

**Photographs of North East AYL3 Allocation**



**Photographs of South West AYL3 Allocation**





## 7 Powleys Business Park, Foulsham

### 7.1 Brief Description

Powleys Business Park is a small rural estate which has been developed over a period of time. The estate is located to the southwest of Foulsham, a large village settlement located approximately 17 miles northwest of Norwich. The site can be accessed off the A1067, Norwich to Fakenham Road.

The estate comprises of relatively modern terraces of industrial units with some office space served by an un-surfaced central turning and parking area. The area is the former railway yards.

The site is allocated in the Broadland District Plan as FOU1 for small scale industry within classes B1, B2 and B8.

Figure 7: Foulsham Local Plan Allocation



### 7.2 Site Area

The estate has a site area of approximately 1.6 hectares and is bounded by agricultural land.

### 7.3 Floor Space

The total floor space of the current buildings on the estate is approximately 2382 sq m. There is a split between office and industrial use of approximately 15%: 85%.

### 7.4 Summary of Age of Buildings

The buildings on the estate are modern and have been built over the last 20 to 30 years, with 2 of the terraces built within the last 15 years. The buildings comprise of part brick, part plastic coated profile sheet steel cladding to upper parts of walls and dual pitched roofs. The units are served by steel roller shutter doors and white UPVC doors and windows to office areas. The original units were purpose built for the main occupier (Powleys).

The general condition of the units is good. See attached photographs.

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### **7.5 Occupancy Levels**

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There are presently no vacant units. The units are currently occupied under B1, B2 and B8 planning uses.

### **7.6 Constraints/Suitability**

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The estate has main access from rural roads. The A1067 Norwich to Fakenham road is approximately 1 mile distance from the estate. On site general access is fair, with reasonable turning areas for vehicles. General parking availability is fair. Policy FOU1 states that junction improvements will be necessary with development of the site. The area is also within a defined flood plain.

### **7.7 Public Transport**

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The site is not served by public transport.

### **7.8 Conclusion**

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Powleys Business Park is a modern estate with good quality units, the majority of which are mostly occupied by small to medium sized local business users. There are no vacant units at present. Access to the site is poor and is not well served by public transport at all.





## 8 Horsford

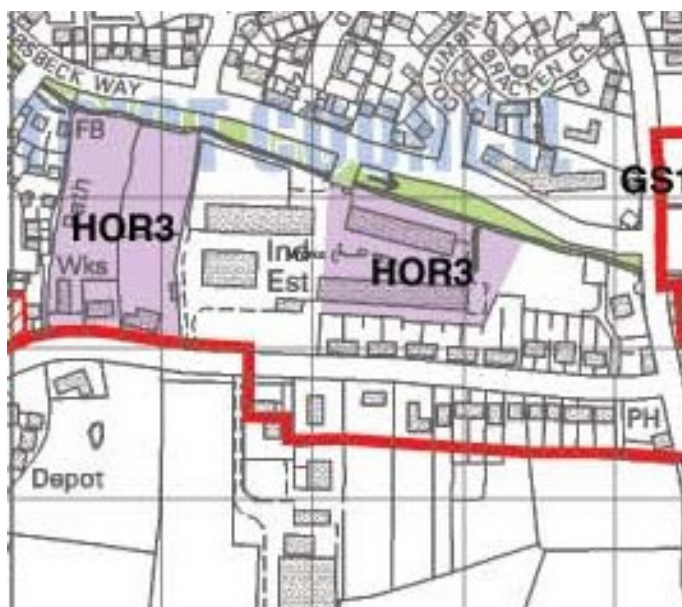
### 8.1 Brief Description

Horsford Industrial Estate is an established estate located in the large village of Horsford, which is situated on the B1149 Norwich to Holt Road, approximately 5 miles north of Norwich.

The estate comprises of 23 industrial units and is served by a good access road. There is a combination of shingled and hard surfaced forecourt turning and parking areas.

Two parts of the industrial estate is allocated for employment use in the Broadland District Plan, totalling 2.1ha of land. The land to the east has a frontage onto Horsebeck Way, adjacent to the existing access. The land to the west will require access through the existing industrial estate. Policy HOR3 suggests that the sites provide a logical extension and consolidation to the existing employment uses in the area.

Figure 8: Horsford Local Plan Employment Allocation



### 8.2 Site Area

The estate has a site area of approximately 1.5 hectares and is bounded by predominantly 1980s residential development.

A map of the site area is attached.

### 8.3 Floor Space

The total floor space of the current buildings on the estate is approximately 4576 sq m. The split between office and industrial use is approximately 15%:85%.

### 8.4 Summary of Age of Building

Buildings range from 1950s to 1980s units, with a variety of styles ranging from asbestos clad units to concrete block under profile sheet steel roof terrace units.

Most of the units are in fair to good condition. One particular building was beginning to show signs of considerable wear and tear. See attached photographs.

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### **8.5 Occupancy Levels**

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There are presently no vacant units. The units are currently occupied under B1, B8 and sui generis planning uses. Occupiers are mainly light industrial users and include a painting and decorating company and a light machinery rental business.

### **8.6 Constraints/Suitability**

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Residential roads serve the site. On site accessibility is good, with good turning areas for vehicles. General parking availability is also good.

### **8.7 Public Transport**

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The site is well served by the number 26 Eastern Counties bus route, which runs between Horsford and UEA, via Hellesdon, the City Centre and Earlham Road (Fiveways). The service runs every 20 minutes.

### **8.8 Conclusion**

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The Horsford Industrial Estate is an established site with medium to good quality units, the majority of which are mostly occupied by small to large local business users. There are no vacant units at present. There is land allocated for employment use, which would provide a natural extension to the existing industrial estate.

## 9 Abbey Farm Commercial Park, Horsham St Faith

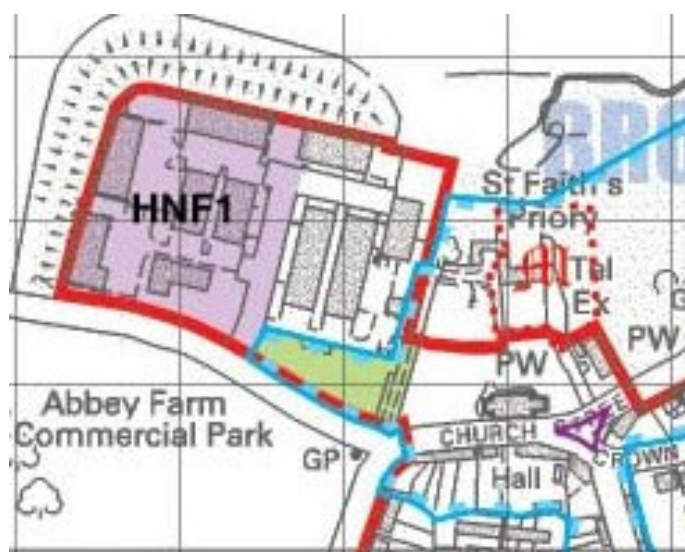
### 9.1 Brief Description

Abbey Farm Commercial Park is an established estate, which has been extended considerably to provide modern office, warehouse and industrial accommodation. The site is located on the western edges on the village of Horsham St. Faith, approximately 5 miles north of Norwich city centre, with access to the Norwich to Cromer road (A140). Norwich City Airport is approximately 2 miles distance south of the Park.

The Park has 10 blocks of office, industrial and warehouse units ranging from small sized low eaves terraced units to larger high eaves storage and distribution units. There is also a two storey office building occupied by a tailoring company, with a further two storey office block currently available to let/for sale. The Park is served by good access roads, turning and parking areas.

The western part of Abbey Farm Commercial Park has an employment allocation of approximately 0.5ha within class B1, B2 or B8. This land has now been developed, thus has completed the development of the allocation.

**Figure 9: Horsham St Faith Local Plan Employment Allocation**



### 9.2 Site Area

The Park has a site area of approximately 3 hectares and is bounded by Horsham St. Faith village and agricultural land.

### 9.3 Floor Space

The total floor space of the current buildings on the estate is approximately 8490 sq m. The split between office and industrial use is approximately 15%:85%.

### 9.4 Summary of Age of Building

The buildings on the estate range from the 1980s to date. The buildings are predominantly of brick clad construction, under profiled sheet steel upper and part lower walls and dual pitched roof areas. The office buildings are clad in a brick finish.

The units are generally in good condition. See attached photographs.



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**9.5 Occupancy Levels**

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The new office building (Joseph King House) is currently vacant, constituting approximately 10% of the overall floor space on the estate. The units are currently occupied under B1, B2 and B8 planning uses.

**9.6 Constraints/Suitability**

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The estate has main access from well-maintained roads. On site general access is good, with good turning areas for vehicles. General parking availability is good. Policy HNF1 states that any redevelopment of the employment allocation will require access from the existing estate road.

**9.7 Public Transport**

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The site is not served by public transport.

**9.8 Conclusion**

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The Abbey Farm Commercial Park is an extended estate with good quality modern units, occupied by small to large business users. A new office building is currently vacant, but the industrial and warehousing units are fully occupied. The employment land allocation on the western part of the site has been fully developed and provides a natural extension to the existing commercial park. However, public transport accessibility is poor.

## 10 Station Road Industrial Estate, Lenwade

### 10.1 Brief Description

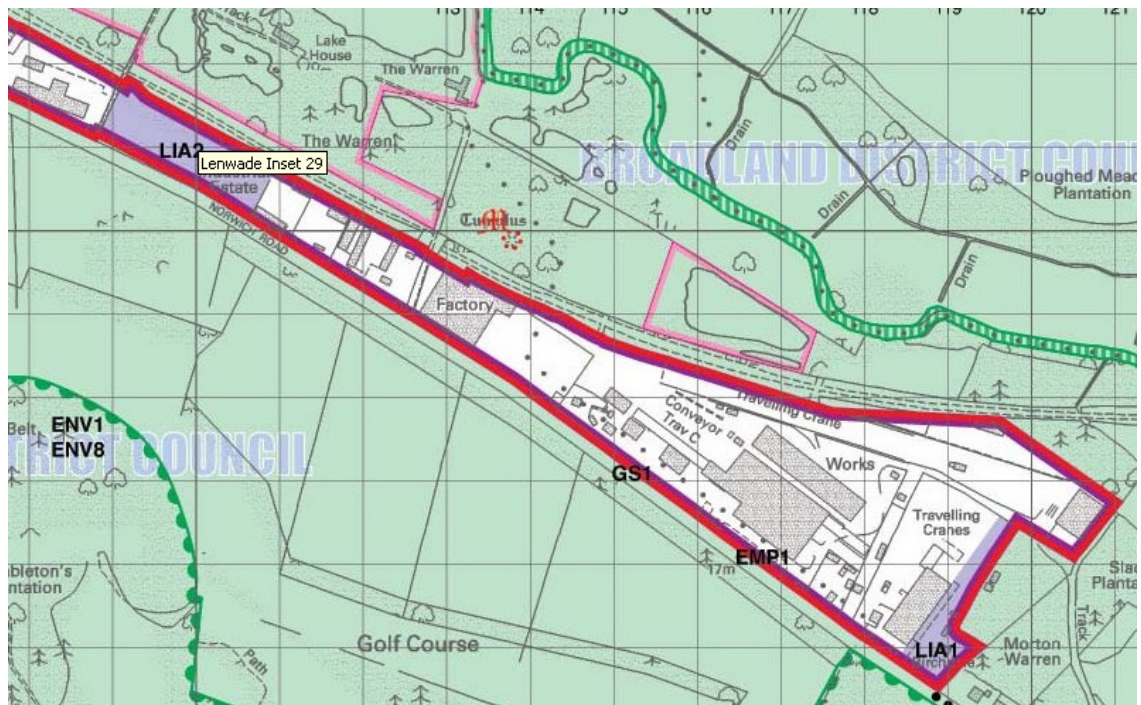
Station Road Industrial Estate is an established industrial estate in Lenwade, a settlement located approximately 10 miles northwest of Norwich, on the Norwich to Fakenham A1067 road.

The estate consists of a range of small and large units, which are predominately of old and poor quality. The site is served by a spine access road where the estate has developed on each side of the road with individual units and small courtyards and terraces. As the road progresses into the estate it becomes narrower and of poor quality. Access to the estate is off Porters Lane which is close to the junction of the main Norwich to Fakenham road (A1067).

The estate contains two employment allocations: LIA1 and LIA2

- Site LIA1 is located to the south east of Station Road Industrial Estate and is approximately 0.8ha. The site is allocated for industrial development in use class B2 as a rounding off of the existing industrial area. The site is currently occupied by a vacant house and it is considered unrealistic to use the land for residential use in such close proximity to industry.
- Site LIA2 is located to the north west of the Station Road Industrial Estate and is approximately 1.5ha. The site is allocated for industrial development in classes B1, B2 or B8.

Figure 10: Lenwade Employment Allocations



### 10.2 Site Area

The estate has a site area of 22.61 hectares and is bounded by a mixture of open land and residential development.

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### **10.3 Floor Space**

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The total floor space of the current buildings on the estate is approximately 33500 sq m. The split between office and industrial use is approximately 10%:90%.

### **10.4 Summary of Age of Building**

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The age of the buildings on the estate range from pre 1950's to 1990's, with a variety of building styles, ranging from basic, older small prefabricated units to modern larger brick and profile sheet steel clad units.

The general condition of the units can be described as ranging from very poor to good. A number of the buildings show considerable wear and tear See attached photographs.

### **10.5 Occupancy Levels**

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There are presently no vacant units. The units are currently occupied under B1, B2 and sui generis planning uses.

### **10.6 Constraints/Suitability**

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The estate has main access from an adopted road. On site accessibility is poor with poor turning areas for vehicles. Parking is only available in specific areas of the estate. Policy LIA1 states that any development on this land will share an access with existing engineering works to the north west and that no new access will be allowed to the A1067.

### **10.7 Public Transport**

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The site is served poorly by public transport. There is an infrequent bus service running along Fakenham Road to and from Norwich city centre.

### **10.8 Conclusion**

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The Lenwade Station Road Industrial Estate is an established site with a considerable quantity of poor quality units, the majority of which are mostly occupied by small to medium sized local business users. There are no vacant units at present. The two employment allocations on the site are thought to be suitable for industrial use.



















## 11 Rackheath

There are two key employment sites in Rackheath considered in this review – Rackheath Industrial Estate and Mahoney Green.

### 11.1 Rackheath Industrial Estate

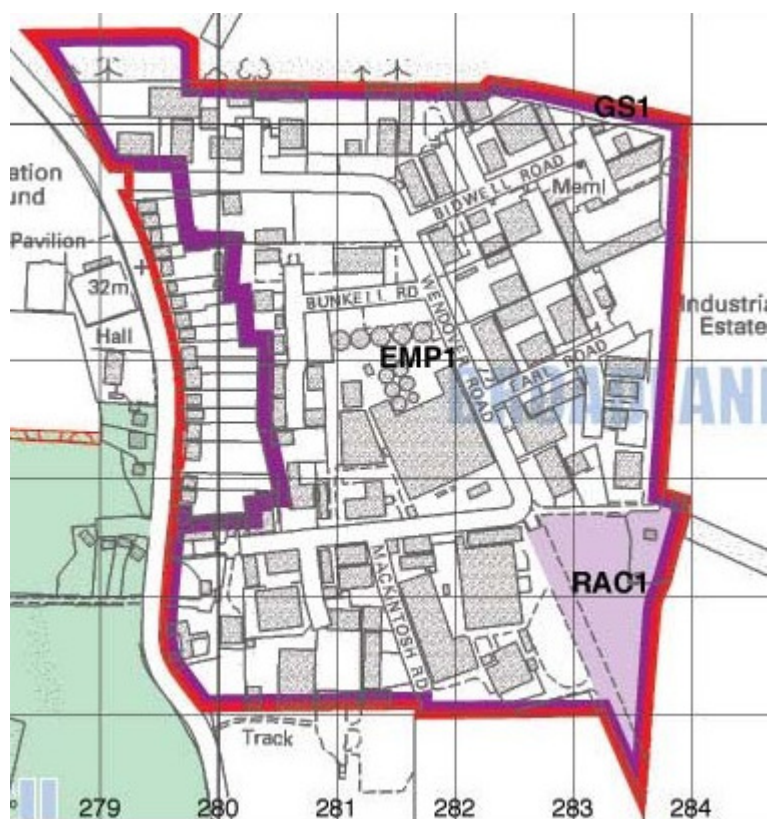
#### 11.1.1 Brief Description

The Rackheath Industrial Estate is a large established estate located on a former airfield in the Rackheath area of Norwich, approximately 4 miles northeast of Norwich city centre. The main road connection to the estate is the A1151, Wroxham Road, with Green Lane West providing a secondary road connection to the main spine road of the estate (Wendover Road).

The estate comprises of a wide range of units generally well served by good turning forecourt and parking areas.

Rackheath Industrial Estate is allocated as a strategic employment site in the Broadland District Plan with a specific allocation, RAC1 designated at the south east area of the site. This area is 1.2ha and is allocated for use classes B1, B2 and B8.

**Figure 11: Rackheath Industrial Estate Employment Allocation**



#### 11.1.2 Site Area

The estate has a site area of approximately 48 hectares and is bounded by a mix of open land and residential development.

A map of the site area is attached.

#### 11.1.3 Floor Space

The total floor space of the current buildings on the estate is approximately 66000 sq m. The split between office and industrial use is approximately 20%: 80%.



**11.1.4 Summary of Age of Building**

The age of the buildings on the estate ranges from the 1950's to present day, with a variety of building styles ranging from prefabricated units to modern bespoke and speculative built units. The estate has a range of single and two storey units.

The condition of the units is poor to good. A number of the buildings show some signs of wear and tear. See attached photographs.

**11.1.5 Occupancy Levels**

Presently, there are 7 vacant units, representing approximately 4 % of the overall floor space on the estate. The units are currently occupied under B1, B2, B8 and sui generis planning uses with some A1 and A5 use.

**11.1.6 Constraints/Suitability**

The estate has main access from adopted public roads. On site accessibility is good, with good turning areas for vehicles. General parking availability varies through the estate.

**11.1.7 Public Transport**

The site is served by a nearby bus route - the number 54, (Norwich – Stalham – Wroxham route) which passes through nearby New Rackheath. However, the buses are hourly, and do not pass by the site directly.

**11.1.8 Conclusion**

The Rackheath Industrial Estate is an established estate with a range of poor to good quality units, which are occupied by a range of small to large both local and national business users. However, the local highway network is fairly weak – Policy RAC1 states that a major extension to the industrial area is not judged appropriate and the allocation on the site serves to 'round off' the south east corner of the site.







## 11.2 Mahoney Green

The subject site is located to the northwest of New Rackheath and southwest of Rackheath. The site is on Green Lane West, a short distance from the A1151.

Large parts of the site are currently in established industrial use. Mahoney Green is towards the east of the site consisting of industrial units. To the east of Mahoney Green is a religious centre with adjoining car parking. There is a drain centre at the north west of the site accommodating a two storey brick building and the surrounding land. At the west of the site is an occupied warehouse. There is open land to the south and woodland to the south west of the site.

The site is predominantly surrounded by farmland with Gazebo Farm located to the west of the site. To the east is Green Lane West Road and to the south is a small row of semi-detached residential properties located on Newman Road.

The site is allocated in the Broadland District Plan as a strategic employment site (EMP1).

**Figure 12: Rackheath Strategic Employment Allocation**



## 11.3 Site Area

The site has an area of approximately 10.6 hectares.

## 11.4 Constraints/suitability

The site has main access from Green Lane West close to the A1151. There is also access to the south of the site via Newman Road, although this is a narrow residential road.

## 11.5 Public Transport

The site is served by a nearby bus route – the number 54 (Norwich-Stalham-Wroxham route), which passes through nearby New Rackheath. The buses are hourly and do not pass by the site directly.



## 12 Collers Way Industrial Estate, Reepham

### 12.1 Brief Description

Collers Way Industrial Estate is an established estate located on the northern edges of Reepham, a rural market town lying approximately 20 miles northwest of Norwich.

The estate comprises of 14 units, and includes a brick detached two storey unit and a terrace of single storey starter type units. The main access and service road is Collers Way, with forecourts and parking areas serving the individual properties.

The site is allocated in the Broadland District Local Plan as a strategic employment site (EMP1). It should be noted that policy designation REP1 (as shown in Figure 13) – known as the former station yard, aims to obtain mixed use development, with an employment element to be in use classes B1 and B2. The council's planners are confident that this aspiration can be met.

Figure 13: Reepham Strategic Employment Site Allocation



### 12.2 Site Area

The estate has a site area of 2.4 hectares and is bounded by open rural land and residential properties in Cawston Road.

A map of the site area is attached.

### 12.3 Floor Space

The total floor space of the current buildings on the estate is approximately 2100 sq m. The split between office and industrial use is approximately 5%:95%.

### 12.4 Summary of Age of Building

The buildings on the estate were built between 1950 and 1980. The estate has a variety of building styles, ranging from a render on brick, to brick under profile sheet steel mono-pitched roof terraced units.

The units vary between poor to good condition. A small number of the buildings show signs of wear and tear. See attached photographs.

### 12.5 Occupancy Levels

There are presently no vacant units. The units are currently occupied under B1, B2 and sui generis planning uses.



### **12.6 Constraints/Suitability**

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The estate has main access from adopted rural roads. On site general accessibility is fair with reasonable turning areas. General parking availability is also fair.

### **12.7 Public Transport**

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The site is poorly served by public transport. There is an infrequent bus service, the Sanders bus service, which is weekly (Thursday) only, going between Norwich and Fakenham. The other service is the community bus service, Our Bus, which provides a weekly service between Reepham and Wroxham, via Aylsham.

### **12.8 Conclusion**

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The Collers Way Industrial Estate is an established estate with poor to medium quality units, the majority of which are mostly occupied by small local business users. There are no vacant units at present.



## 13 Sprowston

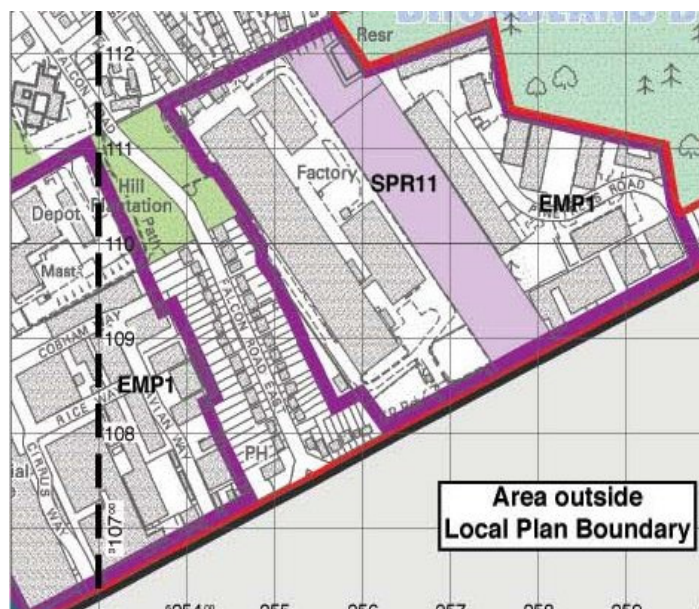
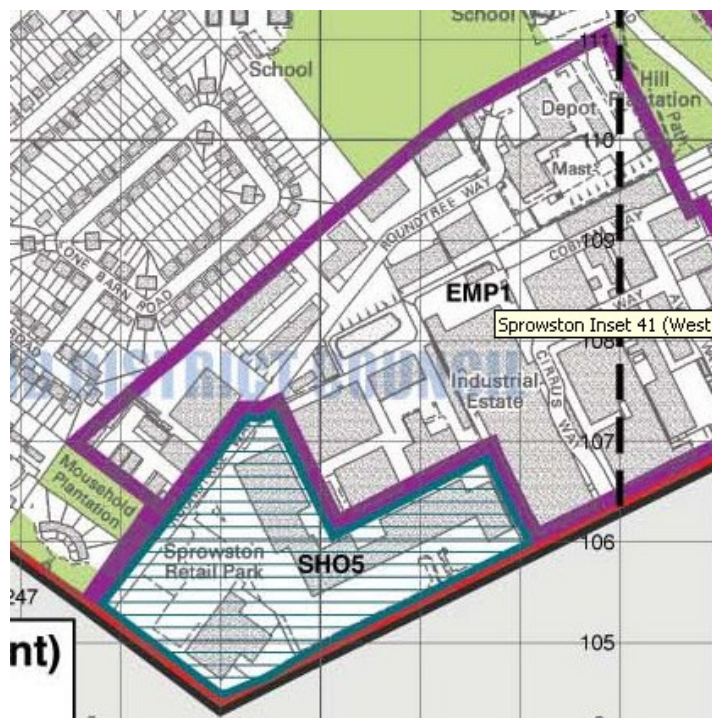
### 13.1 Brief Description

The Sprowston Industrial Estate is an established estate which has been subject to expansion and development, located in the Sprowston area of Norwich.

The estate comprises of a range of old and large (principally) storage units and is served by good quality roads.

The site is designated a strategic employment site (EMP1). There is a specific allocation on the eastern part of the site (SPR11) which is an area of approximately 3.1ha and is located off Salhouse Road. Allocated for use in classes B1, B2 and B8m, planning permission has recently been granted for some additional light industrial units to be called Salhouse Business Park.

**Figure 14: Sprowston Industrial Estate Employment Land Allocations**





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### **13.2 Site Area**

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The estate has a site area of 51.26 hectares and is bounded by residential developments.

A map of the site area is attached.

### **13.3 Floor Space**

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The total floor space of the current buildings on the estate is approximately 61 000 sq m. The split between office and industrial use is approximately 20%: 80%.

### **13.4 Summary of Age of Building**

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The buildings on the estate were constructed between 1950 and 1990. The more modern units have a variety of styles, including brick and asbestos units and plastic coated profile sheet steel units, some of which are two storey office areas. Tenants include MSI Defence, Impress & "The One Account"

The general condition of the units is poor, particularly the earlier built units facing Salhouse Road. Those units in better condition are those which lie off Pinetrees Road. A number of the older buildings show signs of considerable wear and tear. See attached photographs.

### **13.5 Occupancy Levels**

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There is presently one vacant unit, representing approximately 2% of the overall floor space on the estate. The units are currently occupied under mostly B1, B8 and sui generis planning uses with some A1 use.

### **13.6 Constraints/Suitability**

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The estate has main access from Salhouse Road. On site general accessibility is relatively poor, particularly in the older areas of the estate, with much better access and turning areas provision at the later developments in Pinetrees Road. General provision of parking is fair.

### **13.7 Public Transport**

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The site is well served by bus routes. Eastern Counties runs the route 21 between the Norfolk and Norwich Hospital – Bowthorpe – West Earlham – Norwich – Sprowston, which runs every 15 minutes. Route 22, Norwich (University) – Norwich – Sprowston also runs every 15 minutes. A Park and Ride service near to the site also runs every 10 minutes to and from the City Centre.

### **13.8 Conclusion**

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The Sprowston Industrial Estate is an established estate which has undergone expansion over the past few years. The estate has a range of poor to good quality units, and is fully occupied by a range of local to larger national business users.









## 14 Hellesdon Park Industrial Estate

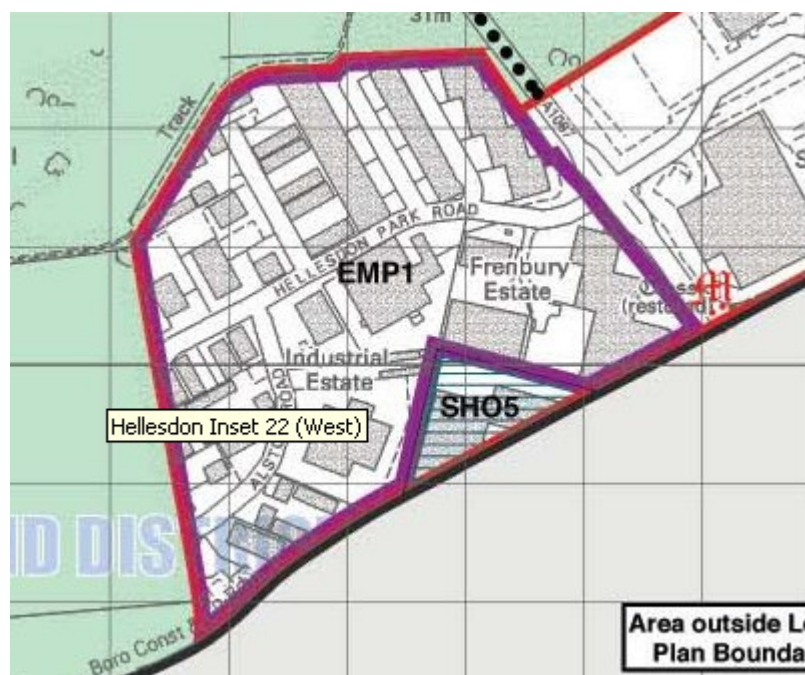
### 14.1 Brief Description

The Hellesdon Park Industrial Estate is an established, large estate located in the Hellesdon area of Norwich, North West of the city centre.

The estate comprises of a mix of low level and high level single storey detached and terraced units in fairly good condition, and is served by a main spine road (Hellesdon Park Road) and concrete forecourt/parking area.

The site is designated a strategic employment site (EMP1), where the policy outlines protection of the site for employment use. On the southern part of the site is part of the Sweetbriar Retail Park (SHO5), although this particular site has been discussed in greater detail within the Norwich City site specific appendices. For reference, this policy stipulates that change of use of the retail warehouses to employment will be permitted subject to compliance with other policies in the UDP.

Figure 15: Hellesdon Park Industrial Estate Employment Land Allocations



### 14.2 Site Area

The estate has a site area of approximately 12 hectares and is bounded by open rural land to the west, and the Royal Norwich Golf Club to the north of the site. Opposite the site is the Asda shopping complex. The A1067 (Drayton Road) runs past the site, which leads to Norwich City Centre (south east) and Drayton (North West). The Sweetbriar Retail Park bounds the site to the south west.

### 14.3 Floor Space

The total floor space of the current buildings on the estate is approximately 25000 sq m. The split between office and industrial use is approximately 30%:70%. Tenants of the estate include structural engineers, heating engineers and water cooler suppliers.

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#### **14.4 Summary of Age of Building**

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The buildings on the estate were built between 1960 and 1980. The estate has a variety of building styles, ranging from a render on brick, to brick under profile sheet steel mono-pitched roof terraced units.

The units vary between fair to good condition. A small number of the buildings show signs of wear and tear

#### **14.5 Occupancy Levels**

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There are presently no vacant units. The units are currently occupied under B1, B2 and sui generis planning uses.

#### **14.6 Constraints/Suitability**

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The estate has main access from the A1067. The main feeder road is Hellesdon Park Road – Alston Road leads off this road to further industrial units and offices. On site general accessibility is good with reasonable turning areas. General parking availability is also fair. The site is bounded by the Royal Norwich Golf Course, which restricts any expansion to the north. The Sweetbriar Retail Park bounds the site to the south west.

#### **14.7 Public Transport**

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The site is well served by public transport. Bus route number 28 (City Centre - Thorpe Marriott (Yellow Line)) runs past the site, stopping at Asda opposite the site. This service runs every 15 minutes.

#### **14.8 Conclusion**

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The Hellesdon Park Industrial Estate is an established estate with fair to good quality units, the majority of which are mostly occupied by small local business users. There are no vacant units at present. The estate is well situated for road links to and from the city centre and is served by a regular bus route. The estate is in close proximity to Bayer Crop Science's plant, which lies to the south of the site.