

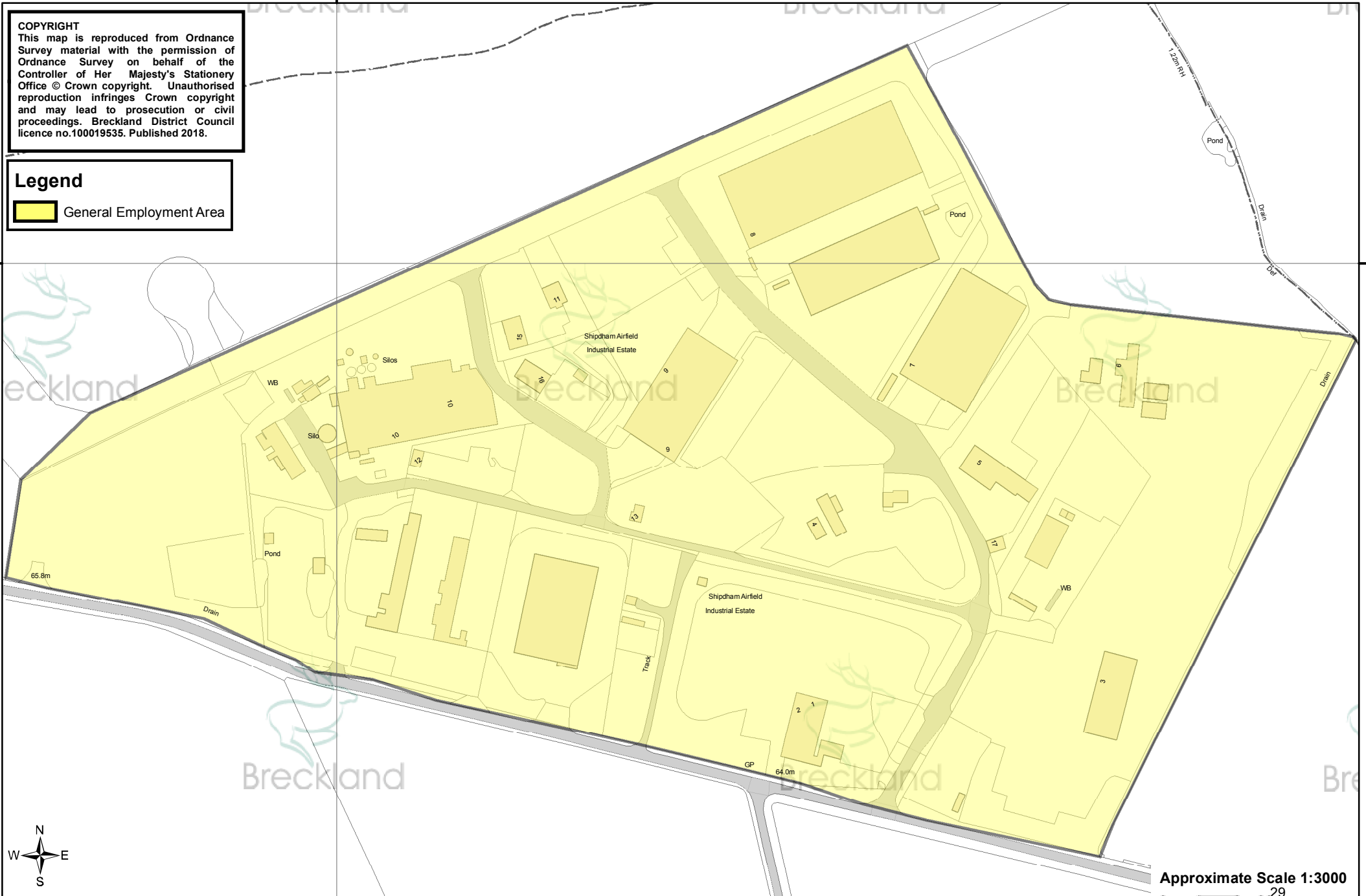
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Legend
General Employment Area

307100

307100






Approximate Scale 1:3000

599000

599000

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Legend

-  Retail Permissions
-  Employment permissions
-  General Employment Area

307100

307100

3PL/2017/0310/F

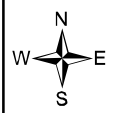
WB
Silo
10

Shipdham Airfield Industrial Estate

Shipdham Airfield Industrial Estate

65.8m

GP 64.0m



Approximate Scale 1:3000

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GEA9: Snetterton Heath, Snetterton

- 2.37. Snetterton Heath has been assessed in further detail through Section 3, 'GEA9 Snetterton Heath General Employment Area' of this topic paper.

GEA10: Ecotech Business Park, Swaffham

Introduction

- 2.38. The General Employment Area boundary was designated in 2009 through the adoption of the Core Strategy and reviewed through the Site Specific Policies and Proposals Development Plan Document. Map 18 shows the extent of the general employment area as proposed on the Local Plan Policies Maps (LP/S/2).

Summary of the site

- The site total 14.1 hectares and is concentrated around is situated next to the A47.
- The site has very good access to the strategic road network.

Planning permissions on the GEA

- 2.39. The following planning permissions have been granted on the General Employment Area:

- **3PL/2006/0347/F** – 5 x office/commercial units, B1, B2, B8, showroom, trade counter, storage & warehousing
- **3PL/2007/0298/F** - Terrace of six two storey business units, new access, & 2 no. two storey blocks of 3 units to rear of site
- **3PL/2007/0070/D** - Erection of 74 bedroom carehome
- **3PL/2008/0640/F** - Light industrial units for commercial use, new build
- **3PL/2012/0269/F** - Demolish buildings & Erect new supermarket (A1) landscaping, servicing, parking & highway improvements/new access
- **3PL/2014/1051/F** - Proposed Office Building
- **3PL/2015/0459/F** -New business units, outdoor storage area, outdoor display area, pedestrian cross overs & parking
- **3PL/2017/0598/CU** - Change of use from B1C to B1C, B2 and B8 to allow more flexibility in letting

- 2.40. These planning permissions can be seen on Map 19. It is considered that planning permission 3PL/2012/0269/F would need to be removed from the General Employment Area, in line with the methodology, as this has now been built out. The retail permission contained within 3PL/2015/0459/F would not need to be removed from the General Employment Area as only 13 sq. meters is proposed for A1 of the total 810 sq. meter scheme, the remainder being B1(c). The proposed changes can be seen on Map 20.

Conclusion

- 2.41. A planning permission that has now been implemented for a supermarket is proposed to be removed from the GEA boundary. The proposed boundary change is proposed to be reflected on the Local Plan policies maps.

GEA11: Tower Meadow, Swaffham

Introduction

- 2.42. The General Employment Area boundary was designated in 2009 through the adoption of the Core Strategy and reviewed through the Site Specific Policies and Proposals Development Plan Document. Map 18 shows the extent of the general employment area as proposed on the Local Plan Policies Maps (LP/S/2).

Summary of the site

- The site totals 0.5 hectares and is located on an embankment, formerly used as railway sidings.
- The site has good access to local services and the wider road network.

Planning permissions on the GEA

- 2.43. The following planning permissions have been granted on the General Employment Area:

- **3PL/2017/0117/F** - Erection of industrial unit for B1 (excluding B1a), B2 and B8 use.

- 2.44. This planning permission can be seen on Map 19. It is considered that this permission would not lead to the need to assess the GEA boundary.

Conclusion

- 2.45. There are no planning permissions that would result in a need to amend the boundary of the GEA. The boundary as defined is considered to be robust and is proposed to be carried forward within the Local Plan.

GEA12: Station Yard, Swaffham

Introduction

- 2.46. The General Employment Area boundary was designated in 2009 through the adoption of the Core Strategy and reviewed through the Site Specific Policies and Proposals Development Plan Document. Map 18 shows the extent of the general employment area as proposed on the Local Plan Policies Maps (LP/S/2).

Summary of the site

- The site totals 1.5 hectares and is where Swaffham's former railway station was located.
- The site has good access to local services and the wider road network.

Planning permissions on the GEA

- 2.47. No permissions have been granted on the site.


Conclusion

- 2.48. There are no planning permissions that would result in a need to amend the boundary of the GEA. The boundary as defined is considered to be robust and is proposed to be carried forward within the Local Plan.

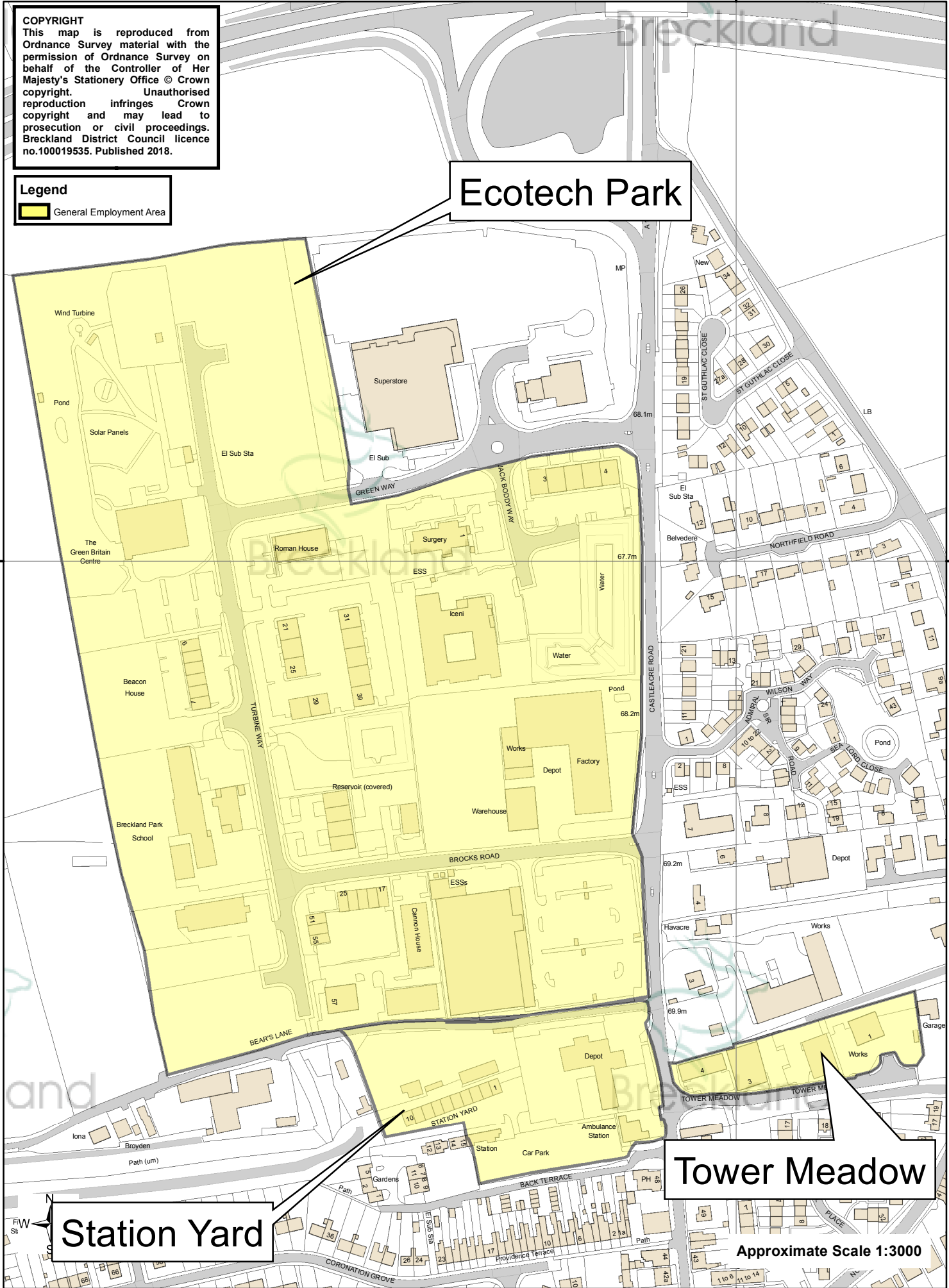
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Legend

 General Employment Area

Ecotech Park



309800

309800

Tower Meadow

Station Yard

Approximate Scale 1:3000

582000

35

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Legend

- Retail Permissions
- Employment permissions
- General Employment Area

Ecotech Park

3PL/2014/1051/F

3PL/2006/0347/F

3PL/2007/0070/D

3PL/2007/0298/F

3PL/2015/0459/F

3PL/2017/0598/CU

3PL/2012/0269/F

3PL/2017/0117/F

3PL/2008/0640/F

Tower Meadow

Station Yard


3PL/2016/0980/CU

Approximate Scale 1:3000

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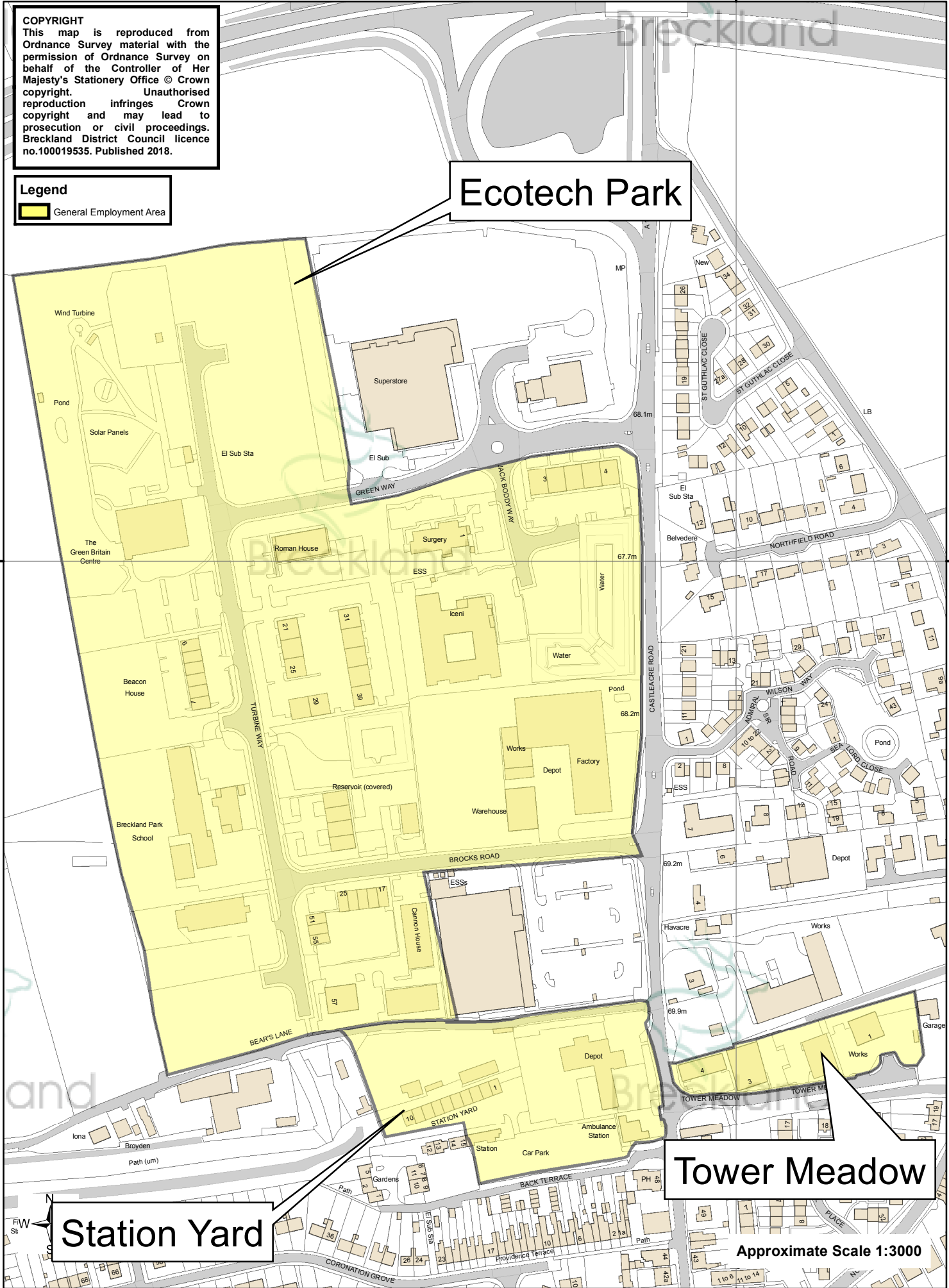
 General Employment Area

Ecotech Park

Tower Meadow

Station Yard

Approximate Scale 1:3000



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309800

582000

37

GEA13: Thetford Enterprise Park, Thetford

Introduction

- 2.49. The General Employment Area boundary was designated in 2009 through the adoption of the Core Strategy and reviewed through the Site Specific Policies and Proposals Development Plan Document. Map 21 shows the extent of the general employment area as proposed on the Local Plan Policies Maps (LP/S/2).

Summary of the site

- The site totals 18 hectares and is located south of the A11, to the north west of Thetford.
- The site is very well located for utilising the strategic road network
- The site is intended to be a key element of Thetford's Urban Expansion.

Planning permissions on the GEA

- 2.50. No permissions have been granted on the site.

Conclusion

- 2.51. The Council has undertaken considerable work to bring the site forward. On the 1 February 2018 the Council announced a successful bid to central government for almost £10m. The 9.95m investment will come from the Homes and Communities Agency's Housing Infrastructure Fund (HIF) and will be used to improve infrastructure at the Thetford Strategic Urban Extension (SUE), which is earmarked for 5,000 homes. This funding will support a new primary substation and improvements to the site's water supply.
- 2.52. The Council also received funding on the 21st June 2016 from the Anglia LEP for £.198m from the original Thetford Sustainable Transport Package (Local Growth Fund) to prioritise the construction of a new access roundabout for the site. On the 19th January 2017 the Council accepted £450K of Norfolk Business Rates Pool funding for the purpose of commencing the Thetford Enterprise Park Access Roundabout.
- 2.53. There are no planning permissions that would result in a need to amend the boundary of the GEA. The boundary as defined is considered to be robust and is proposed to be carried forward within the Local Plan.

GEA14: Brunel Way Industrial Estate, Thetford

Introduction

- 2.54. The General Employment Area boundary was designated in 2009 through the adoption of the Core Strategy and reviewed through the Site Specific Policies and Proposals Development Plan Document. Map 21 shows the extent of the general employment area as proposed on the Local Plan Policies Maps (LP/S/2).

Summary of the site

- The site totals 38.7 hectares and fronts onto the Mundford Road (the A1066) near to its junction with the A11.
- The site is well serviced by Brunel Way and has good access to the wider strategic road network.

Planning permissions on the GEA

- 2.55. The following planning permissions have been granted on the General Employment Area:

- **3PL/2002/1052/CU** – Change of use from offices to dwelling for security personnel
- **3PL/2010/0321/F** - Construction of type B1 business unit on part of previously approved site
- **3PL/2016/0581/CU** - Change of use from industrial to storage and retail A1

- 2.56. These planning permissions can be seen on Map 22. Although defined as retail, application 3PL/2016/0581/CU acts as a retail distribution Centre for East Anglia's Children's Hospices. It is not proposed to remove the permission from the General Employment Area.

Conclusion

- 2.57. There are no planning permissions that would result in a need to amend the boundary of the GEA. The boundary as defined is considered to be robust and is proposed to be carried forward within the Local Plan.

GEA15: Fison Way Industrial Estate, Thetford

Introduction

- 2.58. The General Employment Area boundary was designated in 2009 through the adoption of the Core Strategy and reviewed through the Site Specific Policies and Proposals Development Plan Document. Map 21 shows the extent of the general employment area as proposed on the Local Plan Policies Maps (LP/S/2).

Summary of the site

- The site totals 48.2 hectares and fronts onto the Mundford Road (the A1066) near its junction with the A11.
- Fison Way is Thetford's largest existing employment area.
- The site is exceptionally well located to utilise the strategic road network, has good internal roads and ample offshore parking.

Planning permissions on the GEA

- 2.59. The following planning permissions have been granted on the General Employment Area::

- **3PL/2005/1598/F** - Erection of single storey trading units for B1 (b) and (c), B2 and B8 uses
- **3PL/2006/0954/F** - New warehouse/industrial building
- **3PL/2007/0607/F** - Demolish 541 sq.m unit & construction of two units of 660 sq.m & 317 sq.m
- **3PL/2008/0591/F** -Extension to form reception/ sound testing laboratory
- **3PL/2008/0754/CU** - Change of use to B2 (general industry)
- **3PL/2012/0586/F** - Extension to existing factory unit
- **3PL/2007/0411/F** - Warehouse extension (storage)
- **3PL/2016/1553/F** –Single storey portal framed and metal clad extension to existing warehouse. + ancillary yard alterations

- 2.60. These planning permissions can be seen on Map 22. There are no applications that would result in the need to amend the GEA boundary.

Conclusion


- 2.61. There are no planning permissions that would result in a need to amend the boundary of the GEA. The boundary as defined is considered to be robust and is proposed to be carried forward within the Local Plan.

Map 21 GEA13 Thetford Enterprise Park, GEA14 Brunel Way Industrial Estate and GEA15 Fison Way Industrial Estate, Thetford.

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Legend
 General Employment Area

Thetford Enterprise Park

Fison way

Brunel Way

284600

284600

283700

283700



Approximate Scale 1:8000

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Map 22 GEA13 Thetford Enterprise Park, GEA14 Brunel Way Industrial Estate and GEA15 Fison Way Industrial Estate, Thetford.

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Legend

- Retail Permissions
- Employment permissions
- General Employment Area

284600

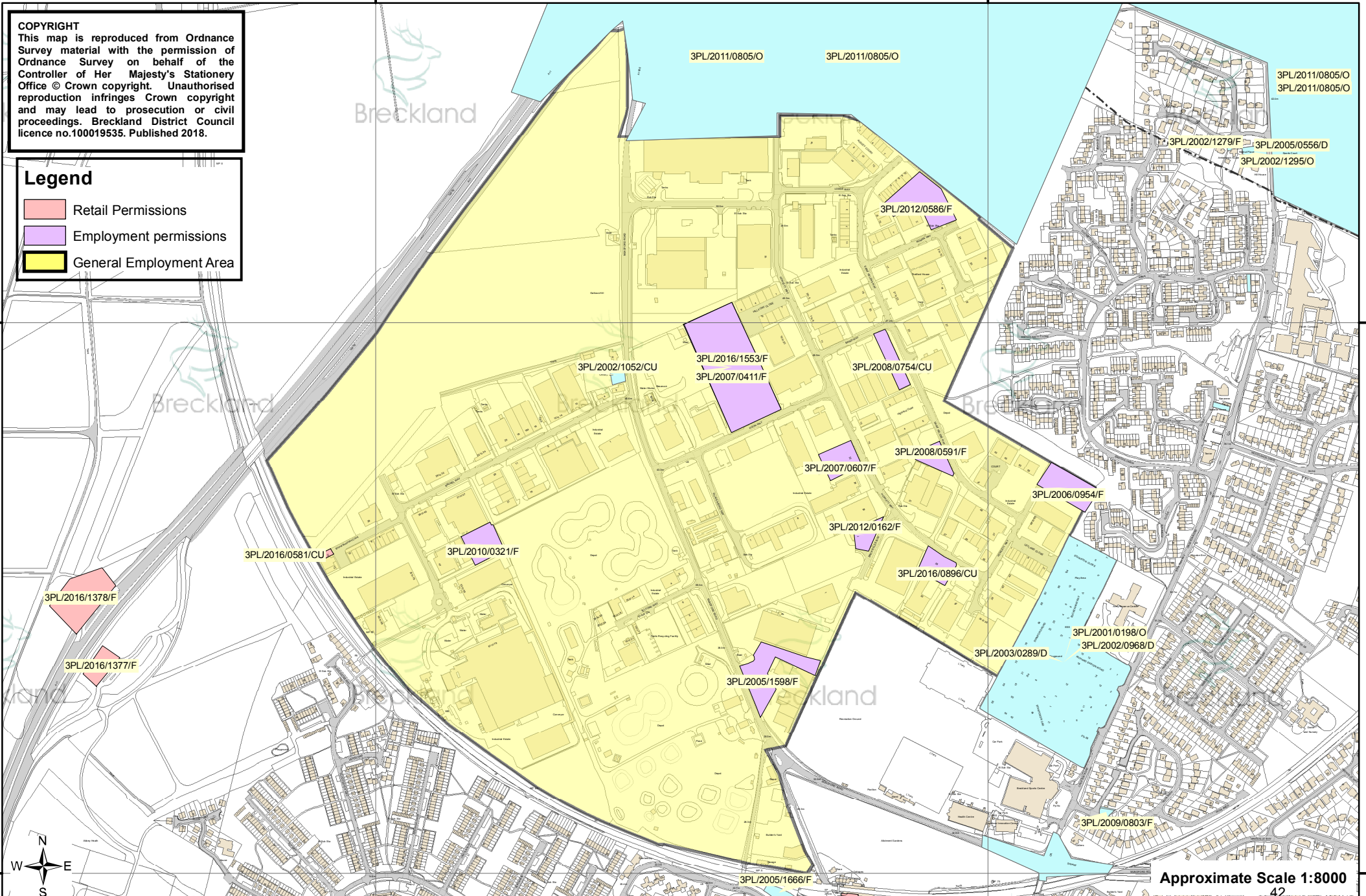
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283700

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Approximate Scale 1:8000

GEA16: Burrell Way Industrial Estate, Thetford

Introduction

- 2.62. The General Employment Area boundary was designated in 2009 through the adoption of the Core Strategy and reviewed through the Site Specific Policies and Proposals Development Plan Document. Map 23 shows the extent of the general employment area as proposed on the Local Plan Policies Maps (LP/S/2).

Summary of the site

- The site totals 30.6 hectares and is situated to the south west of Thetford.
- The site fronts onto London Road (A1075) near to its junction with the A11.
- The site is well serviced with internal roads, mainly Burrell Way and Stephenson Way.

Planning permissions on the GEA

- 2.63. The following planning permissions have been granted on the General Employment Area:
- **3PL/2010/1249** – Demolition of existing building & erection of Lidl foodstore with associated works (**3PL/2013/0897/F** - MMA to 3PL/2010/1249/F (storage area, increase width of warehouse/sales area, staff parking, pedestrian link) and Creation of sandwich bar (Subway))
 - **3PL/2016/0379/F** (Superseding 3PL/2004/0136/O and 3PL/2007/0993/D) -Erect 29 dwellings with landscaping, car parking, waste / recycling and cycle storage
 - **3PL/2016/0101/F** - Change of use of vacant retail warehouse to sui generis use (vehicle maintenance, parts distribution & vehicle sales).
 - **3PL/2016/0467/F** - Change of use of Unit 10a from B8 to flexible use of B8 and B2.
 - **3PL/2017/0607/F** - Demolition of some existing buildings and erection of new B1, B2 and B8 commercial/industrial/storage units.

- 2.64. These planning permissions can be seen on Map 24. Two proposed changes arise from the above planning permissions: The first as a result of the retail permission on the site (3PL/2010/1249/F), which has now been built out; and the second as a result of the residential permission (3PL/2016/0379/F), which are now under construction. These proposed amendments are shown on Map 25.

Conclusion

- 2.65. There are two proposed amendments to the GEA as a result of planning permissions that have been implemented. It is considered that the site still represents a good employment site within Thetford and continues to act as a cluster of B class uses. It is considered that the location of the permissions allowed would not undermine the operation of the employment site going forward. The proposed boundary change is proposed to be reflected on the Local Plan policies maps.

GEA17: Caxton Way Industrial Estate, Thetford

Introduction

- 2.66. The General Employment Area boundary was designated in 2009 through the adoption of the Core Strategy and reviewed through the Site Specific Policies and Proposals Development Plan Document. Map 24 shows the extent of the general employment area as proposed on the Local Plan Policies Maps (LP/S/2).

Summary of the site

- The site totals 22.1 hectares
- The site fronts onto London Road and is situated on the northern side of the road, directly opposite Burrell Way.

Planning permissions on the GEA

- 2.67. The following planning permissions have been granted on the General Employment Area:

- **3PL/2017/0949/F** - Erection of a retail terrace (Class A1) and a detached restaurant and takeaway (Class A3/A5), the creation of new vehicular accesses off London Road and Caxton Way, associated car parking, landscaping and infrastructure
- **3PL/2017/0840/O** - Erection of storage and distribution warehouse (use class B8) with offices (use class B1)
- **3PL/2017/0521/F** - Erection of a storage and distribution warehouse (Use Class B8)
- **3PL/2017/1552/F** - Construction of a new warehouse building with under-croft car parking using existing access from Caxton Way; including new canopy above loading area

- 2.68. These planning permissions can be seen on Map 25. Although a retail permission has been allowed on the site (3PL/2017/0949/F), this was only granted permission at the start of 2018 and has not yet been implemented. As a result, it is considered that an amendment to the GEA boundary is not required at this point in time.

Conclusion

- 2.69. There are no planning permissions that would result in a need to amend the boundary of the GEA. However, it is acknowledged that if the retail permission is implemented a change to the boundary would be required. The boundary as defined is considered to be robust and is proposed to be carried forward within the Local Plan.

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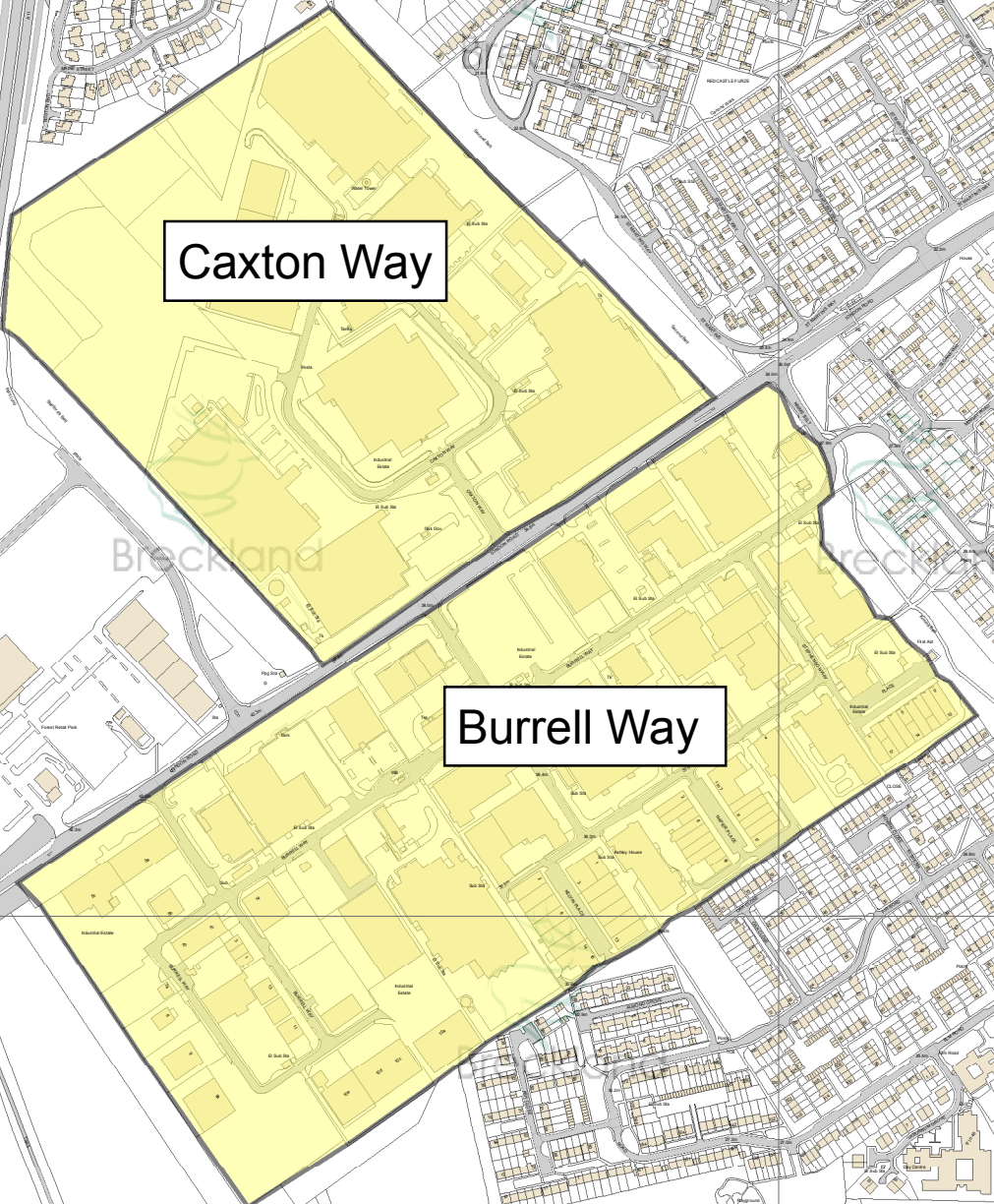
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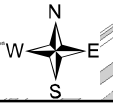
Legend

 General Employment Area



Caxton Way

Burrell Way



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281900

282800

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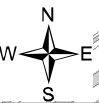
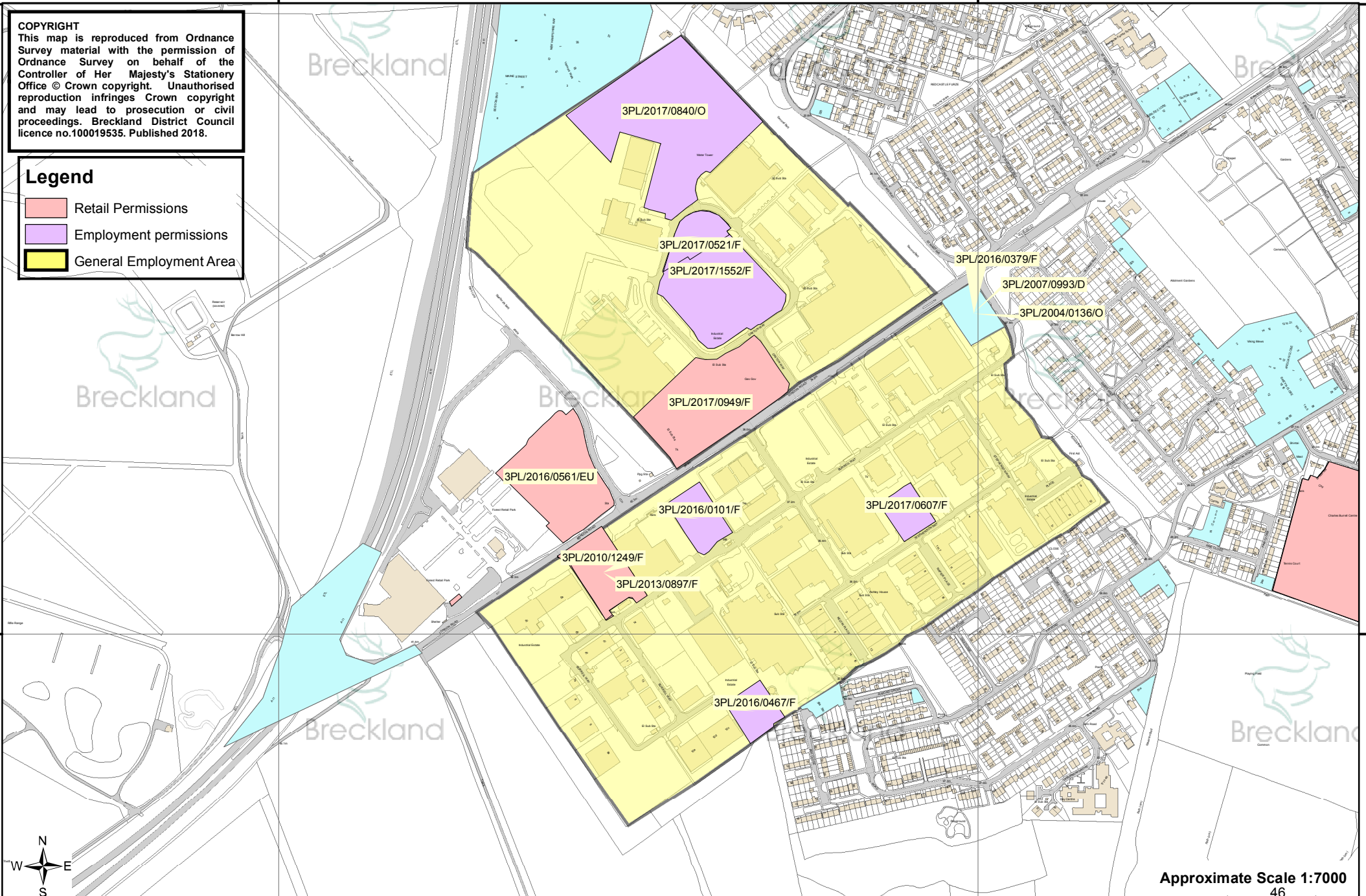
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Legend

- Retail Permissions
- Employment permissions
- General Employment Area



Approximate Scale 1:7000

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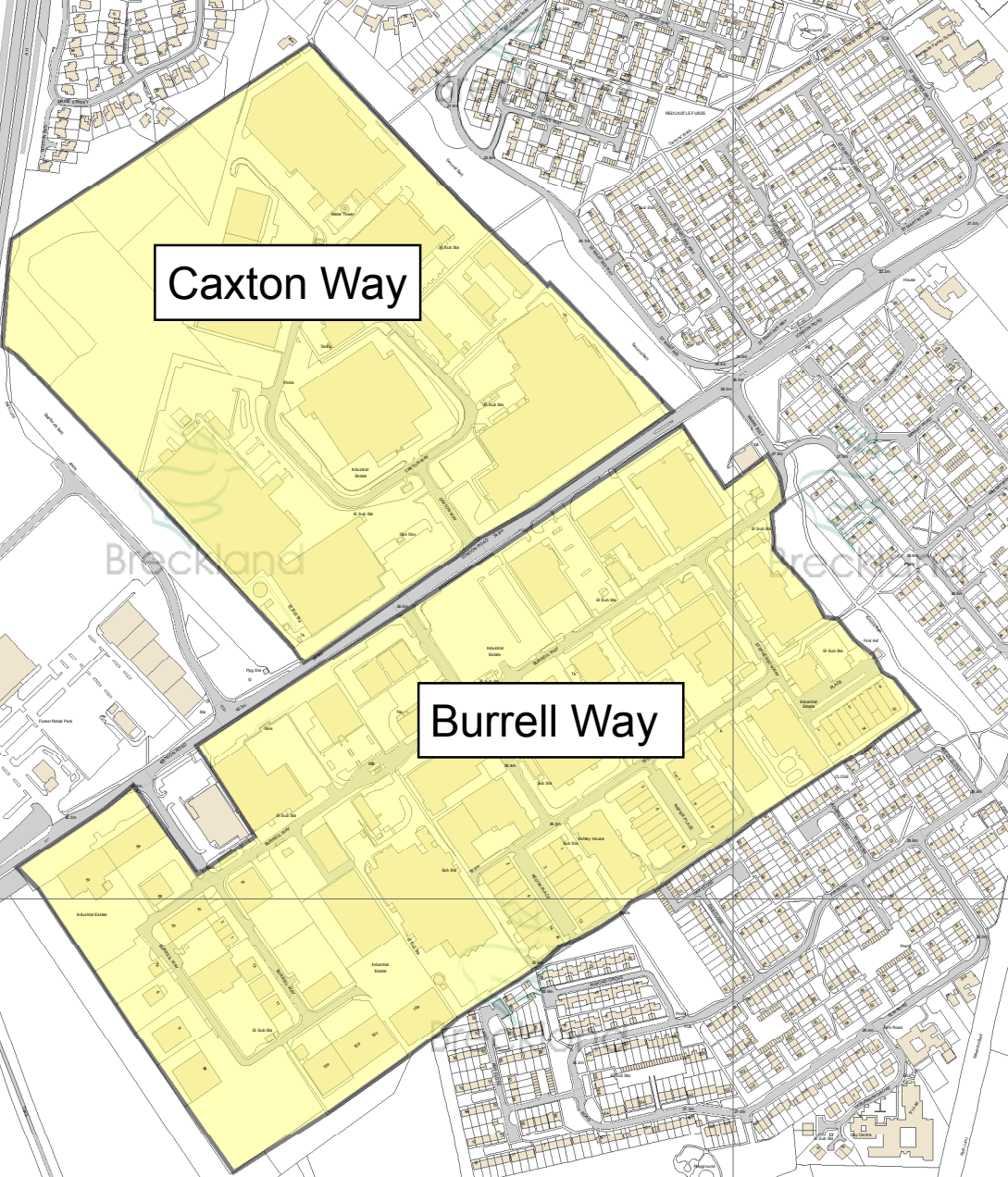
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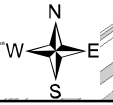
Legend

-  General Employment Area



Caxton Way

Burrell Way



Approximate Scale 1:7000

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GEA18: Trexton Road Industrial Estate, Watton

Introduction

- 2.70. The General Employment Area boundary was designated in 2009 through the adoption of the Core Strategy and reviewed through the Site Specific Policies and Proposals Development Plan Document. Map 26 shows the extent of the general employment area as proposed on the Local Plan Policies Maps (LP/S/2).

Summary of the site

- The site totals 12.4 hectares and is situated on the western outskirts of Watton.
- The site is surrounded by fields to the south and west.

Planning permissions on the GEA

- 2.71. The following planning permissions have been granted on the General Employment Area:

- **3PL/2005/0685/F** - Extension to existing industrial building
- **3PL/2011/1291/F** - Erection of warehouse to be used in conjunction with the existing production facility

- 2.72. These planning permissions can be seen on Map 27. There are no applications that would result in the need to amend the GEA boundary.


Conclusion

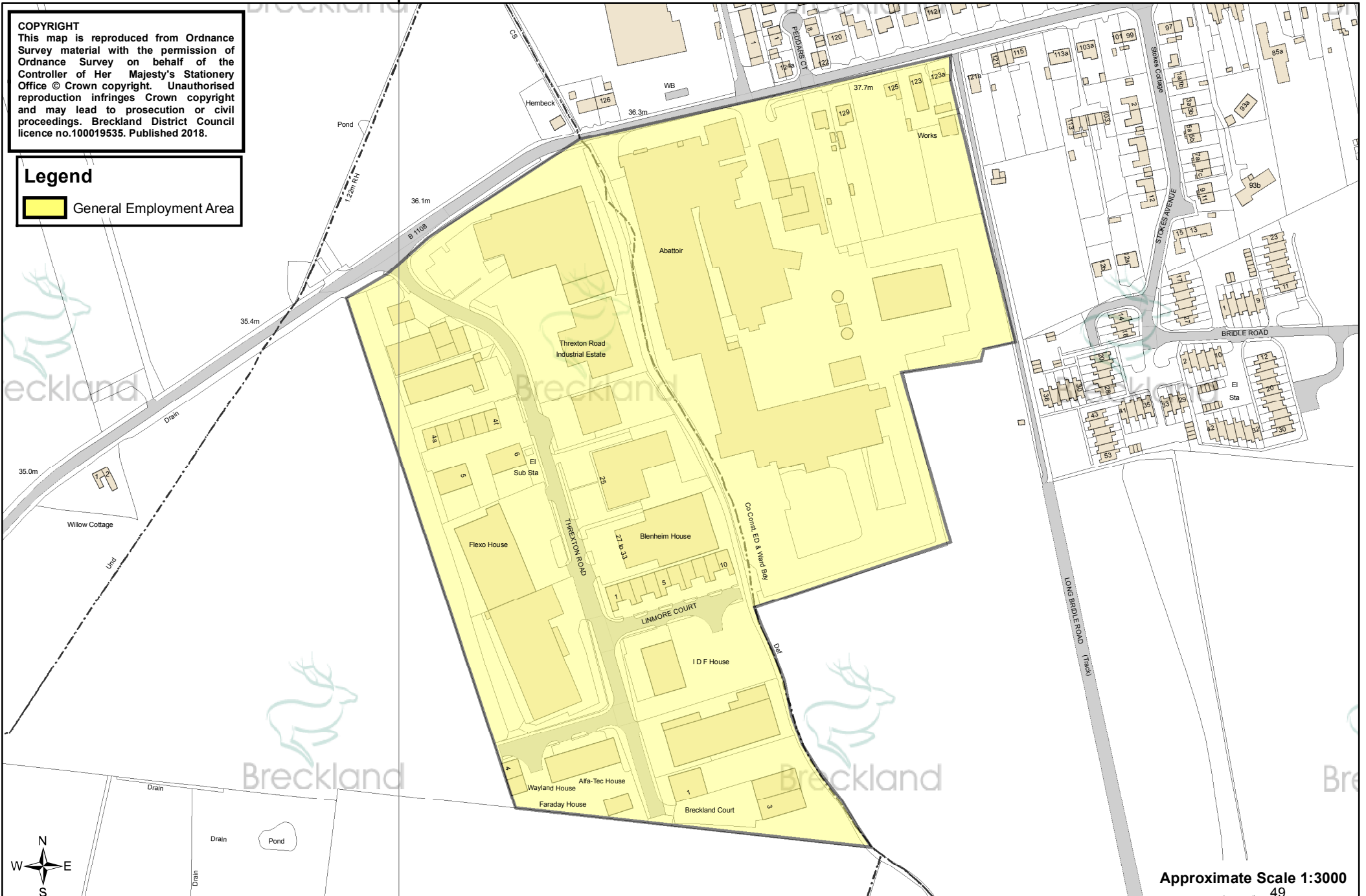
- 2.73. There are no planning permissions that would result in a need to amend the boundary of the GEA. The boundary as defined is considered to be robust and is proposed to be carried forward within the Local Plan.

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Legend

 General Employment Area



Approximate Scale 1:3000

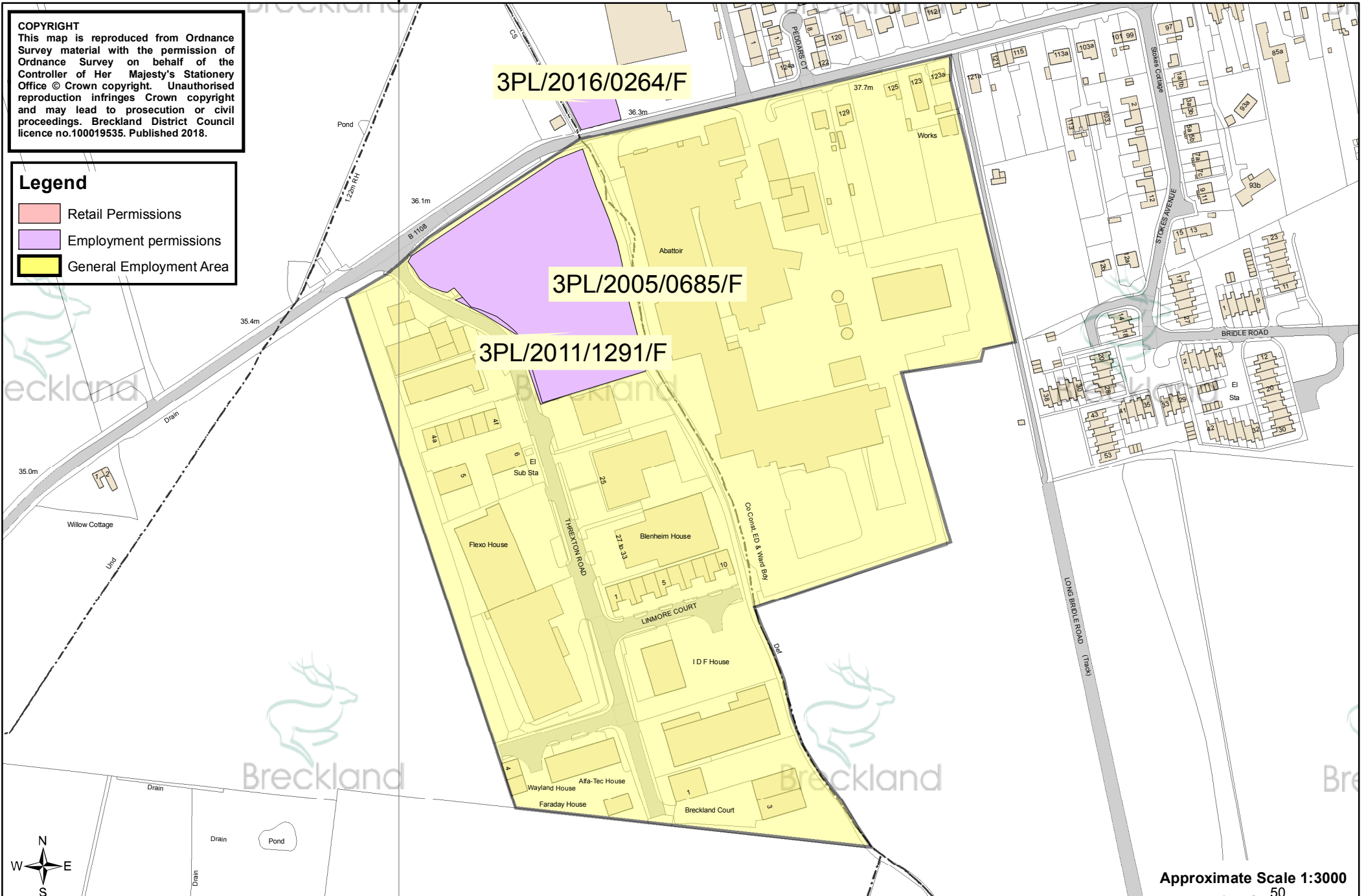
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Legend

- Retail Permissions
- Employment permissions
- General Employment Area



590000

Approximate Scale 1:3000

GEA19: Norwich Road Industrial Estate, Watton

Introduction

- 2.74. The General Employment Area boundary was designated in 2009 through the adoption of the Core Strategy and reviewed through the Site Specific Policies and Proposals Development Plan Document. Map 28 shows the extent of the general employment area as proposed on the Local Plan Policies Maps (LP/S/2).

Summary of the site

- The site totals 11.2 hectares and is the largest employment area in Watton
- The site has significant frontage onto Norwich Road, is serviced by a number of access roads and has ample offsite parking.
- The site has good access to the new neighbourhood centre.

Planning permissions on the GEA

- 2.75. The following planning permissions have been granted on the site:

- **3PL/2007/1342/F** - Erection of light industrial/ commercial units
- **3PL/2010/1089/F** - Change of use from storage to a marine fish breeding and retail unit & new external staircase
- **3PL/2014/1374/CU** - Change of use of units 2-4 from B1 (Business) to D2 (Assembly & Leisure), as a Gym and Fitness Centre
- **3PL/2015/1273/F** - Change of use from B1 to D1 (day nursery) & fencing & floodlights (amended proposal reduced play area)
- **3PL/2015/0786/F** – Change of use from Bed & Breakfast (C1) to Residential Institution (C2) & 2 annexes

- 2.76. These planning permissions can be seen on Map 29. Although there are three non-B class uses permitted on the site, it is not considered that, given the scale of these applications, there is a need to amend the GEA boundary.

Conclusion

- 2.77. There are no planning permissions that would result in a need to amend the boundary of the GEA. The boundary as defined is considered to be robust and is proposed to be carried forward within the Local Plan.