



# Existing Employment Sites

<b>Site Reference</b>	GE004	<b>Settlement</b>	Gedney Drove End
<b>Site Name</b>	Equine Natural Choices	<b>Site Area (Ha)</b>	0.21
<b>Address</b>	Dawsmere Road	<b>Current use</b>	B8 3 units
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	Any redevelopment/intensification works would be met from the owners finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of the operation.		
<b>Suitability</b>	Unsuitable		
	<b>Planning status</b>	Existing employment site	
	<b>Location</b>	101m from Gedney Drove End settlement boundary	
	<b>Site Characteristics</b>	The site is previously developed. The site has little intrinsic amenity value and is occupied partly by an employment site.	
	<b>Environmental issues</b>	No national or local environmental designations nearby.	
	<b>Heritage issues</b>	No national or local heritage designations nearby.	
	<b>Highways</b>	Direct access onto Dawsmere Road, a local road. The site is 9.3km from the A17, a major east-west route and vehicles would pass residential areas and the village centre.	
	<b>Access for employees</b>	Limited services, facilities and homes are accessible by cycle, but not by foot and public transport. The site is within 9.3km of the A17. The site is within 101m of Gedney Drove End built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.	
	<b>External environment</b>	An established employment site, with a low profile in a countryside location. Area is generally in good condition. Residential properties abut the site which could be affected by noise, odour and light levels.	
	<b>Internal environment</b>	Space for turning/manoeuvring on site. Some space for parking. No landscaping evident.	
	<b>Market signals</b>	An established employment site in a predominantly countryside location. Actively managed. One occupier - Equine Natural Choices. No vacant units.	
	<b>Development opportunities</b>	No known constraints that could render intensification or redevelopment of the site for employment use unviable, as infrastructure and highways provided to the site. Limited opportunities exist for intensification .	
<b>Developable</b>	Undevelopable	<b>Flood risk</b>	FZ3a, danger for all, 1m-2m

<b>Site Reference</b>	GE005	<b>Settlement</b>	Gedney Drove End
<b>Site Name</b>	Norfolk House Farm	<b>Site Area (Ha)</b>	1.65
<b>Address</b>	Main Road	<b>Current use</b>	B1, B2, B8, 10 units
<b>Availability</b>	There are no known legal or ownership issues.		
<b>Achievability</b>	Any redevelopment/intensification works would be met from the owners finances as part of an agreed business plan/financial model. It is anticipated that this would not impact upon the viability of the operation.		
<b>Suitability</b>	Unsuitable		
<b>Planning status</b>	Existing employment site. H06-0276-15 Change of use of garage and outbuildings to office accommodation, including construction of link between existing and proposed offices		
<b>Location</b>	1.4km from Gedney Drove End settlement boundary		
<b>Site Characteristics</b>	The site is previously developed. The site has little intrinsic amenity value and is occupied by an employment site.		
<b>Environmental issues</b>	No national or local environmental designations nearby.		
<b>Heritage issues</b>	A Grade II listed building adjoins the western boundary of the site. No employment development is identified through the Local Plan in this location - should redevelopment/intensification occur (depending on location within the site) development proposals should be informed by a Heritage Impact Assessment. The Assessment would need to address the impact of the proposal on the historic townscape and in particular how it would preserve and enhance the character and appearance of the adjacent conservation area.		
<b>Highways</b>	Direct access onto Main Road, a good quality local road. The site is 6.1km from the A17, a major east-west route and vehicles would pass residential areas and the village centre.		
<b>Access for employees</b>	Limited services, facilities and homes are accessible by cycle, but not by foot and public transport. The site is within 6.1km of the A17. The site is within 1.4km of Gedney Drove End built-up area (settlement boundary). The site has limited potential to be accessible by a range of employees.		
<b>External environment</b>	An established employment site, with a low profile in a countryside location. Area is generally in good condition. Residential properties abut the site which could be affected by noise, odour and light levels.		
<b>Internal environment</b>	Space for turning/manoeuvring on site. Some space for parking. The site is well landscaped with mature trees and hedges at the entrance and on boundaries to the site.		
<b>Market signals</b>	An established employment site in a predominantly countryside location. Actively managed. One occupier - JF Piccaver. No vacant units.		
<b>Development opportunities</b>	No known constraints that could render intensification or redevelopment of the site for employment use unviable, as infrastructure and highways provided to the site. Opportunities exist for intensification but these would need to be mindful of heritage issues.		
<b>Developable</b>	Undevelopable	<b>Flood risk</b>	FZ3a, danger for all, 1-2m