

NEWANGLIA
Local Enterprise Partnership
for Norfolk and Suffolk



SPACE TO INNOVATE

space to

INNOVATE

for ambitious companies expanding in the New Anglia Enterprise Zone



foreword

Enterprise. The word can mean many things: a new venture, a thriving business, or the individual ambition and drive to create something new.

All of these are encapsulated in the new Enterprise Zone secured for the East by New Anglia LEP and its local authority partners.

We're calling it Space to Innovate - giving businesses locally, nationally and internationally the tools to begin a new venture or move their ideas forward - from a better deal on business rates to simplified planning and vital access to Superfast broadband.

The East is already thriving - a £34bn economy growing faster than at any time this decade with world-class industry expertise in food and health research, a thriving all-energy coastline and a cutting edge ICT and digital sector. The new zone can tap into all this and more, and in time help create even greater momentum, wealth and success.

Key locations across Suffolk and Norfolk are included in this plan. From King's Lynn in the west and Wells-next-the-Sea in the north, to helping us shape our Vision for Ipswich in the south and build on the success of the first Enterprise Zone in Great Yarmouth and Lowestoft in the East.

These places are rich in history and diverse in their skills and expertise. They will be a magnet for inward investment, helping create thousands of jobs and generate growth and prosperity for their communities and the East's wider economy. An enterprise to benefit us all. An enterprise of which we can all be proud.

Mark Pendlington
Chairman, New Anglia Local Enterprise Partnership



introduction

Suffolk and Norfolk is already home to a thriving Enterprise Zone at the heart of the East's all-energy coast. In 2015 it was announced that New Anglia Local Enterprise Partnership and its local authority partners had secured one of the Government's prestigious new Enterprise Zones, which will help to create a further 18,500 jobs in the 25 year lifetime of the zone, including 5,000 jobs by 2021.

In a double success, a bid to extend the existing six sites in Great Yarmouth and Lowestoft was also approved which will mean space for an additional 30 businesses and deliver a further 1,219 jobs from April 2017.

Enterprise Zones deliver a wide range of benefits to companies including a business rate discount of up to £275,000 over five years, simplified planning and access to Superfast broadband.



The new zone will be developed across 10 locations in Suffolk and Norfolk, under the theme of “**Space to Innovate.**” Each site will focus on the counties' key innovation sectors and supply chains where it has specialist expertise and knowledge. This includes world-leading agri-tech, food and health, offshore energy, ICT and digital and creative sectors and the development of the Green Economy.

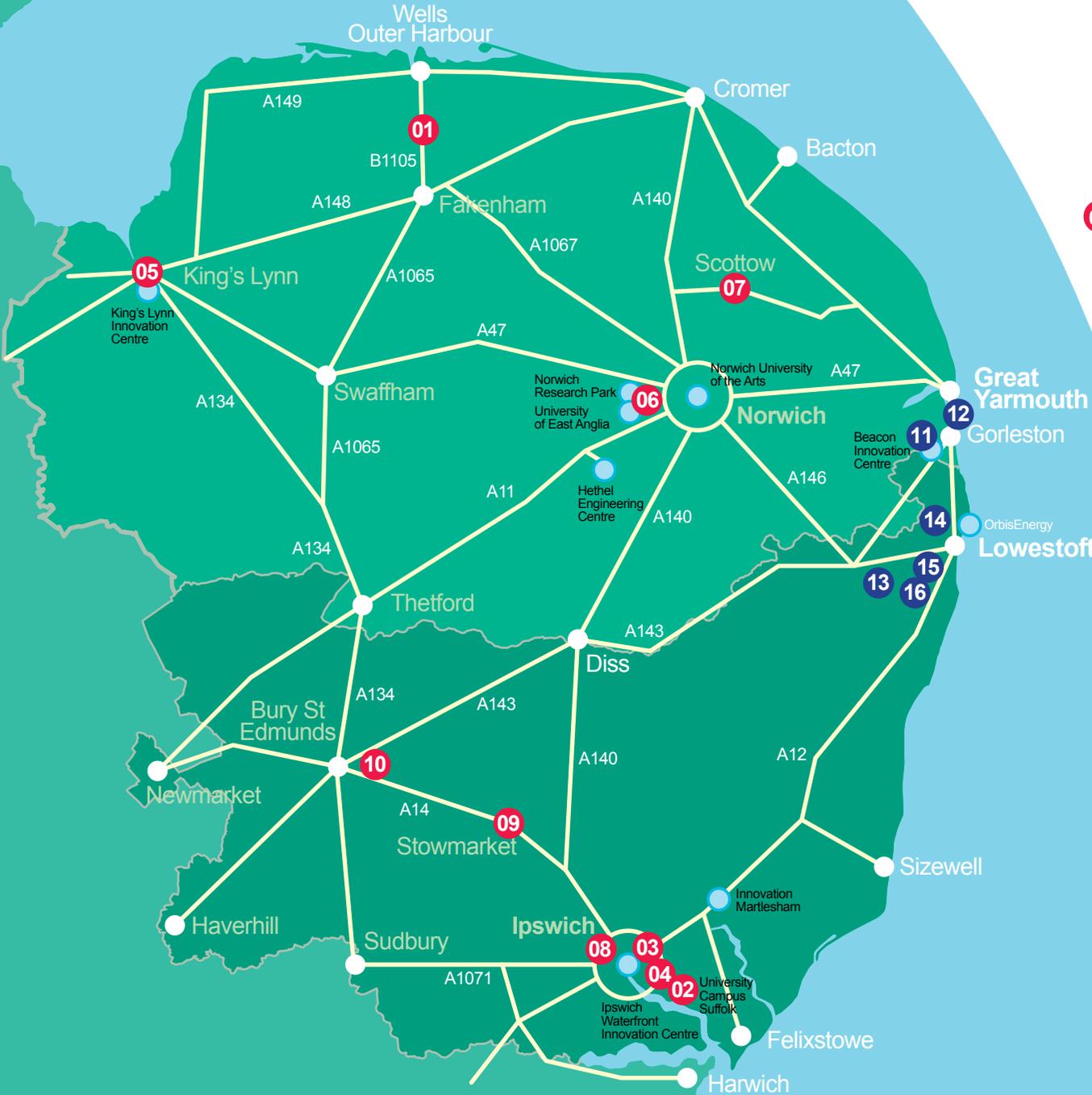
They will act as a powerful magnet to attract new businesses, particularly overseas companies, looking to capitalise on the counties' expertise in these sectors. The sites will also link with the region's innovation centres, universities and the New Anglia Growth Hub to boost innovation, productivity and help to deliver high skilled jobs.

The new sites which launch in April 2016 are based in rural locations and smaller towns, as well as Ipswich and Norwich, to ensure the economic benefits are shared across both counties.

benefits

- **business rate discount of up to £275,000 over five years**
- **simplified planning**
- **access to Superfast broadband**

SPACE TO INNOVATE



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Egmere Business Zone

Wells-next-the-Sea < 7.4 hectares >

The Egmere Business Zone is a 7.4 ha site, situated to the south of port facilities at Wells-next-the-Sea, which has been established to support investment associated with the growing offshore renewables sector off the North Norfolk coast.

The Egmere Business Zone is situated on the B1105 road - 7 kilometres south of the Port of Wells and 9 kilometres north of the thriving market town and employment centre of Fakenham, where connection can be made onto the A148, A1065 and A1067 roads.

The Zone has been established in response to demand shown by the growing offshore renewables sector and is already home to the headquarters and Operations and Maintenance facilities of the Sheringham Shoal offshore windfarm, operated by Statkraft.

Other windfarms off the coast which have the potential to be supported from the Port of Wells / Egmere Business Zone - include the Dudgeon, Race Bank, Triton Knoll, Lincs, Lynn and Inner Dowsing schemes.

The Egmere Business Zone offers an outstanding rural setting, with easy access to the Port of Wells' Outer Harbour facilities, a simplified planning regime and a dynamic and supportive local authority.

With the benefit of Superfast broadband, business rate incentives and investment in site infrastructure to provide "development-ready" sites, the Egmere Business Zone site provides an excellent location for new business investment.

Benefits:

- business rate discount of up to £275,000 over five years
- simplified planning
- access to Superfast broadband

Ipswich Enterprise Zone sites

Futura Park 02 Ipswich < 10 hectares >

This is a market ready site in south-east Ipswich with potential for up to 600,000 sq ft of new build units in 44 acres of superb landscaping. It is served by a new road infrastructure and is very close to the A14, giving excellent access to London, the East of England and beyond.

Futura Park Enterprise Zone offers many opportunities for employers to build new commercial property units on a flexible land sale or design & build basis. There is potential for office space, industrial units and warehouse facilities.

The larger Futura Park is a mix of retail, office and industrial premises, includes the first ever combined John Lewis at Home and Waitrose store, which sits opposite a range of non-food retailers.

Benefits:

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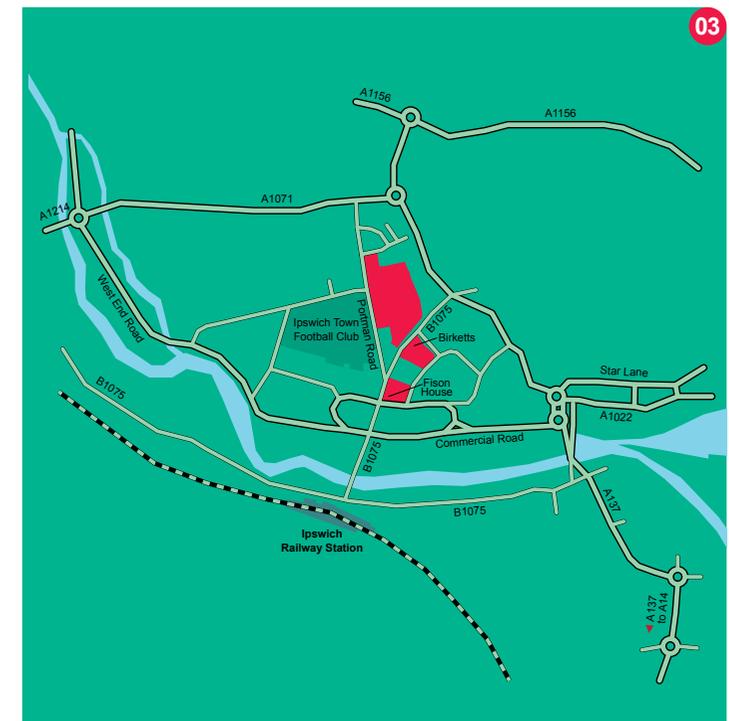
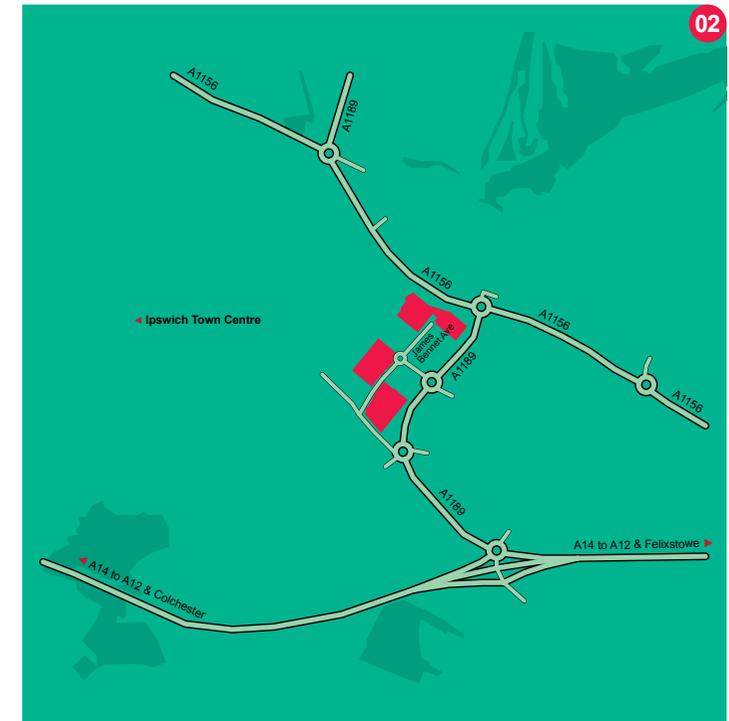
Princes Street Office District 03 Ipswich < 2.9 hectares >

The Princes Street office corridor connects the railway station with the town centre and is a high priority area for employment growth in the Ipswich Vision.

It has been identified as a potential location for ICT, digital and professional services businesses and is already seeing much activity, including a £9 million redevelopment of a major office site (formerly Fison House), plans to create a new HQ for major law firm Birketts and the marketing of a prominent site opposite this. Ipswich Borough Council is the owner of the 2.2 ha Enterprise Zone site west of Princes Street that is available for a large-scale comprehensive redevelopment scheme.

Also in Princes Street Office District, but outside the Enterprise Zone, the Council is marketing a prime development opportunity near the station, a redundant malthouse in a prominent location.

Publishing group Archant is moving its Ipswich operation to Princes Street in 2016.





Waterfront Island

Ipswich
 < 2 hectares >

The Island site is an area of port land within the Ipswich Waterfront that is bounded by the Wet Dock and the tidal river (New Cut). Ipswich Waterfront is a major investment area for the public and private sectors. University Campus Suffolk's main site is on the facing side of the Wet Dock.

The Island Site offers key regeneration opportunities. The Enterprise Zone forms 2 ha of the 6 ha island site, which is a thriving marina, with yacht building tenants providing high quality employment. Hundreds of pleasure craft berth in the marina, contributing to Ipswich's tourism and leisure economy. However, the section of the Island Site identified for the EZ has great potential for redevelopment.

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The Government has approved plans for a Wet Dock Crossing, which includes a road link across the new cut to significantly improve accessibility to the site. This will help facilitate the development of high value science, technology engineering and maths (STEM) employment and research.

A development framework, while in the early stages, clearly shows the capacity of the site, both in high tech employment and residential to build upon what is there now and creating not only a STEM hub but also a new community with the wider Waterfront area.

Benefits:

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- simplified planning
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Nar Ouse Business Park

King's Lynn ◀ 15 hectares ▶

The Nar Ouse Business Park is a 15 ha site on the southern edge of the town close to the A47, A10 and A17. The site is well connected via these strategic road links to the regional cities of Peterborough, Norwich and Cambridge. The nearby King's Lynn to London railway line offers an hourly service.

Owned by the Borough Council of King's Lynn & West Norfolk, the site is clean and clear and primary infrastructure and utilities have been provided. The site benefits from outline planning permission for B1, B2 and B8 uses.

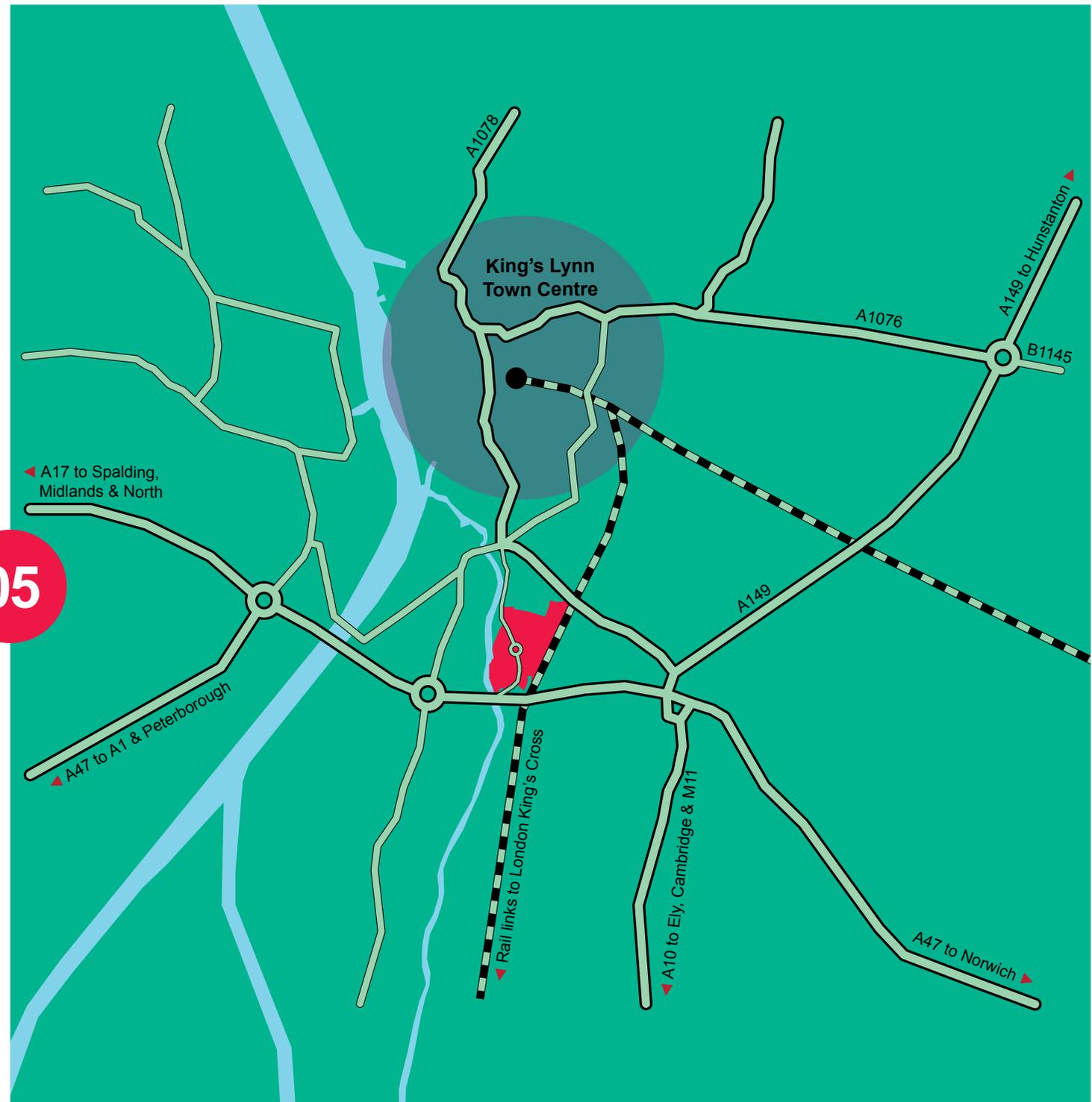
Food processing, agri-tech, advanced engineering and high-tech manufacturing are the sector focus for this site. Each already has a strong presence in the area, with several leading edge businesses located in West Norfolk. This critical mass provides significant local expertise, well developed supply chain activity and a strong skills base, which would benefit new and growing businesses.

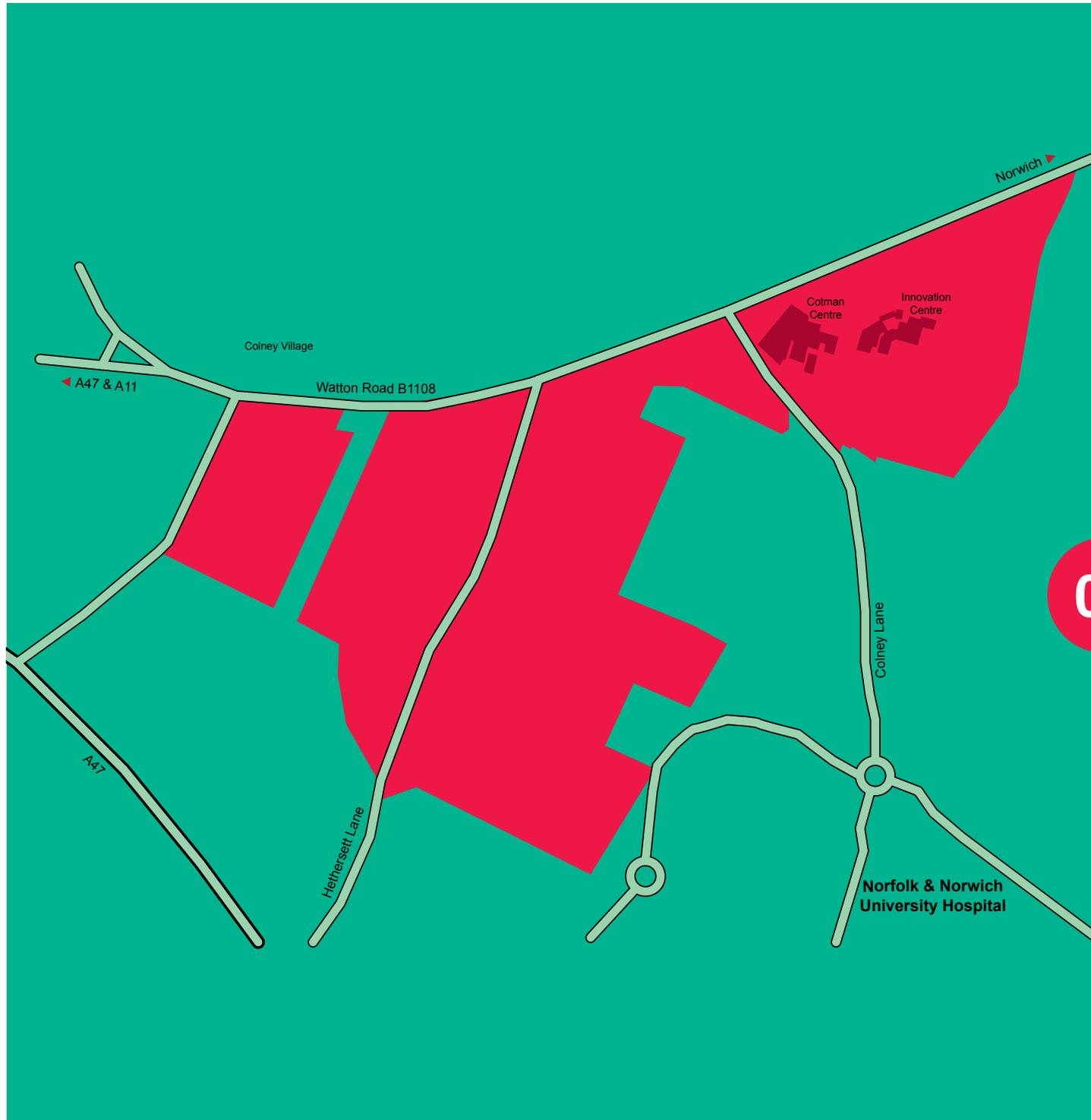
Close links with the adjacent newly-opened King's Lynn Innovation Centre will also stimulate business growth, drive research and development, and attract new international businesses.

With support for accessing business grants, moving into new markets or starting to export, along with a comprehensive business aftercare programme, the site offers excellent growth opportunities.

Benefits:

- business rate discount of up to £275,000 over five years
- simplified planning
- access to Superfast broadband





Norwich Research Park

Norwich
 < 25 hectares >

One of the largest single-site concentrations of research in food, health and life sciences in Europe, Norwich Research Park has world-leading credentials to secure the UK's position as the global leader in these emerging multi-billion pound sectors.

The Park is home to over 12,000 employees including 3,000 researchers and clinicians with an annual research spend of over £100 million.

It brings together four internationally renowned research organisations, the John Innes Centre, the Institute of Food Research, The Genome Analysis Centre and The Sainsbury Laboratory, together with the University of East Anglia and the Norwich and Norfolk University Hospitals NHS Foundation Trust, all located within a 1km radius.

New developments include a £81.6 million Food & Health research centre, the Quadram Institute and Leaf Systems - a translational facility for the research, development and manufacture of high value products in plants. Norwich Research Park Enterprise Zone has outline planning permission for 25 ha of commercial, research and development, and ancillary uses.

The Park has fully resilient Superfast broadband and it boasts a range of accessible facilities including the award winning Centrum building, which provides accommodation for early stage companies and acts as a hub for networking and knowledge exchange.

A remarkable location, with excellent transport links to Cambridge, London and Europe, businesses locating to the Park also benefit from the outstanding quality of life South Norfolk offers.

Benefits:

- business rate discount of up to £275,000 over five years
- simplified planning
- access to Superfast broadband

Scottow Enterprise Park

Coltishall

◀ 26 hectares ▶

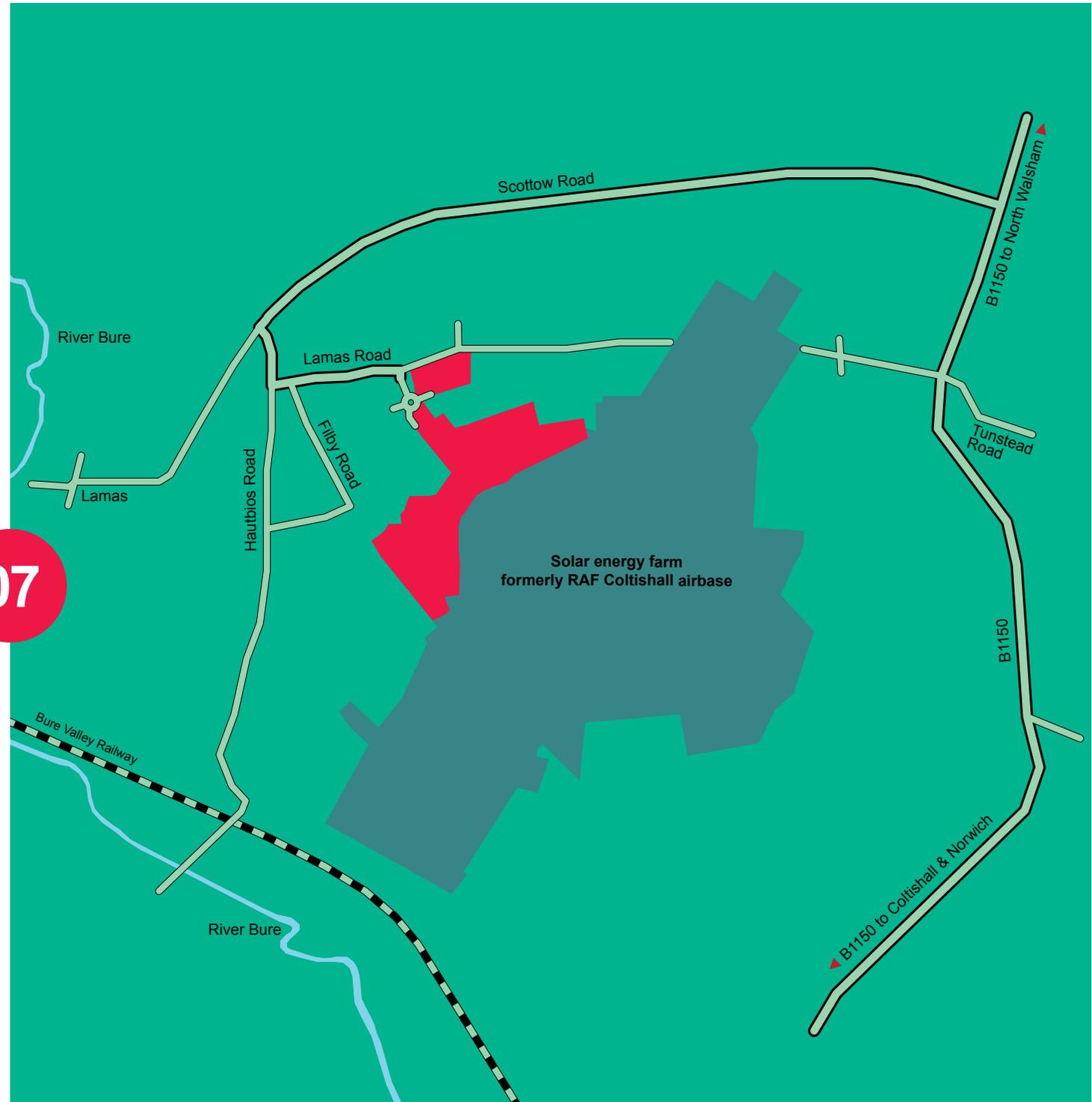
Scottow Enterprise Park is a 12.4 ha Ex-RAF site on the Northern Edge of the Greater Norwich urban zone. The site will benefit from the planned Northern Distributor road (due Q1 of 2018), which will greatly enhance site accessibility and support economic growth North of Norwich.

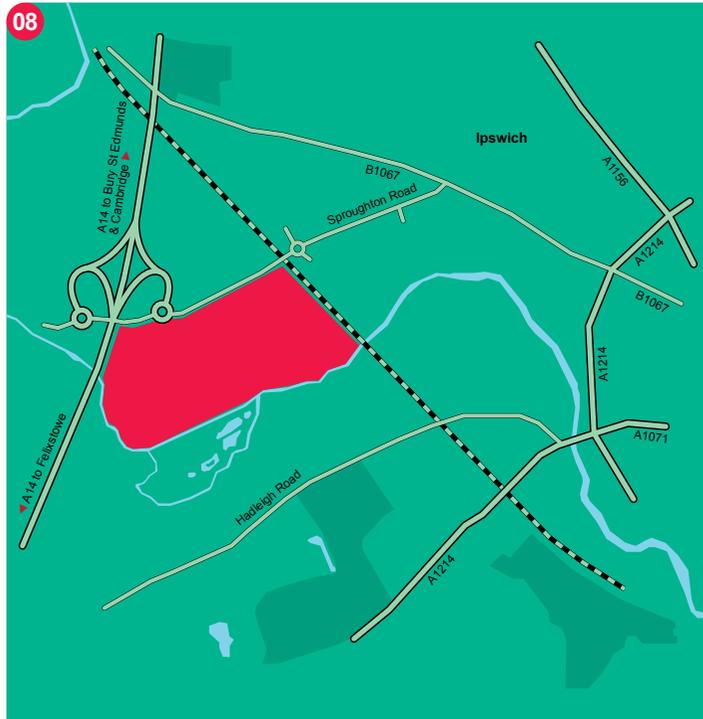
The site provides a unique offering for grow on space, a private high voltage renewable electricity network and promises to be a strategic business location across the East and the UK. This unique test bed will be perfectly positioned for low carbon & built environment technologies, with tenants already onsite and growth underway.

This Norfolk County Council owned site has the backing of local partners to ensure routes into the Enterprise Zone could not be smoother. A move to the Scottow Enterprise Zone will not only put your business in the right place to profit from the huge investment over 25 years that's being made into this enterprise park, you will also benefit from business rate relief for up to five years to get you moving quicker and commitment for Superfast broadband to speed communications with your customers.

Benefits:

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Sproughton Enterprise Park 08 Ipswich < 14 hectares >

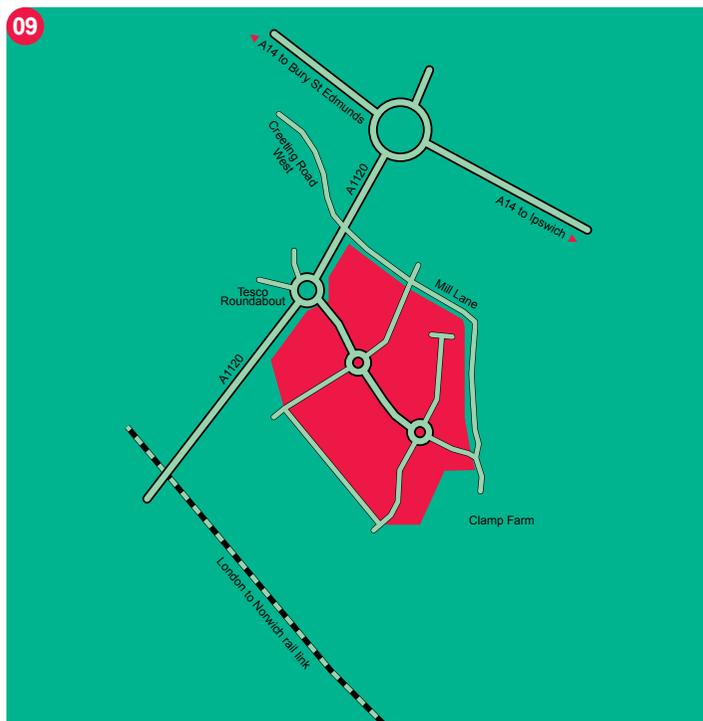
This newly designated 14 ha Enterprise Zone forms part of a larger regeneration site. It is located at the western boundary of Ipswich town and is easily accessible from the A14 via junction 54. It also benefits from excellent road links to the M25, Felixstowe Port, Cambridge and the Midlands as well as mainline rail connections from Ipswich to London Liverpool Street, Cambridge and Norwich.

The site, with its excellent connectivity to many local towns including Ipswich, Stowmarket and Needham Market, offers attractive local recruitment opportunities to employers.

The zone will be located adjacent to a nature conservation area and will also benefit from frontage onto the River Gipping. Businesses will be able to develop bespoke accommodation tailored to suit their individual needs, especially those with a focus on in the agri-tech, food and health sectors.

Sproughton Enterprise Park is an excellent opportunity for businesses to locate themselves close to a burgeoning town and take advantage of business rate reliefs, simplified planning procedures and Superfast broadband connection.

It is anticipated that on site infrastructure work will commence in 2017.



Stowmarket Enterprise Park 09 Stowmarket < 17 hectares >

Stowmarket Enterprise Park is located at the periphery of Stowmarket town centre and is directly accessible from the A14 via junction 50. Stowmarket is ideally situated between Bury St Edmunds, Ipswich and the Port of Felixstowe.

The 17 ha Stowmarket Enterprise Park and Food Enterprise Zone forms the very first Phase of Gateway 14, a new development of approximately 200 acres (79 ha) of greenfield land. The site will provide a range of new business development choices. Future occupiers of the park will benefit from the opportunity to develop bespoke accommodation to suit a variety of end uses. The main theme of the Park will be agri-tech, food and health sectors as well as digital and media based businesses.

The Stowmarket Enterprise Zone is an excellent opportunity for businesses and employers to locate to an attractive rural town with excellent road and rail network connections (1.5 hours to London Liverpool Street) and to take advantage of business rate relief, simplified planning procedures and access to Superfast broadband.

Benefits:

- business rate discount of up to £275,000 over five years
- simplified planning
- access to Superfast broadband

Suffolk Business Park

Bury St Edmunds ◀ 14 hectares ▶

The Enterprise Zone sits within a 68 ha extension to the Suffolk Business Park.

Located at the very heart of the Eastern region of the UK, Bury St Edmunds has direct access to the UK's busiest container port at Felixstowe, as well as excellent links to Stansted, Norwich and Cambridge airports, the Midlands and London - all of which makes Suffolk Business Park the perfect location for your business to grow and flourish.

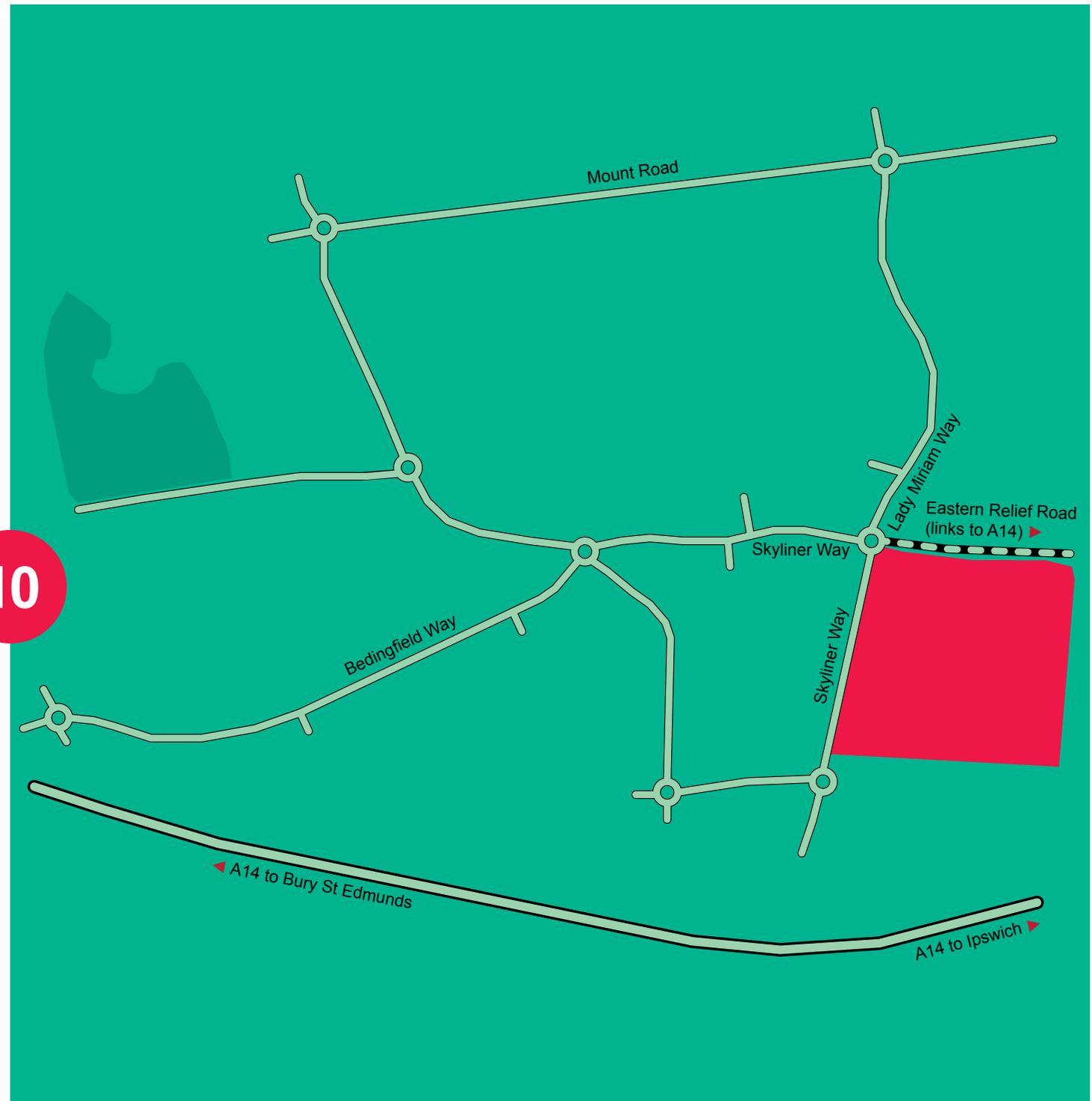
Bury St Edmunds offers a thriving business environment, a success that has undoubtedly benefitted from the town's geographic position. Business growth and dynamism in the Bury St Edmunds area benefits from nearby Cambridge's renowned reputation for imagination and innovation - but at the same time the town has also retained a sense of history, heritage, culture and style, that adds up to a quality of life that arguably only West Suffolk can offer.

The Enterprise Zone area will complement the wider Park, seeking to create a successful and sustainable business environment which will meet the aspirations of companies in sectors such as digital and new media, food and agricultural and high value manufacturing clusters.

Benefits:

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- simplified planning
- access to Superfast broadband

10





Great Yarmouth and Lowestoft Enterprise Zone

Great Yarmouth and Lowestoft are at the heart of the East of England's energy powerhouse. It is estimated that £50 billion will be invested in the region's energy sector over the next two decades, with £18.1 billion to be committed up to 2020. Your business can be part of this exciting future by moving and growing in the Great Yarmouth and Lowestoft Enterprise Zone.

Beacon Park 11 Great Yarmouth < 16.7 hectares >

Beacon Park, one of the most successful Enterprise Zone sites in the country, offers a range of bespoke design-and-build opportunities for growing companies, in addition to high-quality, ready-built offices and workshops for businesses seeking a speedy occupation.

Targeted at growing energy sector businesses, the fully-landscaped park is a growing hub for the high-tech and light industrial operations of businesses in the sector and is home to EEEGR, the East of England Energy Group.

The 16.7ha site is superbly located, with direct access to the new A12/A143 link road and close to the A12 trunk road linking Great Yarmouth and Lowestoft. In the 2015 Autumn Statement, the Government approved a bid to extend the existing Enterprise Zone at Beacon Park, which will mean space for an additional 30 businesses.

For more information, visit www.beaconpark.co.uk

South Denes 12 Great Yarmouth < 58.8 hectares >

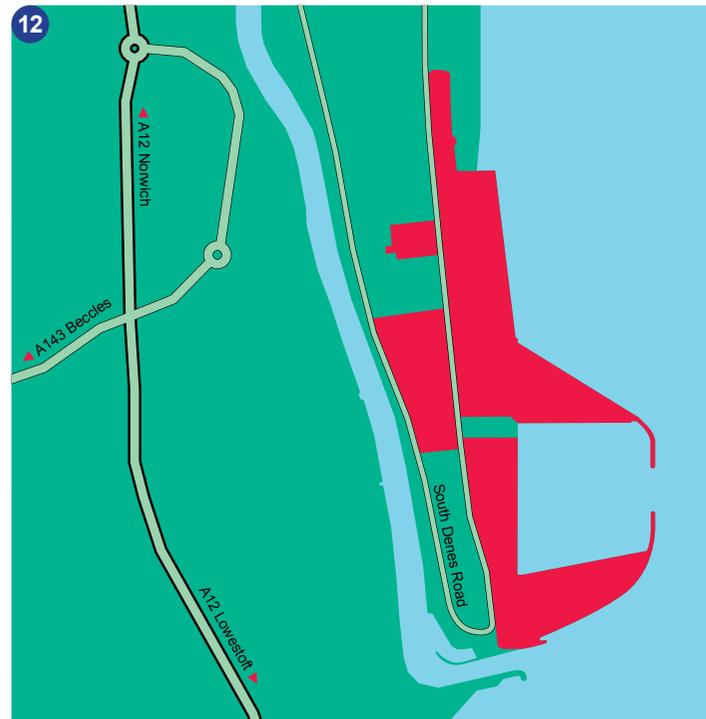
This area of the Enterprise Zone encompasses a large area of land between the River Yare and the southern North Sea in Great Yarmouth, including the deep water Outer Harbour. This site is strategically placed for access to the southern North Sea and is uniquely well situated for companies to take advantage of the vast potential of the offshore wind energy industry.

The 58.8 ha site features land ripe for development and for storage and laydown. The Enterprise Zone area is enveloped by a 13.3 ha Local Development Order that includes the Outer Harbour and a long stretch of the river quayside and brownfield development land which allows for a simplified planning process for businesses in the energy, port and logistics sectors. The wider area is served by the A12 and A47 trunk roads which provide road links to the south and to the west. Great Yarmouth railway station, which is located 2km north of the area, provides links to Norwich and onto London.

Three sites, amounting to an additional 1.14 ha of industrial land, are set to be added to the South Denes Enterprise Zone Site in 2017.

Benefits:

- business rate discount of up to £275,000 over five years
- simplified planning
- access to Superfast broadband



Ellough Business Park ¹³

Lowestoft < 17 hectares >

The Enterprise Zone site at Ellough is located within the existing Ellough Industrial Estate which lies to the south west of Lowestoft. The site has good access to Norwich via the A146 and the key ports of Lowestoft and Great Yarmouth. A new road linking the estate direct to the A145 toward Ipswich is due to be constructed.

The site offers 17 ha of space for design-and-build industrial / warehouse units with very little limitation on the type of industry that can be accommodated due to its semi rural location. In addition to rate relief a Local Development Order (LDO) provides planning permission for development occupied by businesses working in or associated with the Energy, Ports and Logistics Sectors. The adjacent industrial site accommodates a mixture of offices, light industrial units, heavy industry, large manufacturing space, warehousing and energy production plant. Retail outlets and housing are located within 2 miles of the estate in the market town of Beccles.

The estate includes Ellough airfield used by light aircraft and helicopters and is home to the Ellough Park outdoor kart racing track.

Benefits:

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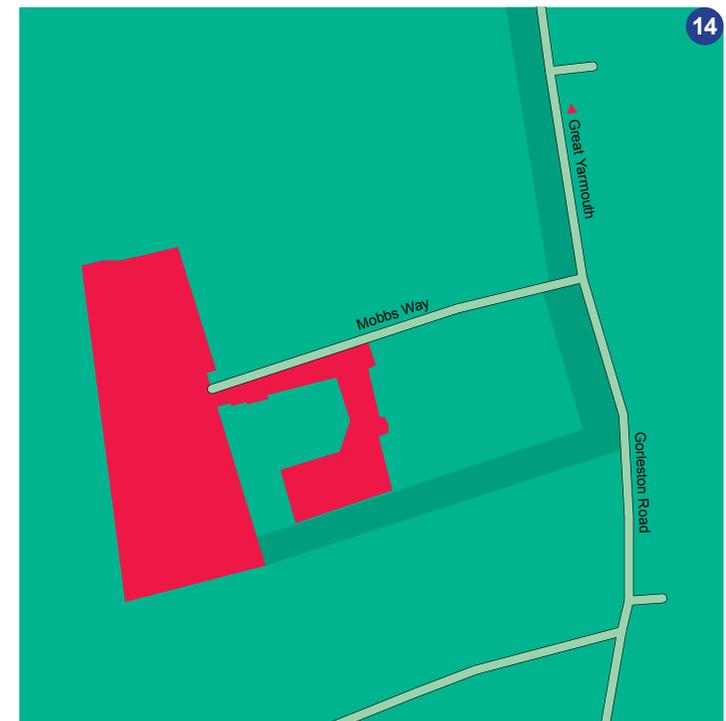
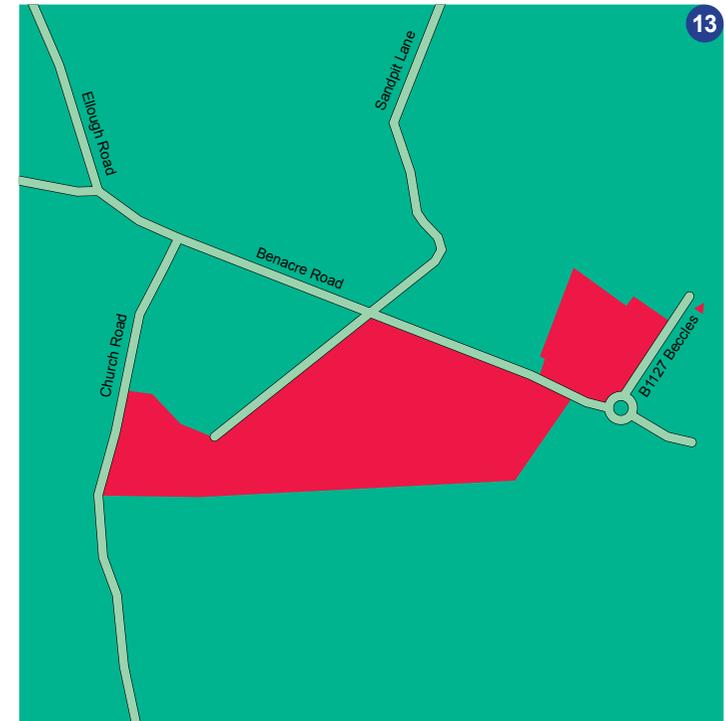
Mobbs Way ¹⁴

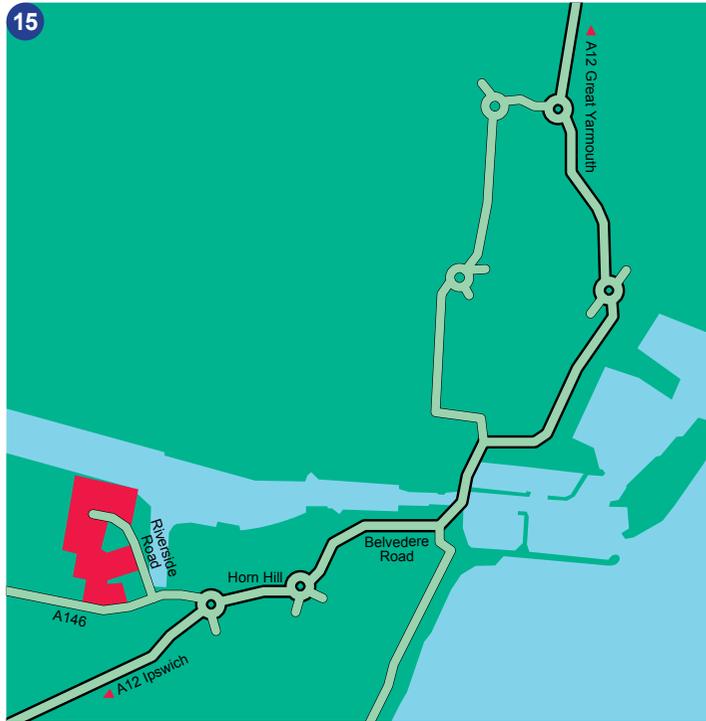
Lowestoft < 4.7 hectares >

The 4.7 ha Enterprise Zone site off Mobbs Way to the west of Lowestoft is already proving popular with growing companies. The site provides both design-and-build opportunities and a range of ready-built offices, workshops and light industrial units. 22 light industrial units and 2 office blocks completed in May 2015 are all occupied, a further 4 office units are nearing completion. 3.7 ha of the original site approved in 2012 remains available for development, approval has been given for a small extension to the site which will facilitate a further 6 additional light industrial units.

Development is targeted towards clean light industrial / office uses for which a Local Development Order (LDO) provides planning permission for development occupied by businesses working in or associated with the Energy, Ports and Logistics Sectors.

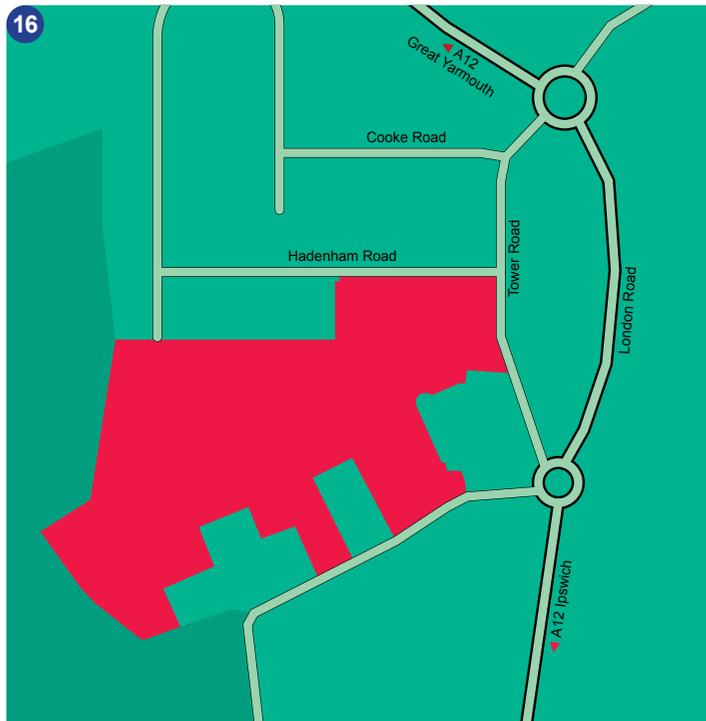
The site forms part of a small industrial / trade counter estate having good access to the A12 towards Ipswich and the A146 towards Norwich. In addition to being part of the Great Yarmouth and Lowestoft Enterprise Zone the site has Assisted Area status and falls within an area designated as a Centre of Offshore Renewable Engineering.





Riverside Road 15 Lowestoft < 4.5 hectares >

The vast majority of this 4.5 ha site beside Lowestoft's inner harbour has been developed for two iconic buildings, the Essex and Suffolk Water HQ and "Riverside" the shared council accommodation for Waveney District and Suffolk County Councils. Future development proposals include a potential second phase of development by E&SW and new road infrastructure to serve the recently announced 3rd crossing, the remaining quayside frontage plot is now sold subject to contract.



South Lowestoft Industrial Estate 16 Lowestoft < 20 hectares >

With 20 ha of industrial space south west of Lowestoft, this area of the Great Yarmouth and Lowestoft Enterprise Zone offers extensive design-and-build opportunities as well as a range of ready built units. Suffolk County Council (SCC) will shortly commence construction of the first phase of development which will provide 3250sqm of high quality industrial units occupying prime frontage plot locations with direct access to the A12, units are expected to be available late 2017. Freehold plots for owner occupiers to buy and erect their own offices / units will also be available from SCC as part of the phase 1 development.

The Enterprise Zone site is located immediately to the south of the existing industrial estate which is primarily home to a mixture of offices, light industrial units, heavy industry, warehousing, trade counter units and retail units selling direct to the public. Wider uses include sports facilities, a church and a fitness centre. To the east of the estate lies a further area of mixed development including similar uses but with the potential for partial redevelopment for leisure uses.

In addition to being part of the Great Yarmouth and Lowestoft Enterprise Zone the site has Assisted Area status and falls within an area designated as a Centre of Offshore Renewable Engineering. The site lies just a couple of miles to the south of the port of Lowestoft which has recently been confirmed as the operations and maintenance base for phase 1 of the East Anglia ONE Windfarm and the offshore construction coordination base for the Galloper Windfarm.

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partners



Borough Council of
King's Lynn &
West Norfolk



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Local Enterprise Partnership
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For further information contact:
Eunice Edwards
New Anglia Local Enterprise Partnership

Tel: 01603 510070
Email: eunice.edwards@newanglia.co.uk
www.newanglia.co.uk