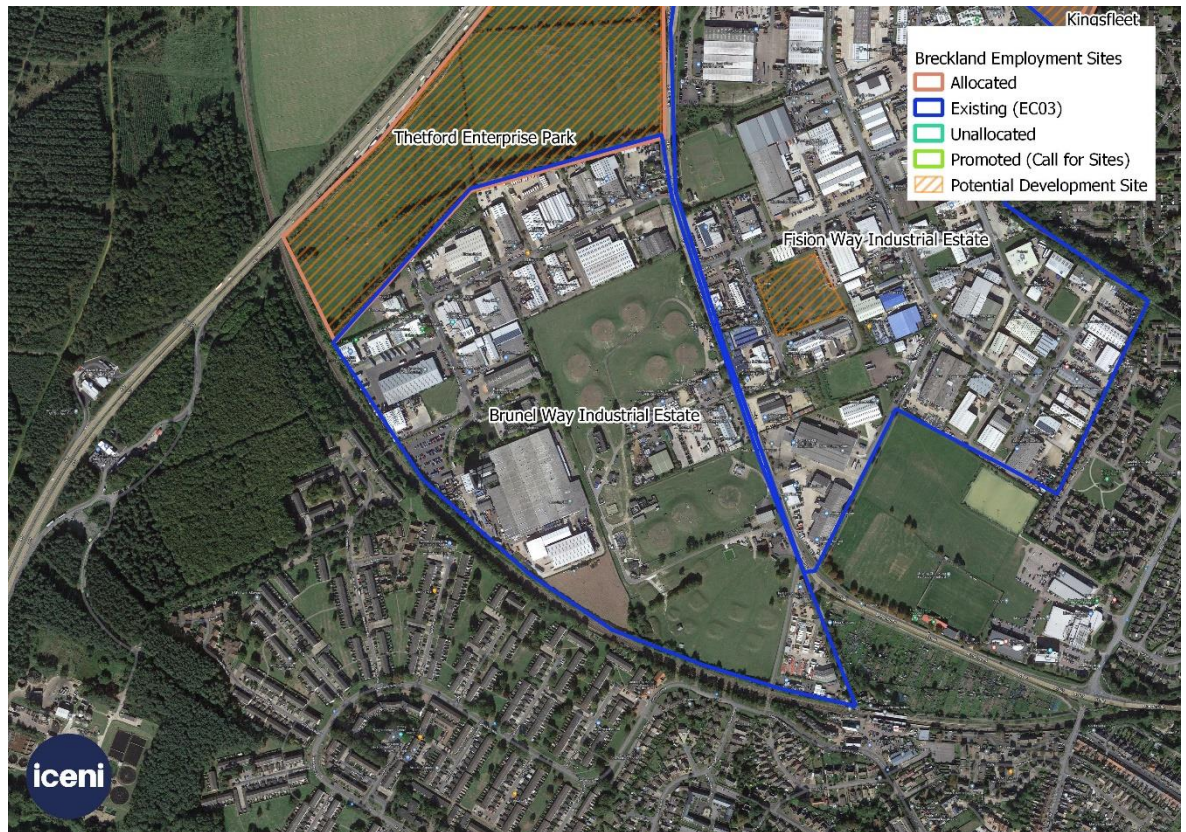
- 1.164 Also located to the south of the A11, the site is approx. 4ha and has existing direct access to the bother the eastbound and westbound carriageways of the A11 via the roundabout. Currently the site is in agricultural use and exclusively surrounded by additional agricultural land. It is due to be delivered in phase 4 of the development, it is well located for employment development and therefore suitable.

- 1.165 **Recommendation: Although largely undeveloped Kingsfleet and its associated employment sites have planning permission and are considered developable. Retain allocation of 22.5 ha as part of the SUE.**



## Existing

### Brunel Way Industrial Estate



- 1.166 An existing large industrial site of 37.7 ha. The site appears to have an engineering focus with some warehousing and retail. There is a large vacant site in the centre of the estate this appears to be used for underground chemical storage and as such cannot be developed.
- 1.167 The site has very good access to the A11 via the A1066, Thetford train station also lies to the south of the site. Residential properties lie to the south/southwest of the site although are separated from it by the rail line, further industrial lies to the east with agricultural to the north/northwest.



1.168 There is very low vacancy across the estate with units appearing busy. There is a mix of unit sizes ranging from small to mid-sized. Units are aging, likely 1970's build but appear to be in reasonable quality despite this age. Overall quality of the environment is mixed, although circulation in the northern section of the site is good there did appear to be some issues with on-street parking. The sites location close to Thetford and with good access likely means it has medium market attractiveness.

1.169 **Recommendation: The site is a busy and well located industrial area, appears popular and serves the market well. Suitable for continued use for employment development, retain.**

### Burrell Way Trade Park



1.170 An existing large industrial site of 29.5 ha, site is largely in light industrial uses with some manufacturing.

1.171 The site has very good access to the A11 via London Road. Residential properties lie to the east and southeast of the site, further industrial lies to the north with agricultural to the west.



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- 1.172 Ownership of the site is fragmented with each unit under separate ownership. There is one recent planning application of note for the change of use of the unit in the north western corner to a recycling facility, this was approved in July 2023 (ref: 3CM/2023/0010/CM).
- 1.173 There is low vacancy across the estate with most units appearing busy. There is a mix of unit sizes. Smaller units appear older, there is a particular section on Faraday Place in the southeastern corner where units appear to be nearing the end of their life span, in this area vacancy appears higher. There are also some ageing larger units. Overall quality of the environment is mixed, where some of the main areas are fine some smaller locations, such as Faraday Place, are poorer. The sites location close to Thetford and with good overall road access likely means it has medium market attractiveness. If vacancies increase and intensification is not forthcoming, some release to other comparable uses could be considered as has already occurred.
- 1.174 **Recommendation: The site is a busy and well located industrial area, appears popular and serves the market well. Suitable for continued use for employment development, retain.**

## Caxton Way Industrial Estate



- 1.175 An existing large industrial site of 21.7 ha, site is largely in logistics and manufacturing uses. There has been some retail creep in the south western corner of the site.
- 1.176 The site has very good access to the A11 via London Road. Residential properties lie to the north and east of the site, further industrial lies to the south, retail and agriculture to the west.
- 1.177 Ownership of the site is fragmented with each unit under separate ownership. The northern corner of the site is currently being advertised for a new warehouse development as approved in 2017 (ref: 3PL/2017/0840/O). The advertising of the unit for let while it is being constructed indicates that it was built on a speculative basis. Speculative units carry more risk for the developer that they may not offer return on investment so quickly. The presence of speculative development on site indicates a high value and attractiveness in this location. One area of 3ha in the north eastern corner of the site has the potential for new development.



1.178 All completed units on site are occupied and the site appears busy. The units on site are large and usually single occupiers. Overall quality of the environment is reasonable, with some on street parking making HGV movements difficult. The sites location close to Thetford, presence of speculative development and good overall road access likely means it has medium to high market attractiveness.

1.179 **Recommendation: The site is a busy and well located industrial area, appears popular and serves the market well. Suitable for continued use for employment development, retain.**

### Fision Way Industrial Estate



1.180 A very large existing industrial site of 49.1 ha, the site overall is very diverse there are lots of manufacturing and engineering uses as well as printing services and distribution/logistics (including one FedEx site).

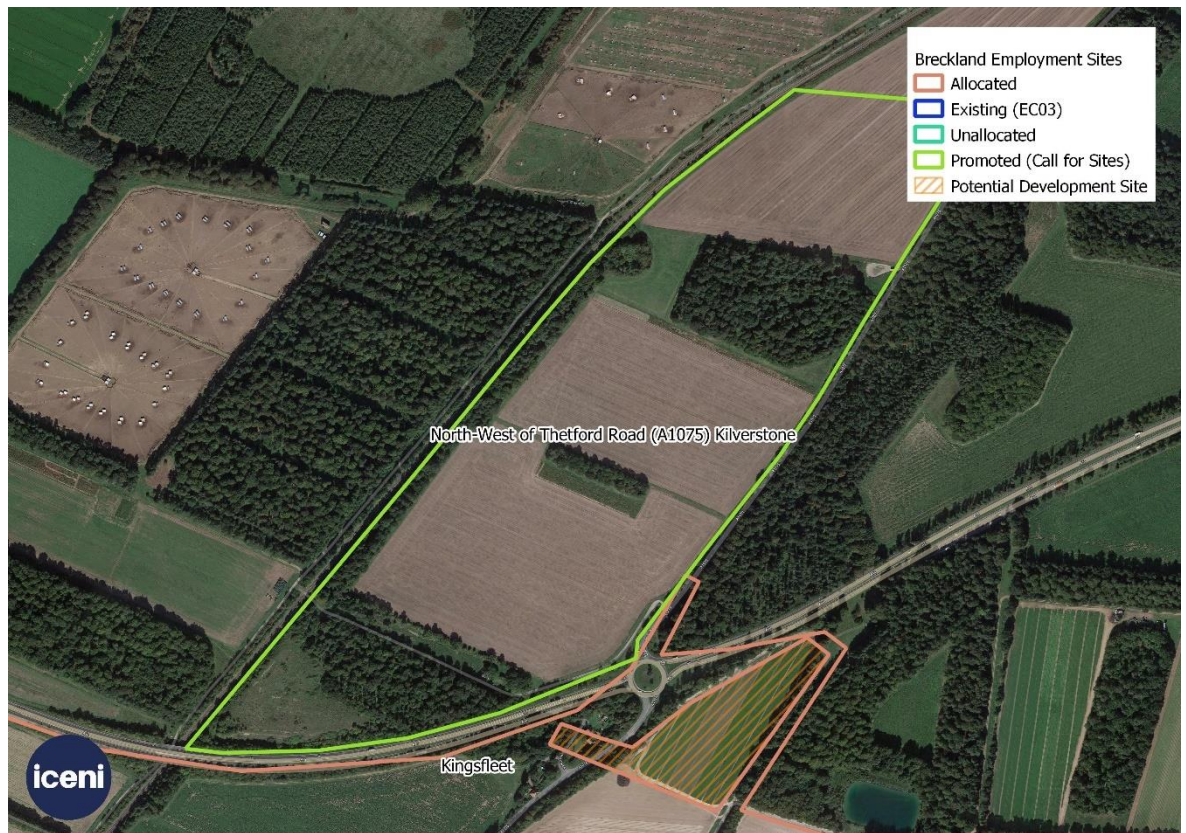
1.181 The site has very good access to the A11 via the A1066. Residential properties lie to the east and south of the site, further industrial lies to the west and agriculture to the north.

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- 1.182 Ownership of the site is fragmented with each unit under separate ownership and no recent planning applications of note. In terms of potential development, there appears to be one area of approx. 1ha in the centre of the site that may be suitable for infill development if required, the site is owned by BDC.
- 1.183 Vacancy appears very low and overall the site appears busy. The diversity of uses is reflected in diversity of unit size with some very large single occupier buildings and some much smaller, it is the smaller units that show more vacancy than the larger. Overall quality of the environment is good, there was some on street parking but it was not in inappropriate locations that would make HGV movements difficult. The sites location close to Thetford and good overall road access likely means it has medium to high market attractiveness.
- 1.184 **Recommendation: A very large and busy site, well located and appears popular, clearly serves the market well. Suitable for continued use for employment development, retain.**



## Promoted

### Land to North-West of Thetford Road (A1075)



- 1.185 Largely vacant agricultural site of 51.9ha promoted for employment uses, there is a landfill site in the south eastern end. Site is situated to the north west of Thetford beyond the Kingsfleet allocation, the A11 runs along the southern boundary allowing the site to have direct access to it. Currently all surrounding uses of the site are also agricultural.
- 1.186 The site has no planning history and with the exception of the landfill site is largely in the ownership of Mills and Reeve Trust.
- 1.187 **Recommendation: Site is currently in a rural location, adjoining large strategic extension that is yet to be built out. Site may be suitable for employment development in the long term, but is currently unlikely to be required given alternative better located sites in the Thetford area.**

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## Land to the south of Kilverstone Road



- 1.188 Largely vacant agricultural site of 4.5ha promoted for employment uses, a B1 office building occupied by surveyors Dalcour Maclaren lies in the east of the site. This unit was permitted in 2019 (ref:3PL/2018/1339/F) and acts as a small extension to Trident Business Village which lies to the east of the site. The unit is obviously very new and the overall business village environment is good.
- 1.189 This site as well as the business village is under the ownership of Mills and Reeve Trust. Thetford Garden Centre lies to the west of the site with agricultural to the north and south. The agricultural land to the north is also part of the Kingsfleet extension.
- 1.190 The site has reasonable access to the A11 via the A1075, currently this access does not pass through residential areas, this will change as Kingsfleet is built out.
- 1.191 **Recommendation: The site has the potential to act as an extension to the Trident Business Village which focuses on office uses subject to market**



demand. Demand/ supply balance does not indicate that the site needs to be allocated to meet development needs.

## Thompson

### Walsingham Field, Carfield Farm – Promoted



- 1.192 A vacant agricultural site of 7.2ha promoted for development, site is under single ownership and has no planning history. Access to the A1075 is possible via Griston Road however it is an approx. 10 mile route to the A11 junction at Kilverstone. Overall the site access is somewhat poor the site is poor with the nearest access to the A47 3.3 miles away.
- 1.193 The site lies between Griston and Thompson which are both small villages, the site is entirely surrounded by agricultural uses with some farmhouses.
- 1.194 **Recommendation: Rural site with poor connectivity, not suitable for employment development.**

Existing

Griston Road Industrial Estate

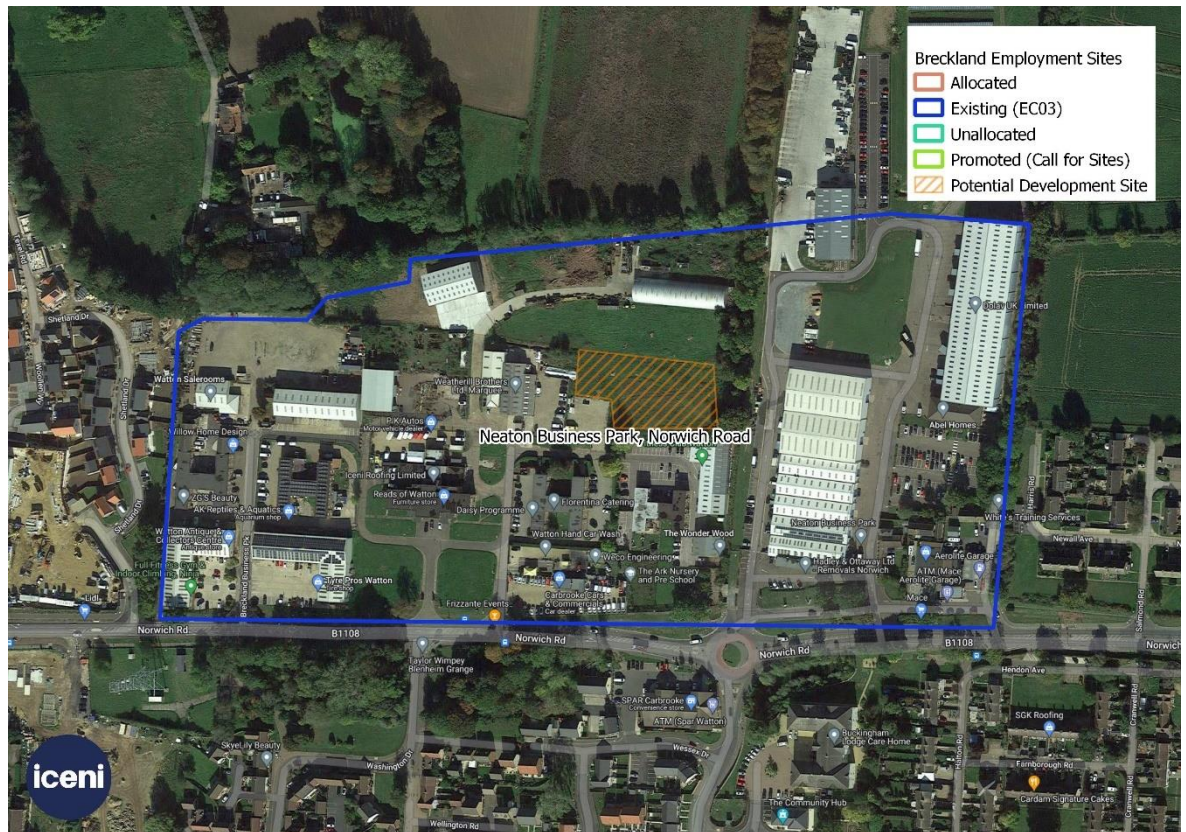


- 1.195 Existing industrial estate of 4ha, located in the centre of Watton. Residential properties lie to the west, north and east, agricultural to the south. There are no recent planning applications of note in the site and ownership is fragmented.
- 1.196 Units on site appear to be largely of 1970's construction, most are of reasonable quality, car repair services are key occupiers across the site with some trade and manufacturing, there is an open storage area right at the south of the site, vacancy is low.
- 1.197 Accessibility is somewhat poor, although there is direct access to Norwich Road (B1108) which allows for access to the A1066, overall access to the A11 or A47 is difficult. Overall the Watton location is only likely to be attractive to a very local market that does not require strategic road access.



- 1.198 **Recommendation: Existing industrial site appears well used and likely serves a local market well. Suitable for continued use for employment development, retain.**

**Neaton Business Park, Norwich Road**



- 1.199 Existing industrial estate of 10.9ha, located in the east of Watton. Residential properties lie to the west, south and east, agricultural to the north. Ownership across the site is fragmented and planning history is varied, One application of note is that for the construction of 8 total new units on a plot in the centre of the site, approved in May 2023 (ref:3PL/2022/0806/F), the site in question measures approx. 0.3ha. It was unclear if this had commenced upon the site visit (September 2023).

- 1.200 Units on site appear to be mixed ages some 1980's some of much newer construction in the west of the site. Most units are of reasonable or good quality, newer units obviously much better. Uses across the site differ, there are a number of retail units in the east of the site as well as some ancillary gyms, cafes- and a

children's play centre. The newer units in the western end of the site have a warehousing focus. There is a small solar farm to the north of the site.

1.201 Accessibility is somewhat poor, although there is direct access to Norwich Road (B1108) which allows for access to the A1066, overall access to the A11 or A47 is difficult. Overall the Watton location is only likely to be attractive to a very local market that does not require strategic road access.

1.202 **Recommendation: Existing industrial site appears well used and likely serves a local market well. Suitable for continued use for employment development, retain.**

### Threxton Road Industrial Estate



1.203 Existing industrial estate of 11.4ha, located in the west of Watton. Residential properties lie to the east, some industrial to the north and agricultural to the south and west. Ownership across the site is fragmented, Cranswick County Foods own their unit and the one to the north, some other units also appear owner occupied. Planning history is minimal with no recent applications of note.



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- 1.204 Units on site are mid-sized generally with some smaller on Linmore Court. All appear to be primarily 1980's and in reasonable condition with some slightly poorer. Overall the environment of the site is in reasonable to good condition despite the poorer quality units. The western part of site is generally in a light industrial uses, occupying businesses are often used for light manufacturing and warehousing. The Cranswick County foods building is newer in build and in very good condition, it has a meat processing use.
- 1.205 Accessibility is somewhat poor, although there is direct access to Brandon Road (B1108) which allows for access to the A1066, overall access to the A11 or A47 is difficult. Overall the Watton location is only likely to be attractive to a very local market that does not require strategic road access.
- 1.206 **Recommendation: Existing industrial site appears well used and likely serves a local market well. Suitable for continued use for employment development, retain.**

## 2. Supply-Demand Balance for Employment Land

- 2.1 Overall 353 ha of available land has been assessed, consisting of sites promoted through the councils call for sites as well as existing plan policy sites, allocations and sites not protected by any policy.
- 2.2 Further assessment of each of these sites estimates a current land supply total of 108 ha of land which comprises development potential on existing sites (34.5 ha), on allocated sites (66.3 ha) and other extant planning permissions (7.4 ha). In quantitative terms this is sufficient to meet future development needs, but would not support the 'stretch' provision.

Table 2.1 Demand-Supply Balance (Ha)

	Available supply as assessed and recommended (ha)
Allocated sites	60.2
Existing sites (not specifically allocated)	34.5
Permissions in other areas	7.4
<b>Total Supply</b>	108.2 (inc. 2.9 ha brownfield) +21.0 potential 'stretch' site promoted on A47 at Moorfield  <b>129.2</b>
<b>Demand Range</b>	<b>72.9 - 108.6</b>
<b>Demand Range + '20% stretch'</b>	<b>130.3</b>
Call for sites promoted	231.8 (inc 21ha at Moorfield as above)



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- 2.3 As discussed previously, a 20% 'stretch' has been applied to the upper bound to reflect opportunities presented by A47 infrastructure improvements. This additional employment land need should be met by additional sites at Dereham (and potentially Swaffham).
- 2.4 Breckland has a considerable employment supply, one that can meet the most optimistic 'needs' based trend modelling of gross completions. Given ambitions to attract economic growth and onward investment, the authority may see fit to pursue the 'stretch' target and focus additional allocations on the A47 as it benefits from further infrastructure enhancement.
- 2.5 A range of sites have been promoted for further economic growth around Breckland. Whilst these do not appear required to meet the assessed needs, they can be considered on their merits through individual planning applications. Some of this promoted land is in areas where there is already considerable supply (such as Snetterton) whilst there are other areas such as Shipdham Airfield where there may be specific business or cluster needs to consider.