

Valuation Report and Appraisal

Property

Development Land at King's Lynn
Enterprise Zone
Nar Ouse Way
King's Lynn
Norfolk
PE30 5BY

Prepared for

Borough Council of King's Lynn and
West Norfolk

Date

16 February 2026

Our Reference

KLA/CP29780/122



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1.0 EXECUTIVE SUMMARY

Property: Development Land At King's Lynn Enterprise Zone, Nar Ouse Way, King's Lynn PE30 5BY

Location: King's Lynn is a port and market town in the Borough of West Norfolk located approximately 45 miles west of Norwich and 35 miles northeast of Peterborough. Road connections are via the A47, A10 and A17 acting as a gateway to Norfolk, Cambridge and the Midlands. The site is situated within the Nar Ouse Regeneration Area, approximately one mile south of the town centre. Nar Ouse Way has recently been constructed and links the site to the A47 and the town centre.

Description: The Enterprise Park forms part of the Nar Ouse Regeneration Area and comprises approximately 37 acres (15 hectares) of employment land. The site has partially been developed but is largely grassland with the spine road and estate roads to the eastern plots already built. Various plots are available ranging from 0.32 acres (0.130 hectares) to 2.34 acres (0.949 hectares) with the ability to combine plots to suit occupier requirements.

Tenure: Freehold subject to Vacant Possession

General Remarks: The Nar Ouse Regeneration Area is a 120-acre strategic redevelopment project transforming former brownfield land into a mixed-use scheme comprising an Enterprise Park, residential development, and public infrastructure.

The Enterprise Park benefits from Enterprise Zone status and has good connectivity to the A47 and A10 trunk roads in addition to direct access to the town centre. The development of a Travel Hub will support sustainable modes of transport, such as cycling, EV charging points and public transport.

Development is underway, with key occupiers already established including the Kings Lynn Innovation Centre, Kings Lynn Waterboard and a new Health Hub. The 4 no. units that were speculatively developed are partially let and achieved market leading rents including a letting to Merxin.

Whilst the majority of the site remains available for development, there is a limited amount of Grade A office and industrial space in the town and most major requirements can only be met on a design and build basis. Recent sales should encourage further development in a 'domino' effect.

The planning consent defines the use for each individual plot and restricts the use of permitted development for alternative uses, which we consider to be a positive to encourage an efficient scheme with high quality occupiers.

We are advised that there was previous contamination on the site, however this has been remediated. We have assumed there is no further contamination that would impact our valuation, but should this be established otherwise this may impact our valuation.

Development Land At King's Lynn Enterprise Zone, Nar Ouse Way,
King's Lynn, PE30 5BY
Valuation for Borough Council of King's Lynn and West Norfolk
16 February 2026

Market Value: £7,635,000 (Seven Million Six Hundred and Thirty Five Thousand) Pounds

Valuer: Kevin Atkins MRICS, RICS Registered Valuer

Valuation Date: 12 February 2026

2.0 INTRODUCTION

- 2.1 We are instructed by Borough Council of Kings Lynn and West Norfolk to carry out a valuation of freehold interest in the Property known as Development Land At Kings Lynn Enterprise Zone, Nar Ouse Way, Kings Lynn PE30 5BY. A copy of the letter of instruction is attached at Appendix IV.
- 2.2 The valuation is required to assist with internal decision making and has been carried out in accordance with the RICS Valuation – Global Standards 2025 (the 'Red Book') by Kevin Atkins MRICS of Arnolds Keys LLP, 25 King Street, Norwich, NR1 1PD who is an external valuer and has the knowledge skills and understanding to undertake the valuation competently. The valuer is a member of the RICS Valuer Registration Scheme.
- 2.3 We are instructed to provide our opinion of the Market Value and Market Rent which are defined at Appendix IV. All amounts expressing value are quoted in pounds sterling.
- 2.4 We understand the Property is held freehold with Vacant Possession.
- 2.5 The valuation date is 12 February 2026.
- 2.6 We confirm that we do not consider there to be a conflict of interest in providing this valuation report as Arnolds Keys have had no previous involvement with the Property or your customer.
- 2.7 We confirm that this firm carries professional indemnity cover up to £10,000,000 per claim which we consider sufficient to enable us to undertake this work.
- 2.8 The site areas have been provided by Brown and Co, which we assume to be correct. Conveyancers should check that this aligns with the description of the Property and if there are any doubts the details need to be referred back to the Valuer.
- 2.9 The assumptions and caveats to which this valuation is subject are outlined in Appendix VI and should be read in conjunction with this report.
- 2.10 For the purpose of our valuation, we have relied upon information provided by Kings Lynn Borough Council and West Norfolk and Alex Brown at Brown and Co. We have only attempted to obtain verification where there appeared to be a risk of doubt. Further investigation could prove such information provided to be erroneous which would have the effect of nullifying our valuation. We have stated the source of information relied upon under the relevant headings.
- 2.11 This valuation may be subject to monitoring under the RICS conduct and disciplinary regulations to ensure compliance with the RICS standards.

3.0 THE PROPERTY

3.1 Location

- 3.1.1 King's Lynn is a port and market town in the Borough of West Norfolk serving a population of c.48,000 in the built-up area and has a significant rural catchment area. It is located approximately 45 miles west of Norwich and 35 miles northeast of Peterborough.
- 3.1.2 The town is well connected to strategic transport corridors such as the A47, A10 and A17 acting as a gateway to Norfolk, Cambridge and the Midlands. There is a mainline train station providing a direct train to Cambridge within 50 minutes and London within 110 minutes.
- 3.1.3 The site is situated within the Nar Ouse Regeneration Area, approximately one mile south of the town centre. Nar Ouse Way has recently been constructed and links the site to the A47 and the town centre.
- 3.1.4 The location is shown for identification purposes only on the extract from the Ordnance Survey plan attached at Appendix II.
- 3.1.5 The site is shown for identification purposes only on the plan edged red at a scale of 1:1250 attached at Appendix III.

3.2 Description

- 3.2.1 The Enterprise Park forms part of the Nar Ouse Regeneration Area and comprises approximately 37 acres (15 hectares) of employment land with planning consent for up to 56 units for innovative, high growth and high impact businesses.
- 3.2.2 The site has partially been developed but is largely grassland with the road spine road and estate roads to the eastern plots already built. Various plots are available ranging from 0.32 acres (0.130 hectares) to 2.34 acres (0.949 hectares) with the ability to combine plots to suit occupier requirements.

3.3 Site Area

- 3.3.1 9.017 hectares (22.280 acres).

3.4 Accommodation

- 3.4.1 The premises have been measured by scaling floor plans provided to us, in accordance with RICS Code of Measuring Practice and report the following Gross Internal Areas (GIA).

Plot	Planning Use	Acres	Hectares
A/3	Class E and B2	1.387	0.453
A/4	Class E and B2	1.439	0.482
B/1	Class E	1.331	0.539
B/2	Class E B2 and B8	1.323	0.535
B/3 4 and 5	Class E	1.580	0.639
C/1	Class E	1.208	0.489
C/2	B8	1.120	0.453
C/3	B8	1.191	0.482
C/4	B8	2.345	0.949

Plot	Planning Use	Acres	Hectares
D/1	Class E	1.454	0.588
D/2	Class E	1.067	0.432
D/3	Class E	1.416	0.573
D/4	Class E	0.756	0.306
E/4	Class E	0.536	0.217
E/5	Class E	0.658	0.266
F/1	Class E and B2	0.926	0.375
F/2	Class E	0.533	0.216
F/3	Class E	0.478	0.193
F/4	Class E	0.490	0.198
F/5	Class E	0.320	0.130
F/6	Class E	0.622	0.252
Total:		22.3	9

3.5 Services

3.5.1 We understand that all mains services including electric, water and drainage is available on site with suitable connection points at the boundaries.

3.6 Plant & Machinery and Fixtures & Fittings

3.6.1 All items that are in the nature of "landlord's fixtures" are included for the purposes of this report. Such items include fixed partitions in offices, and the usual permanent heating, lighting and electrical installations in the Property.

3.6.2 Any specialist equipment used for the purpose of the business carried out in the Property has been ignored.

3.7 General State of Repair

3.7.1 The property comprises bare land and therefore no buildings have been inspected. We have not carried out a building survey, nor have we tested any of the services, nor have we inspected those parts of the Property which are covered, unexposed or inaccessible and such parts have been assumed to be in reasonable repair and condition. However, from our brief inspection for valuation purposes only, the Property appears generally to be in a reasonable state of repair commensurate with its age, use and construction.

3.8 Flooding

3.8.1 We have undertaken a postcode search using the Environment Agency website which helped us determine the following:

3.8.2 For planning purposes, the Property lies in an area registered as being within Flood Zone 3 with defences for river or sea flooding. We are not aware of any recent flooding affecting the property.

3.8.3 For insurance purposes, the Property is situated in an area deemed a High risk from rivers and sea flooding. We are not aware of any recent flooding affecting the property.

3.8.4 For insurance purposes, the Property is situated in an area deemed a High risk from surface water flooding. We are not aware of any recent flooding affecting the property.

3.8.5 Clients seeking further information should search on the Environment Agency website (www.environment-agency.gov.uk).

3.9 **Energy Performance Certificates**

3.9.1 The 2011 Energy Act required the government to set minimum energy performance standards (MEPS) for both domestic and non-domestic privately rented property. Commercial property landlords in England will be legally required to upgrade the energy efficiency of their properties to at least band 'E' standard by 2018 before they can be leased to new or renewing tenants, the UK government has confirmed as at 6 February 2015. The new rules will be extended to cover all leases by 2023, according to the government's response to its consultation on the changes. They will require landlords to improve the energy efficiency of their properties unless it would not be cost effective for them to do so.

3.9.2 An EPC is not required for development sites, however we understand the scheme will be built to environmentally friendly standards and is expected to achieve an A or B rating.

3.10 **Land Contamination**

3.10.1 We have not carried out any investigation into past or present uses, either of the Property or of any neighbouring land, to establish whether there is any potential for contamination from these uses or sites to the Property and therefore have assumed none exist. However, should it be established subsequently that contamination exists at the Property or on any neighbouring land or that the premises have been or are being put to any contaminative use, this might reduce the values now reported.

4.0 LEGAL AND OTHER MATTERS

4.1 Rating Assessment

4.1.1 We have made informal online enquiries of the Valuation Office Agency Valuation Entry and cannot locate any entries relevant to the Property.

4.1.2 The Enterprise Park previously benefited from business rate relief however we understand this incentive has now expired.

4.2 Town Planning

4.2.1 The Property is not situated in a Conservation Area.

4.2.2 We have researched Borough Council of Kings Lynn and West Norfolk Planning Portal for the Property, and have found the following planning applications:

Property	Reference	Decision Date	Proposal	Decision
The Nar Ouse Regeneration Area (NORA) Wisbech Road King's Lynn Norfolk	19/00351/NMAM_3	30 Sep 2024	NON-MATERIAL AMENDMENT TO PLANNING PERMISSION : RESERVED MATTERS: Erection of mixed use units - Enterprise Zone	Application Permitted
The Nar Ouse Regeneration Area (NORA) Wisbech Road King's Lynn Norfolk	19/00351/NMAM_2	14 Dec 2022	NON MATERIAL AMENDMENT TO PLANNING APPLICATION 19/00351/RMM - RESERVED MATTERS: Erection of mixed use units - Enterprise Zone	Application Permitted
The Nar Ouse Regeneration Area (NORA) Wisbech Road King's Lynn Norfolk	19/00351/RMM	06 Feb 2020	RESERVED MATTERS: Erection of mixed use units - Enterprise Zone	Application Permitted

Property	Reference	Decision Date	Proposal	Decision
The Nar Ouse Regeneration Area (NORA) Wisbech Road King's Lynn Norfolk	18/01333/RMM	06 Nov 2018	Reserved Matters Major Application: Details of layout, scale and external appearance of buildings, means of access thereto and the landscaping of the site. Access and site infrastructure for the entire Enterprise Zone and buildings for the first phase.	Application Permitted
The Nar Ouse Regeneration Area (nora) Wisbech Road King's Lynn Norfolk	11/00406/RMM	10 Oct 2011	Reserved Matters Application - Mixed Use Development	Application Permitted

4.3 Heritage

- 4.3.1 We have made online enquiries on Historic England of The National Heritage List (The List) to determine whether there are any listed buildings, scheduled monuments, world heritage sites or parks & gardens on the site.
- 4.3.2 As far as we can establish, nothing on the site with the postcode PE30 5BY appears in The List.

4.4 Development/Change of Use

- 4.4.1 The Property forms part of the Kings Lynn Enterprise Park and benefits from planning consent for Class E, B2 and B8 use. We have reviewed the planning consent and do not consider there to be any material restrictions that would impact our valuation.
- 4.4.2 We do however observe that the buildings should only be used for the use classes specified for individual plots stated on the Nar Ouse Enterprise Zone Masterplan and contains an express restriction on permitted development rights to alter the use.

4.5 Highways and Rights of Access

- 4.5.1 We understand Nar Ouse Way and Peterborough Road are not formally adopted but will be constructed to adoptable standards. We understand there will be estate service charges and sinking funds for road infrastructure repairs and maintenance.
- 4.5.2 There do not appear to be any rights enjoyed by others over the Property.

4.6 Licences and HMOs

- 4.6.1 The property is not subject to a HMO, therefore licensing is not required under the Housing Act 2004.

4.7 The Fire Regulatory Reform (Fire Safety) Order 2005

4.7.1 Not applicable.

4.8 Control of Asbestos Regulations 2012

4.8.1 The Control of Asbestos Regulations 2012 (CAR) requires every 'dutyholder' of non-domestic premises to assess whether asbestos is, or is liable to be, present; to prepare and implement a plan for managing any risks arising; and to review and revise the plan as necessary. A 'dutyholder' is any person with any extent of responsibility for the maintenance or control of the whole or part of the premises.

4.8.2 We have made verbal enquiries on site during the course of the inspection regarding the assessment of the Property in accordance with the CAR. The occupier was not able to confirm that an asbestos register or similar document is available, therefore, the commissioning of such a report in accordance with the regulations, from a suitably qualified and insured professional individual or company, and the implementation of its recommendations should be made a condition of the advance.

4.9 Equality Act 2010 (Disability Discrimination Acts 1995 And 2005)

4.9.1 This Act bans unfair treatment and helps achieve equal opportunities in the workplace and in wider society. The Act replaced previous anti-discrimination laws (such as the Disability Discrimination Act) to make the law simpler and remove inconsistencies. The Act imposes obligations on service providers and employers to make reasonable provision for people with 'protected characteristics'. Service providers are required to make changes to the way things are done. However, where a service is delivered from a building that cannot be made accessible through reasonable adjustment, it may be reasonable to provide the service at a different venue.

4.9.2 Reasonable changes are required wherever disabled customers or potential customers would otherwise be at a substantial disadvantage compared with non-disabled people. We have not carried out an access audit and therefore we do not speculate as to whether any alterations/adaptations would be required by a service provider or employer.

4.9.3 This Act particularly applies where fifteen or more people are employed or where customers or service users may require access to business premises. The occupier should consider the extent to which this is relevant to his business and, if in any doubt, should commission advice from a suitably qualified insured individual or company. Costly alterations/adaptations to physical features of the building, car parking, grounds etc. may be necessary as a result and this could impact on the value of the Property.

5.0 TENURE/TITLE

5.1.1 We understand that the Property is held Freehold with Vacant Possession.

5.2 Tenancies

5.2.1 We have not been advised of any tenancies relating to the Property and none were apparent during the course of our inspection. Our valuation therefore assumes that vacant possession is available.

5.3 Report on Title

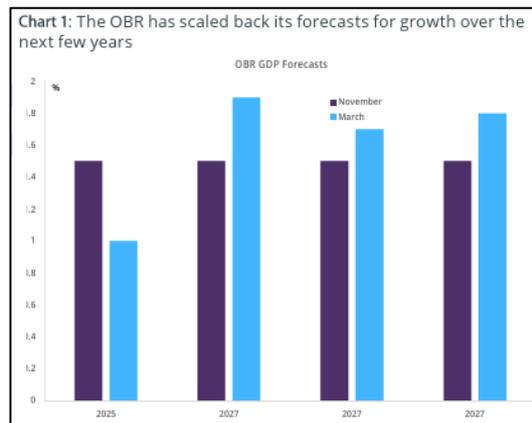
5.3.1 We have not been provided with a report on title and cannot therefore provide any comment. Our valuation assumes that there are no unusual or onerous restrictions, covenants or encumbrances which would adversely affect the value of the Property and that good title can be shown. For the avoidance of doubt, these items should be ascertained by the client's legal representatives.

6.0 ANALYSIS

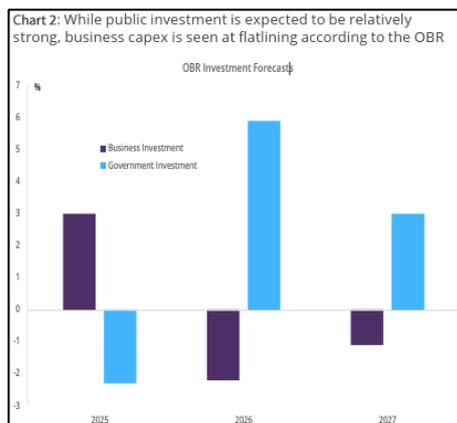
6.1 Market Commentary

**RICS Economy & Property Market Update
 Economy**

6.1.1 As was widely trailed, the Office for Budget Responsibility (OBR) lowered its assessment of trend productivity for the UK economy and accompanied this announcement with a scaling back in growth expectations for the next few years in the November Budget. However, on a slightly more positive note it did revise upwards this years number to reflect a stronger than anticipated first six months (Chart 1).

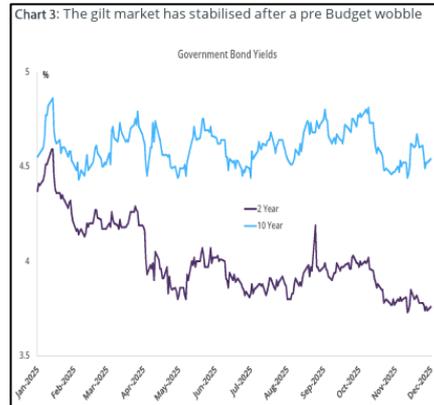


6.1.2 Alongside the focus on the economic outlook, much attention in the Budget was directed towards the fiscal numbers and the increase in the tax burden which, when measured as a share of GDP, is anticipated to climb above 38% by the end of this parliament. If it were to get to this level, it would represent the highest tax take since the 1940s. Whether this is consistent with the growth mantra that has formed a central pillar of the government's rhetoric ('number one mission') remains to be seen. Significantly, business investment is viewed (according to the OBR) as being fairly flat throughout the forecast period dropping 0.4% next year before edging up in 2027 (by a meagre 0.6%). This will be partly offset by a stronger commitment from the government to boost public sector capital outlays which are projected to rise by 7.8% next year followed by 5.4% in the subsequent twelve months (Chart 2).



6.1.3 Interestingly, even with public sector net debt seen as holding in the 95% to 97% of GDP range through the time horizon of the report, the gilt market has responded to the various measures announced in the Budget with a degree of equanimity. Although much of the spending was front-end loaded and the tax changes back-end focused, the Chancellors commitment to sticking with the fiscal rules enabled bond investors to breathe a sigh of relief. Chart 3

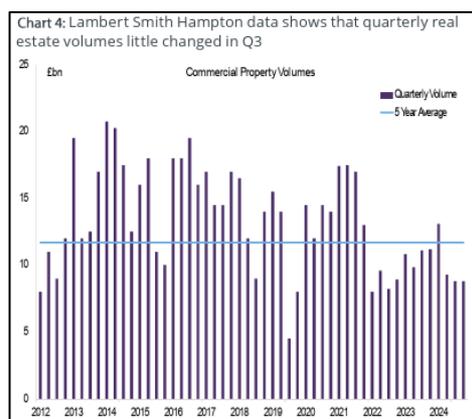
demonstrates this point by tracking the recent performance of the two and ten year gilts. That said, it is worth bearing in mind that the British government is still having to pay considerably more than comparable countries to fund its borrowing; the 10 year German yield stands at just to 2.75% while in France the equivalent rate is 3.48%.



6.1.4 Money markets are now a little more confident that further base rate cuts are in the pipeline even though neither the OBR nor the Bank of England anticipate an early return of the inflation rate to the 2% target. Critically, the looser labour market which is manifesting itself in an increase in the unemployment rate is likely, over time, to exert downward pressure on pay settlements embedding a lower rate of core inflation beyond 2026. Alongside this, the rail fares freeze and measures to reduce households' energy bills should also help to push inflation lower. That said, money markets are currently doubting that the Monetary Policy Committee will lower the base rate much beyond the 3.5% area.

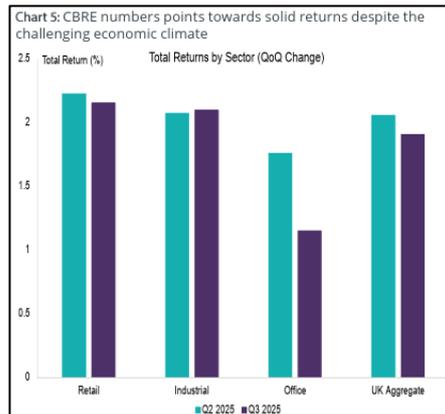
Commercial Property

6.1.5 Transaction activity in the commercial property market was little changed in Q3 from the previous quarter according to the latest data from Lambert Smith Hampton. As shown in Chart 4, around £8.8bn of assets changed hands in the latest three-month period which is more than a quarter down on the average over the past five years. Within this, office activity slipped to a five-year low at just £1.5bn.

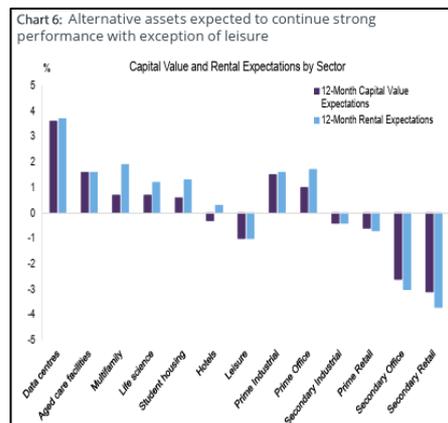


6.1.6 Consistent with this picture, sentiment from the Q3 2025 RICS UK Commercial Property Monitor also points towards depressed appetite to take up space within the office sector as evidenced by the net balance for the occupier demand series falling to -4% from an already flat +2%. Indeed, this weak sentiment extends beyond offices with industrials moving into the negative zone from +4% to -6% and retail spaces being noticeably more downbeat at -21% compared to last quarter's -13% when measured in net balance terms. On the investment side of the market, the headline enquiries metric has slipped into the negative zone (0 in Q2 to -11%

in Q3) with noticeable declines across all three recorded categories: offices (-3% to -13%), industrials (10% to 0) and retails (-11% to -23%). Interestingly, London stands out at the bright spot with regards to both investment and occupier demand in comparison to the national average. This is further corroborated by recent data from CBRE which indicates stronger total returns on Central London offices (2.2%) against all offices (1.1%). Elsewhere, at a sectoral level the latest CBRE data also points to firmer returns in both the retail and industrial sectors. (Chart 5).



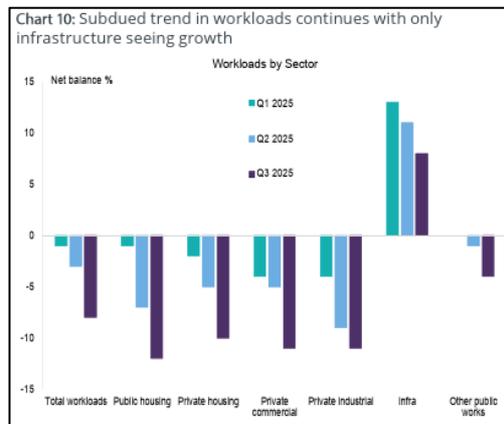
6.1.7 Twelve-month point estimates indicate a clear divergence in performance across sectors (Chart 6). In the rental market, prime office (+1.7%) and prime industrial (+1.6%) are the only segments expected to register meaningful growth, while secondary office (-3.0%) and secondary retail (-3.7%) are forecast to continue to underperform. A similar pattern is evident in capital values, with modest gains anticipated for prime office (+1.0%) and prime industrial (+1.5%), contrasted by ongoing declines across secondary assets and retail, most notably secondary retail at -3.1%. This reinforces the persistent prime-versus-secondary divide across the commercial property market.



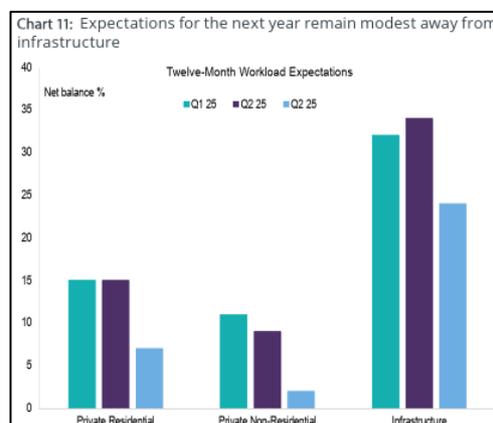
6.1.8 Turning to alternative asset classes, sentiment is markedly stronger across most segments. Data centres stand out as the clear outperformer, with rental expectations point estimates sitting at +3.7% and capital values at +3.6%, reflecting sustained structural demand. This strength is underpinned by projections that the number of data centres will increase by almost a fifth by 2030, alongside the government's designation of these facilities as critical national infrastructure and a key driver of future economic growth. More modest positive growth is anticipated for multifamily (rents +1.9%, capital values +0.7%), aged care (both +1.6%), student housing (+1.3% rents; +0.6% capital values) and life sciences (+1.2% rents; +0.7% capital values). By contrast, leisure assets are expected to remain under pressure, with both rental and capital values projected to fall by 1.0%, while hotels show flat to slightly negative capital value expectations (-0.3%) despite marginal rental growth (+0.3%).

Construction

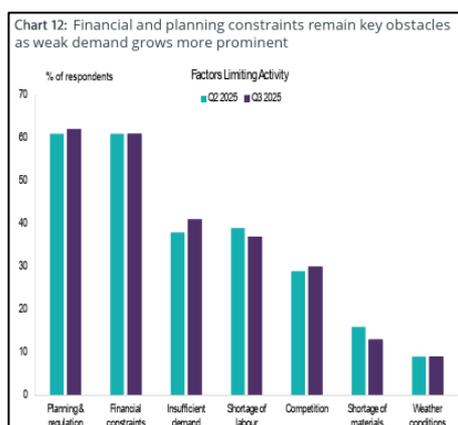
6.1.9 The latest ONS data shows construction activity edged up by 0.1% in Q3 compared with the previous quarter. While the validity of this data has been questioned in recent months, the feedback broadly aligns with the latest RICS UK Construction Monitor. At the aggregate level, total workloads remain flat, with sentiment softening slightly from Q2 (net balance -3%) to Q3 (net balance -8%). Compared with Q2 2025, workloads at the sectoral level (Chart 10) weakened further in Q3, with public housing falling from -7% to -12%, private housing from -5% to -10%, private commercial from -5% to -11%, and private industrial from -9% to -11%. The net balance for infrastructure also eased back, from +11% to +8%, while other public works slipped from -1% to -4%. New work also saw a sharper deterioration in Q3, slipping from -5% to -13%. In contrast, repair and maintenance activity showed more resilience, easing only slightly from +5% to +2%.



6.1.10 Although current conditions remain flat, expectations for the year ahead are a little more upbeat, albeit less so than earlier in the year, with a net balance of +9% of contributors now anticipating growth compared with +17% in both Q1 and Q2. This is consistent with the latest CPA forecast, which projects construction output to rise by 2.8% in 2026 and 3.6% in 2027, supported by easing global economic and geopolitical tensions and a significant uplift in private housebuilding and infrastructure. While respondents to the latest UK Construction Monitor still expect an increase in private residential development activity over the coming year (net balance +7%, down from +15% in Q2), infrastructure is set to lead the expansion, with a net balance of +24% pointing to the strongest growth outlook (Chart 11). With respect to employment projections, the net balance eased from +16% to +10%, while profit margin expectations fell more sharply from -11% to -19%, with financial pressures seen as intensifying partly because of the rise in the minimum wage.



6.1.11 Looking at factors impeding activity within the construction space (Chart 12), insufficient demand edged up from 38% to 41%, while labour shortages eased slightly (39% to 37%), a trend that appears consistent with the generally subdued level of activity across the sector. Financial constraints remained elevated at 61% across both periods, while planning and regulation pressures edged up slightly from 61% to 62%. However, the introduction of the Planning and Infrastructure Bill, which aims to streamline planning processes, could help to ease this constraint over the coming quarters. Alongside these structural challenges, anecdotal feedback suggests business confidence has also been dampened by uncertainty surrounding the impending Budget, with many firms adopting a cautious stance until greater clarity emerges.



6.1.12 Delving deeper into infrastructure reveals a clear divide in expectations across subsectors. Energy stands out strongly, with a net balance of +58% of respondents anticipating growth - a reflection of the UK's strategic push to expand domestic energy capacity through projects such as Sizewell C, planned SMRs, and wider investment in grid upgrades and renewables. Water and sewage expectations are also firmly positive at +19%, while roads (+8%), communications (+9%), and rail (+5%) indicate more modest expansion over the coming year.

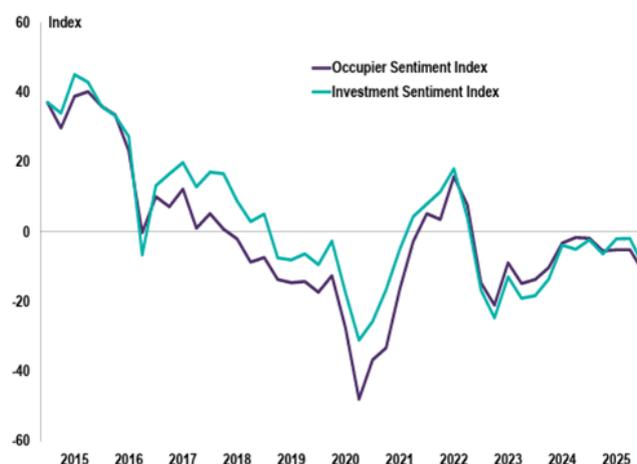
RICS Commercial Property Monitor

6.1.13 "The latest RICS UK Commercial Property Monitor results point to a deterioration in market activity during Q3. The challenging macroeconomic environment, most notably rising inflation and elevated bond yields, are weighing on the outlook. In keeping with this narrative, both the Occupier and Investment Sentiment Indices (composite indicators of market conditions, shown in Chart 1) fell deeper into negative territory during the latest survey period. In aggregate, only 22% of respondents now feel conditions are consistent with the early stages of an upturn across the market, down from 35% in each of the two previous quarterly reports.

6.1.14 For the Occupier Sentiment Index, the latest reading of -12 is down from -5 previously and represents the weakest figure since the end of 2023. Driving this, tenant demand reportedly fell during Q3, posting a net balance of -10% at the all-property level. Within this, retail demand saw the steepest decline (in net balance terms), registering a figure of -21%. Meanwhile, the corresponding readings for the office and industrial sectors were -4% and -6% respectively. Crucially, excluding the first quarter of Covid lockdown restrictions, this marks the first negative return for the industrial occupier demand series since 2012.

6.1.15 At the same time, availability (vacancies) are seen rising in each mainstream market segment, with respondents also citing an increase in the value of landlord incentive packages offered to entice occupiers. Unsurprisingly, this has led to a downward adjustment in near-term rental expectations, albeit the Q3 reading is signalling a flatter picture ahead, rather than an outright decline, at least at the aggregate level.

Chart 1 - Occupier and Investment Sentiment Indices



- 6.1.16 Looking at rental projections for the coming twelve months, all sectors exhibit some degree of downgrading in expectations relative to the previous iteration of the survey. Even so, the outlook remains positive for prime office and industrial rents, with respondents pencilling in growth of just under 2%. Conversely, all other traditional sectors now display flat or negative twelve-month rental growth projections, with secondary office and retail space anticipated to see an especially noticeable downward adjustment.
- 6.1.17 Focussing on the Investment market backdrop, the headline Sentiment Index returned a figure of -10 in Q3, slipping from -2 beforehand. Beneath the headline figure, investor enquiries declined for office and retail assets, and stagnated across the industrial sector. Coming through as an unfavourable development for the market, the credit conditions indicators fell to a net balance of -12%, breaking a run of two successive positive reading prior to this, and suggesting the lending environment became more restrictive in Q3.
- 6.1.18 Echoing the overall more cautious tone to the latest data, capital value projections were pared back across all categories. Still displaying slightly positive expectations however, prime office and industrial values are seen moving marginally higher. All other traditional sectors are expected to see some degree of decline in capital values over the coming year, with secondary office and retail once again anticipated to bear the brunt of any downward pressure.
- 6.1.19 From a regional perspective, despite seeing a slight softening in Q3, the London office and retail sectors show greater resilience in terms of both occupier and investor demand readings (compared to the national average). As such, across prime tiers of these markets in London, rental and capital value growth is anticipated to outperform the UK-wide trend over the year ahead.
- 6.1.20 Also standing in contrast to the broader picture, alternative sectors offer a slightly brighter outlook. Optimism around data centres remains undiminished, while aged care facilities, multifamily residential, student housing, and life sciences are all expected to see growth in both rental and capital values over the next year."

6.2 Marketability and General Remarks

- 6.2.1 The Nar Ouse Regeneration Area comprises a site of approximately 120 acres and is a strategic regeneration project to transform former derelict and brownfield land with an Enterprise Park, residential accommodation and public infrastructure.
- 6.2.2 The Enterprise Park is intended to attract innovative high growth and high impact businesses with the Enterprise Zone status providing strong regional connections via the A47 and A10

trunk roads, superfast broadband and sustainability initiatives to help occupiers reach Net-Zero. Development is well underway with the Kings Lynn Innovation Centre (KLIC) situated to the southwest of the park and was the first occupant of the site in 2016, providing a modern business centre for startups and entrepreneurs.

- 6.2.3 Kings Lynn Waterboard has constructed an office to the north of the site and a new Health Hub has been constructed and opened off Nar Ouse Way, providing an outpatient service to the Queen Elizabeth Hospital. You constructed 4 no. speculative units providing office and industrial space to a high specification. We understand these are partly occupied with a recent letting to Merxin, a pharmaceutical company specialising in the development of inhalers.
- 6.2.4 A Travel Hub with sustainable modes of transport such as cycling stores, EV charging points and public transport stops will be completed in 2027, improving connectivity to the site and supporting greener travel options.
- 6.2.5 The site is otherwise largely undeveloped, with a mix of plots available that can be combined to suit occupier requirements. The planning uses vary between Class E, B2 and B8 uses and we observe that the planning consent restricts the plots to their specified use whilst also prohibiting permitted development for alternative uses. Whilst this may deter some occupiers, we do not consider there to be any material difference in values between with the specified uses. These are all suitable business park uses and encourages an efficient scheme for high quality businesses without being overly concentrated to a single sector.
- 6.2.6 The site is former brownfield land, and we understand parts were previously used for industrial purposes. We are advised that there was previous contamination, however this has been remediated. We have assumed there is no further contamination that would impact our valuation, but should this be established otherwise this may impact our valuation.
- 6.2.7 More generally, the Bank of England recently held interest rates at 3.75% which is a gradual easing from the peak of 5.25% to control inflation. Further cuts are on the horizon, which reduces the cost of borrowing and fuels positive sentiment in commercial markets.

6.3 Valuation Commentary

- 6.3.1 In arriving at our valuation we have had regard to a number of comparable property transactions including:-

Property	Date	Rent/Sale Price	Analysis
Plot B1, Kings Lynn Enterprise Park	Under Offer	£335,000 per acre	A recent sale has been agreed for 1.33 acres at £335,000 per acre. This is accessed from Peterborough Road via Horsleys Fields or Nar Ouse Way.
Plot 1, Campbells Meadow Business Park, Kings Lynn	August 2025	£200,000	Employment land extending to 0.54 acres with partial visibility from the A47. Positioned next to Tesco and in a retail warehousing business park. Services available on site. Devalues to c. £370,000 per acre. Arguably a better location with a retail profile.

Property	Date	Rent/Sale Price	Analysis
Plot 5, Campbells Meadow Business Park, Kings Lynn	Sold STC	£235,000	Employment land extending to 0.50 acres with partial visibility from the A47. Positioned next to Tesco and in a retail warehousing business park. Services available on site. Devalues to £470,000 per acre, although we understand a premium was secured for open storage use.
125 Holt Road, Fakenham	July 2025	£1,150,000	Employment land situated next to Lidl, comprising 1.54 acres. Services available on site. Guided at £700,000 and sold to McDonalds in excess of the asking at £1,150,000. Devalues to £746,000 per acre. Different profile to the subject property.
Plot 302 Lancaster Business Park, Ely	February 2024	£2,400,000	Employment land on Lancaster Business Park extending to 4.05 Acres. The park benefits from enterprise zone status and has strong road connections to the A10 and A14 corridors. Devalues to £592,500 per acre.
Plot D5, D6 and D7, Kings Lynn Enterprise Park	October 2023	£450,000	3 plots extending to 1.37 acres on Kings Lynn Enterprise Park with road frontage onto Nar Ouse Way, the spine road for the estate. Off market transaction was agreed in a sale to the NHS to provide an outpatient service to Queens Elizabeth Hospital. Devalues to £328,000 per acre.
Plot 401, Lancaster Business Park, Ely	June 2023	£2,059,355	Employment land on Lancaster Business Park extending to 4.31 Acres. The park benefits from enterprise zone status and has strong road connections to the A10 and A14 corridors. Devalues to £477,000 per acre.
Internal Drainage Board, Kings Lynn Enterprise Park	February 2022	£325,000	Employment land extending to 1.23 acres on Kings Lynn Enterprise Park. Accessed from Horsleys Fields or via the new estate road connecting to Nar Ouse Way. Sold to the Internal Drainage Board to construct new offices. Devalues to £265,000 per acre.
Wisbech Gateway, Cromwell Road	See comments	See comments	8.5 acres of employment land with planning consent for a mixed-use scheme including industrial units, retail kiosk, drive thru, hotel and a petrol filling station. Situated on the Cromwell Road/A47 roundabout benefitting from a strong roadside position. Sold in 2020 for £2,580,000 and a further sale has been agreed as a receivership sale. We have been unable to confirm the sale price before exchange of contracts, however we are informed it is in excess of £2,000,000. Devalues to £235,000 - £303,000 per acre.

Property	Date	Rent/Sale Price	Analysis
Food Enterprise Park, Norwich	See comments	See comments	100-acre development site within the Greater Norwich Food Enterprise Zone. The first 46 acres benefits from a Local Development Order (LDO) to support sustainable growth of the agri-food, agri-tech and food and drink processing sectors. Various sites have to occupiers such as Colman's Mustard, Broadland Innovation Centre and Fischer Farms for between £328,000 and £450,000 per acre.
Broadway Enterprise Park, Norwich	See comments	See comments	An Enterprise Park extending to 100 acres allocated for employment purposes on the outskirts of Norwich with direct access to the A47. Phase one comprises of circa 20 acres with a spine road having already been constructed and benefits from a power supply to 100 kVa per acre. We are aware of a number of plots between 4-5 acres have sold subject to contract at £500,000 per acre.
Energy Park, Great Yarmouth	See comments	See comments	An Energy Park benefitting from Enterprise Zone status for the offshore energy sectors. Most recent sale has been agreed for a 0.5-acre site at £185,000 reflecting £370,000 per acre.
Imperial Park, Norwich	See comments	See comments	A site situated in proximity to Norwich Airport Industrial Estate has been allocated for employment purposes and aviation uses. These sites have not yet been sold but are aware the vendors are seeking £475,000 per acre.

6.4 Conclusion

- 6.4.1 Kings Lynn Enterprise Park is relatively new to the market and is partially developed with the majority of plots being available and guided at starting prices of £375,000 per acre. There is little by way of open market transactional evidence on the park, however, there has been off market transactions to the Internal Drainage Board and NHS for between £265,000 and £328,000 per acre with a further open market transaction agreed at £335,000 per acre.
- 6.4.2 The sale to the Internal Drainage Board at £265,000 per acre is c. 4 years old and initially had access from Horsleys Fields. It was the first sale on the park, so we expect this to be lower than other sales to encourage further development. The sale to the NHS for a health hub benefits from road frontage to Nar Ouse Way and is in a prominent position, albeit this is now c. 2 years old. The sale of plot B1 is recent and helps set the tone for future sales at £335,000 per acre, however this does not benefit from road frontage onto Nar Ouse Way, which in our opinion should be a benefit for occupiers.

- 6.4.3 We have naturally applied the most weight to these transactions as they are identical to the sites being valued, however we have benchmarked these sales against other sites in Kings Lynn and West Norfolk in addition to Enterprise Zones in Norwich, Ely and Great Yarmouth where evidence is available and employment land at Wisbech.
- 6.4.4 Campbells Meadow in Kings Lynn has recently achieved £370,000 and £470,000 per acre which exceeds the current sales on the Enterprise Park, however Campbells Meadow is an established retail park with national occupiers, and the subject comparables has frontage on to the A47, so we expect values to be higher. The site on Cromwell Road in Wisbech previously achieved more than £300,000 per acre and benefits from a strong roadside position, however Wisbech is an inferior location in our view so we expect higher sales values on the Enterprise Park.
- 6.4.5 Further afield in Ely other sales range between £328,000 and £746,000 per acre, with the upper end of this being achieved on roadside locations and for a retail/drive thru type occupier. We are of the view the sites value is closer to Enterprise Zones at the Great Yarmouth Energy Park at £370,000 per acre and Norwich Food Enterprise Park between £328,000 and £450,000 per acre. The Enterprise Zones in Norwich and Ely are superior to the subject Enterprise Zone so we do not anticipate sales can be achieved as high as this.
- 6.4.6 In arriving at our opinion of Market Value, we have applied the most weight to the transactions in Kings Lynn, specifically those on the Enterprise Park. We have adopted a tone of £360,000 per acre to the road frontage plots of A/3, A4, D/3, D4, F/1, F/2 and F/3 reflecting their increased prominence over the remaining plots. We have further adopted a tone of £335,000 per acre to the remaining plots arriving at a Market Value of £7,635,000 for the sites. This reflects an average rate of £343,333 per developable acre.
- 6.4.7 The Market Value reported is on the assumption the sites are sold individually, however should the site be sold as a whole, we would expect a discount of approximately 5% for quantum. A breakdown of the individual plot values can be found at Appendix I.

7.0 VALUATION

7.1 Market Value

7.1.1 We are of the opinion that the Market Value of the freehold interest in the Property as at the valuation date, assuming an unencumbered freehold title with the benefit of vacant possession is:-

£7,635,000

(Seven Million Six Hundred and Thirty Five Thousand Pounds)

7.2 Publication

7.2.1 This report is for the private and confidential use of the client to whom it is addressed and should not be reproduced as a whole or in part or be relied upon by any third party without the prior written consent of Arnolds Keys.



Signed.....
Kevin Atkins MRICS
Associate
RICS Registered Valuer
For and on behalf of Arnolds Keys LLP

16 February 2026



Countersigned.....
Guy Gowing MRICS
Senior Partner
RICS Registered Valuer
For and on behalf of Arnolds Keys LLP

16 February 2026

Development Land At King's Lynn Enterprise Zone, Nar Ouse Way,
King's Lynn PE30 5BY
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16 February 2026

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APPENDIX I VALUATION DETAILS

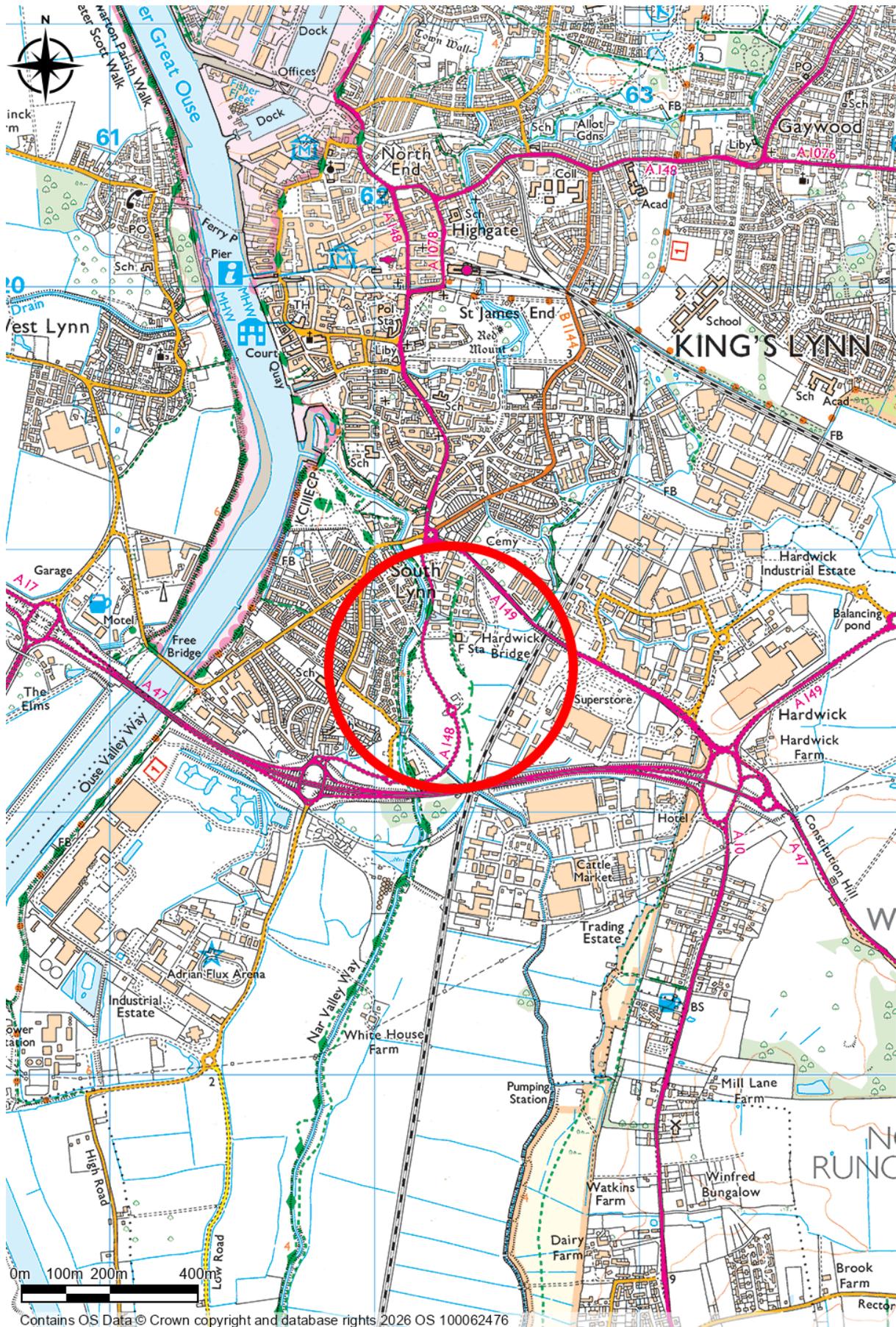
Grid view

#	Plot Number	Planning Use	Acres	Rate per Acre	Market Value	Plot Value Summary
1	A/3	Class E B2	1.387	£360,000	£500,000	Narouse Way frontage plot
2	A/4	Class E B2	1.539	£360,000	£555,000	Narouse Way frontage plot
3	B/1	Class E	1.331	£335,000	£445,000	No frontage, access from Horsey Fields or via Peterborough Road from the A47
4	B/2	Class E B2 B8	1.323	£335,000	£445,000	No frontage, access from Horsey Fields or via Peterborough Road from the A47
5	B/3, 4 and 5	Class E	1.580	£335,000	£530,000	No frontage, access from Horsey Fields or via Peterborough Road from the A47
6	C/1	Class E	1.208	£335,000	£405,000	No frontage, access from Horsey Fields or via Peterborough Road from the A47
7	C/2	B8	1.120	£335,000	£375,000	No frontage, access from Horsey Fields or via Peterborough Road from the A47
8	C/3	B8	1.191	£335,000	£400,000	No frontage, access from estate road
9	C/4	B8	2.345	£335,000	£785,000	No frontage, access from estate road
10	D/1	Class E	1.454	£335,000	£485,000	Partial visibility from narouse way, access via estate road
11	D/2	Class E	1.067	£335,000	£355,000	Partial visibility from narouse way, access via estate road
12	D/3	Class E	1.416	£360,000	£510,000	Narouse Way frontage plot
13	D/4	Class E	0.756	£360,000	£270,000	Narouse Way frontage plot
14	E/4	Class E	0.536	£335,000	£180,000	No frontage, access from estate road
15	E/5	Class E	0.658	£335,000	£220,000	No frontage, access from estate road
16	F/1	Class E B2	0.926	£360,000	£335,000	Narouse Way frontage plot
17	F/2	Class E	0.533	£360,000	£190,000	Narouse Way frontage plot
18	F/3	Class E	0.478	£360,000	£170,000	Narouse Way frontage plot
19	F/4	Class E	0.490	£335,000	£165,000	No frontage, access from estate road
20	F/5	Class E	0.320	£335,000	£105,000	No frontage, access from estate road
21	F/6	Class E	0.622	£335,000	£210,000	No frontage, access from estate road
			SUM 22.280	AVG £343,333	SUM £7,635,000	

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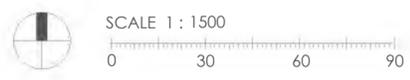
APPENDIX II LOCATION PLAN



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16 February 2026

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APPENDIX III SITE PLAN



NOTES:
 REFER TO RESERVE MATTERS APPLICATION 18/01333/RMM FOR INFORMATION ON PHASE 01.
 REFER TO DRAWINGS NOE-AHR-XX-XX-DR-L-90-003 and NOE-AHR-XX-XX-DR-L-90-004 FOR LANDSCAPE DETAILS.

7	Use Classes amended	21.01.2020	AL	MW
6	Plot A1 Added	18.12.2019	CL	MR
5	Revised Planning Application	31.05.2019	CW	MW
4	Planning Application	18.04.2019	CW	MW
3	Planning Application	21.02.2019	CW	MW
2	For Co-ordination	07.02.2019	CW	MW
1	For Co-ordination	25.01.2019	CW	MW
Rev	Description	Date	Dr by	App by
original by		date created		approved by
CW		01/12/19		MW

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 www.ahr.co.uk

client name	
Borough Council of King's Lynn & West Norfolk	
project	
Nar Ouse Enterprise Zone	
drawing	
Masterplan (Reserved Matters)	
computer file	plot date
C:\Users\alr\Documents\NOE-AHR-22-03-A-50	24/01/19
project number	scale
2017.00261.000	As indicated @A2
drawing number	rev issue status
NOE-AHR-XX-XX-DR-A-10-003	7 P
This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of AHR.	

**APPENDIX IV
COPY OF LETTERS OF INSTRUCTION
AND CONDITIONS OF ENGAGEMENT**

To find out about our available commercial property or sites please visit <https://www.west-norfolk.gov.uk/commercial>

From: Christian Wilson
Sent: 21 January 2026 17:23
To: kevin.atkins@arnoldskeys.com
Subject: FW: Red Book - Outline Instruction for Kevin Atkins

Hi Kevin

Please see requirement summarised below where although it's for internal purposes we require Red Book valuation(s) a few days before a 19th February cabinet date.

For plot location and availability see [Plot Availability - King's Lynn Enterprise Park](#) .

With regard to the plots we need valuing these exclude the site shown as Active Travel Hub and plot E3 which is now planned to form part of that hub. Plots A1 and A2 have been built so do not need valuing and nor does the NHS medical centre site. We also do not need KLIC and the site next to it called Innovation and Collaboration Incubator valued under this instruction

Most of the road infrastructure has been built for the A B C and D plots. The E and F plots roads are yet to be built. I do not have plot areas for E4, E5, F1, F2, F3, F4, F5, F6 and shall try and get these to you asap.

Alex Brown at Brown & Co. is marketing the eastern plots at present.

If you need further info. I can liaise with colleagues here to provide.

I hope you can work within this timescale and quote for this. Apologies for short notice as I received this request this afternoon.

Regards

Christian Wilson BSc (Hons) MRICS, Senior Valuer
Tel: 01553 616363 | Mob: 07546 762008



To find out about our available commercial property or sites please visit <https://www.west-norfolk.gov.uk/commercial>

REQUIREMENT

Purpose and Basis of Valuation

- **Purpose:** To inform internal decision-making.
- **Basis of Value:** RICS Red Book Valuation.
- **Valuation Date:** The date of the report.

2. Property Description & Proposed Use

- **Location:** Plots A3, A4, B1, B2, B3, B4, B5, C1, C2, C3, C4, D1, D2, D3, D4, E4, E5, F1, F2, F3, F4, F5, F6, King's Lynn Enterprise Park.
- **Proposed Use:** A mix of **Light Industrial** and **High-Quality Office** space.
- **Site Areas:** Final acreage to be confirmed via Alex Brown (William H Brown).
- **Mapping:** A site plan showing the red-line boundaries for these specific plots will be provided separately.

3. Planning & Strategic Context

- **Planning Consent:** The principal of development has been secured under reference **09/02010/F** with approval for all reserved matters
- **Enterprise Zone (EZ) Status:** The plots are within a designated Enterprise Zone. (But rate relief benefit has ceased). The valuation should reflect the benefits of this, i.e. its ability to attract innovative, high-growth companies.
- **Active Travel Hub:** The site is adjacent to a new **Active Travel Hub** (includes plot E3). This enhancement to sustainable transport and connectivity should be factored into the marketability of the plots. (Active Travel Hub has not yet been built but project work to deliver has commenced).
- **BCKLWN Commitment:** The Borough Council is committed to developing this as a premier, high-quality enterprise hub, providing long-term site confidence.

4. Key Assumptions

- **Tenure:** Freehold with Vacant Possession.
- **Title:** Please assume a clean, marketable title without onerous restrictions.
- **Access & Utilities:** Access to eastern plots is via a new road. No utilities are on-site; assume these will be installed by purchasers, with the Council having provided suitable connection routes to the boundary. (Morgan Sindal will be undertaking works to deliver access on the western plots (E &F)).
- **Contamination:** Brownfield land; assume "standard" light contamination levels typical for this asset class. The eastern plots are on brownfield land that has already been remediated.
- **Estate Management:** Assume industry-standard service charges and sinking funds for road and infrastructure maintenance.

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APPENDIX V

DEFINITIONS OF BASES OF VALUATION

DEFINITIONS OF BASES OF VALUATION

1. Market Value

“The estimated amount for which an asset should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had acted knowledgeably, prudently and without compulsion – assuming that the buyer is granted vacant possession of all parts of the asset required by the business, and disregarding potential alternative uses and any other characteristics of the asset that would cause its market value to differ from that needed to replace the remaining service potential at least cost.”

APPENDIX VI ASSUMPTIONS AND CAVEATS

1. In preparing the report, unless otherwise stated by the valuer the following assumptions will be made which the valuer shall be under no duty to verify:
 - i) that no deleterious or hazardous materials or techniques were used in the construction of the Property or has since been incorporated;
 - ii) that good title can be shown that the Property is not subject to any unusual or special onerous restrictions, encumbrances or outgoings;
 - iii) that the Property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, that neither the Property, nor its condition, or its use, or its intended use, is or will be unlawful, and;
 - iv) that inspection of those parts which have not been inspected would neither reveal material defects nor cause the valuer to alter the valuation materially;
 - v) unless otherwise stated that no contaminative or potentially contaminative uses have ever been carried out on the Property and that there is no potential of contamination of the Property from past or present uses of that property or from any neighbouring property.
 - vi) that the information provided to us is correct and complete.
2. We have assumed the Property complies with all relevant statutory requirements, unless otherwise stated.
3. Our enquiries have not revealed any contamination affecting the Property or neighbouring property which would affect our valuation. However, should it be established subsequently that contamination exists at the Property or on any neighbouring land or that the premises have been or are being put to any contaminative use this might reduce the values now reported.
4. We have not carried out a building survey nor have we tested any of the service installations. Our valuation has had regard only to the general condition of the premises evident from our inspection and to those defects which are specifically referred to in the report.
5. In arriving at our opinion of value, no allowance has been made for costs of acquisition or realisation, nor any VAT, Capital Gains Tax nor any other tax, nor similar liability or claimable allowances which might arise on the sale of the Property.
6. Neither the whole nor any part of this report nor any reference thereto may be included in any published document, circular, or statement, or published in any way, without the prior written approval of Arnolds Keys of the form and context in which it may appear.
7. This valuation report is provided for the stated purpose and for the sole use of the named Client. It is confidential to the Client and his professional advisors and Arnolds Keys accept no responsibility whatsoever to any other person.
8. We have not carried out or commissioned a site investigation and therefore can give no opinion on the suitability of the load bearing strength of the ground to support the existing buildings, or any that may be constructed in the future.
9. We have not undertaken any tests to confirm that deleterious, hazardous, inherently dangerous or unsuitable materials or techniques were used in the construction of the Property or have since been incorporated.
10. Many modern commercial buildings have been constructed with composite external panels that sandwich insulating material between inner and outer plastic-coated steel sheeting. Panels containing polystyrene (EPS and XPS) have been shown to increase the risk of fire spreading whilst giving off toxic smoke. Similar panels containing polyurethane type products (PUR and PIR) can have a similar effect. Due to the health risk, some insurers state that these structures are more vulnerable to serious damage and require higher insurance premiums or refuse to provide insurance cover at all. In the event of encountering difficulties in insuring premises, significant expenditure could be necessary which could, in turn, impact upon Market Value. For the purpose of our valuation, we assume that the Property is not constructed with any materials that will affect the insurance.

Development Land At King's Lynn Enterprise Zone, Nar Ouse Way,
King's Lynn PE30 5BY
Valuation for Borough Council of King's Lynn and West Norfolk
16 February 2026

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APPENDIX VII COPY OF PLANNING PERMISSION

ENVIRONMENT AND PLANNING

King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX
Tel: (01553) 616200
Fax: (01553) 616652
DX: 57825 KING'S LYNN
e-mail: borough.planning@west-norfolk.gov.uk

Borough Council of
**King's Lynn &
West Norfolk**

**NOTICE OF DECISION - APPROVAL OF RESERVED MATTERS**

BCKLWN
c/o AHR Architects
Mr Michael Walters
Hardwick Street
London
EC1R 4RG

Reference No: 19/00351/RMM
Application
Registered: 5 March 2019
Parish: King's Lynn

Details: **RESERVED MATTERS: Erection of mixed use units - Enterprise Zone at The Nar Ouse Regeneration Area (NORA) Wisbech Road King's Lynn Norfolk**

The Town and Country Planning Act 1990 (as amended)
The Town and Country Planning (Development Management Procedure) (England) Order 2015)

Approval is granted for the reserved matters specified above and in plans submitted in accordance with the grant of outline permission Reference No. 09/02010/F
subject to compliance with the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

NOE-AHR-XX-XX-DR-A-10-003 Rev 7 Issue Status P - Masterplan (Reserved Matters)
NOE-AHR-A1-XX-DR-A-20-100 Rev 4 – Plot A1 Site Plan
NOE-AHR-A1-XX-DR-L-90-002 Rev P05 Issue Status P1 – Plot A1 Planting Plan
NOE-AHR-A2-XX-DR-A-20-100 REV 3 Plot A2 Site Plan
NOE-AHR-A2-XX-DR-L-90-002-P01 Site Planting Plan A2
NOE-AHR-A3-XX-DR-A-20-100 Rev 2 Issue Status P – Plot A3 Site Plan
NOE-AHR-A3-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 1 – Plot A3
NOE-AHR-A4-XX-DR-A-20-100 Rev 2 Issue Status P – Plot A4 Site Plan
NOE-AHR-A4-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 2 – Plot A4

NOE-AHR-B1-XX-DR-A-20-100 Rev 4 Issue Status P – Plot B1 Site Plan
NOE-AHR-B1-XX-DR-L-90-001 Rev P04 Issue Status P1 – Site Planting Plan 3 – Plot B1
190811/10/01 Rev B – Plot B2 Proposed Site Plan
190811/10/02 Rev B – Plot B2 Proposed Elevations, Floorplans and Section
NOE-AHR-B"-XX-DR-L-90-001 Rev P04 Issue Status 1 – Site Planting Plan 4 – Plot B2
NOE-AHR-B3-XX-DR-A-20-100 Rev 3 Issue Status P – Plot B3 B4 Site Plan
NOE-AHR-B3-XX-DR-L-90-002 Rev P01 Issue Status P1 – Site Planting Plan 5 – Plot B3 & B4
NOE-AHR-B5-XX-DR-A-20-100 Rev 2 Issue Status P – Plot B5 Site Plan
NOE-AHR-B5-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 6 – Plot B5

NOE-AHR-C1-XX-DR-A-20-100 Rev 2 Issue Status P – Plot C1 Site Plan
NOE-AHR-C1-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 7 – Plot C1
NOE-AHR-C2-XX-DR-A-20-100 Rev 2 Issue Status P – Plot C2 Site Plan
NOE-AHR-C2-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 8 – Plot C2
NOE-AHR-C3-XX-DR-A-20-100 – Rev 2 Issue Status P – Plot C3 Site Plan
NOE-AHR-C3-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 9 – Plot C3
NOE-AHR-C4-XX-DR-A-20-100 Rev 2 Issue Status P – Plot C4 Site Plan
NOE-AHR-C4-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 10 – Plot C4

NOE-AHR-D1-XX-DR-A-20-100 Rev 2 Issue Status P – Plot D1 Site Plan
NOE-AHR-D1-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 11 – Plot D1
NOE-AHR-D2-XX-DR-A-20-100 Rev 2 Issue Status P – Plot D2 Site Plan
NOE-AHR-D2-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 12 – Plot D2
NOE-AHR-D3-XX-DR-A-20-100 Rev 2 Issue Status P – Plot D3 Site Plan
NOE-AHR-D3-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 13 – Plot D3
NOE-AHR-D4-XX-DR-A-20-100 Rev 2 Issue Status P – Plot D4 Site Plan

NOE-AHR-D4-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 14 – Plot D4
NOE-AHR-D5-XX-DR-A-20-100 Rev 2 Issue Status P – Plot D5 Site Plan
NOE-AHR-D5-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 15 – Plot D5
NOE-AHR-D6-XX-DR-A-20-100 Rev 2 Issues Status P – Plot D6 D7 Site Plan
NOE-AHR-D6-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 16 – Plot D6 & D7

NOE-AHR-E1-XX-DR-A-20-100 Rev 2 Issue Status P – Plot E1 Site Plan
NOE-AHR-E1-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 17 – Plot E1
NOE-AHR-E2-XX-DR-A-20-100 Rev 2 Issue Status P – Plot E2 E3 Site Plan
NOE-AHR-E2-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 18 – Plot E2
NOE-AHR-E3-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 19 – Plot E3
NOE-AHR-E4-XX-DR-A-20-100 Rev 2 Issue Status P – Plot E4 E5 Site Plan
NOE-AHR-E4-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 20 – Plot E4 & E5

NOE-AHR-F1-XX-DR-A-20-100 REV 3 Plot F1 Site Plan
NOE-AHR-F1-XX-DR-L-90-002-P01 Site Planting Plan F1
NOE-AHR-F2-XX-DR-A-20-100 Rev 2 Issue Status P – Plot F2 F3 F4 Site Plan
NOE-AHR-F2-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 21 – Plot F2 & F3
NOE-AHR-F4-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 22 – Plot F4 & F5
NOE-AHR-F5-XX-DR-A-20-100 Rev 2 Issue Status P – Plot F5 F6 Site Plan
NOE-AHR-F6-XX-DR-L-90-001 Rev P01 Issue Status P1 – Site Planting Plan 23 – Plot F6

NOE-AHR-T1.0-XX-DR-A-20-100 Rev 02 Issue Status P – Type 1.0 Elevations
NOE-AHR-T1.0-00-DR-A-20-001 Rev 01 Issue Status P – Type 1.0 Building Plans Ground Floor
NOE-AHR-T1.0-01-DR-A-20-001 Rev 01 Issue Status P – Type 1.0 Building Plans First Floor
NOE-AHR-T1.0-02-DR-A-20-002 Rev 01 Issue Status P – Type 1.0 Roof Plan
NOE-AHR-T1.0-XX-DR-A-20-200 Rev 01 Issue Status P – Type 1.0 Sections

NOE-AHR-T1.1-00-DR-A-20-001 Rev 01 Issue Status P – Type 1.1 Building Plans
NOE-AHR-T1.1-02-DR-A-20-002 Rev 01 Issue Status P – Type 1.1 Roof Plan
NOE-AHR-T1.1-XX-DR-A-20-1 Rev 01 Issue Status P – Type 1.1 Elevations
NOE-AHR-T1.1-XX-DR-A-20-200 Rev 01 Issue Status P – Type 1.1 Sections

NOE-AHR-T1.2-00-DR-A-20-001 Rev 01 Issue Status P – Type 1.2 Building Plans Ground Floor
NOE-AHR-T1.2-01-DR-A-20-001 Rev 01 Issue Status P – Type 1.2 Building Plans First Floor
NOE-AHR-T1.2-02-DR-A-20-002 Rev 01 Issue Status P – Type 1.2 Roof Plan
NOE-AHR-T1.2-XX-DR-A-20-100 Rev 01 Issue Status P – Type 1.2 Elevations
NOE-AHR-T1.2-XX-DR-A-20-200 Rev 01 Issue Status P – Type 1.2 Sections

NOE-AHR-T2.0-00-DR-A-20-001 Rev 01 Issue Status P – Type 2.0 Building Plan Ground Floor
NOE-AHR-T2.0-01-DR-A-20-001 Rev 01 Issue Status P – Type 2.0 Building Plan First Floor
NOE-AHR-T2.0-02-DR-A-20-002 Rev 01 Issue Status P – Type 2.0 Roof Plan
NOE-AHR-T2.0-XX-DR-A-20-100 Rev 01 Issue Status P – Type 2.0 Elevations
NOE-AHR-T2.0-XX-DR-A-20-200 Rev 01 Issue Status P – Type 2.0 Sections

NOE-AHR-T2.1-00-DR-A-20-001 Rev 01 Issue Status P – Type 2.1 Building Plan Ground Floor
NOE-AHR-T2.1-01-DR-A-20-001 Rev 01 Issues Status P – Type 2.1 Building Plan First Floor
NOE-AHR-T2.1-02-DR-A-20-002 Rev 01 Issues Status P – Type 2.1 Roof Plan
NOE-AHR-T2.1-XX-DR-A-20-100 Rev 01 Issue Status P – Type 2.1 Elevations
NOE-AHR-T2.1-XX-DR-A-20-200 Rev 01 Issue Status P – Type 2.1 Sections

NOE-AHR-T3.0-00-DR-A-20-001 Rev 01 Issue Status P – Type 3.0 Building Plan
NOE-AHR-T3.0-00-DR-A-20-002 Rev 01 Issue Status P – Type 3.0 Roof Plan
NOE-AHR-T3.0-XX-DR-A-20-100 Rev 01 Issue Status P – type 3.0 Elevations
NOE-AHR-T3.0-XX-DR-A-20-200 Rev 01 Issue Status P – Type 3.0 Sections

NOE-AHR-T4.0-00-DR-A-20-001 Rev 01 Issue Status P – Type 4.0 Building Plans
NOE-AHR-T4.0-XX-DR-A-20-002 Rev 01 Issue Status P – Type 4.0 Roof Plan
NOE-AHR-T4.0-XX-DR-A-20-100 Rev 01 Issue Status P – Type 4.0 Elevations
NOE-AHR-T4.0-XX-DR-A-20-200 Rev 01 Issue Status P – Type 4.0 Sections

NOE-AHR-T4.1-00-DR-A-20-001 Rev 01 Issue Status P – Type 4.1 Building Plans
NOE-AHR-T4.1-XX-DR-A-20-100 Rev 01 Issue Status P – Type 4.1 Elevations
NOE-AHR-T4.1-XX-DR-A-20-200 Rev 01 Issue Status P – Type 4.1 Sections

NOE-AHR-T4.2-00-DR-A-20-001 Rev 01 Issue Status P – Type 4.2 Building Plans
NOE-AHR-T4.2-XX-DR-A-20-100 Rev 01 Issue Status P – Type 4.2 Elevations

NOE-AHR-T4.2-XX-DR-A-20-200 Rev 01 Issue Status P – Type 4.2 Sections
NOE-AHR-T4.3-00-DR-A-20-001 Rev 01 Issue Status P – Type 4.3 Building Plans
NOE-AHR-T4.3-XX-DR-A-20-002 Rev 01 Issue Status P – Type 4.3 Roof Plan
NOE-AHR-T4.3-XX-DR-A-20-100 Rev 01 Issue Status P – Type 4.3 Elevations
NOE-AHR-T4.3-XX-DR-A-20-200 Rev 01 Issue Status P – Type 4.3 Sections

NOE-AHR-XX-XX-DR-L-90-003 Rev P05 Issue Status P1 – Planting Schedule and Key Plan
NOE-AHR-XX-XX-DR-L-90-004 Rev P05 Issue Status P1 – Landscape Masterplan

320 Rev P2 – Drainage Strategy Drawing Sheet 1 of 4, Option 2
321 Rev P4 - Drainage Strategy Drawing Sheet 2 of 4, Option 2
322 Rev P2 - Drainage Strategy Drawing Sheet 3 of 4, Option 2
323 Rev P2 - Drainage Strategy Drawing Sheet 4 of 4, Option 2

Highways General Arrangement 600 rev F

2. Notwithstanding the approved plans, prior to the occupation of any building within the Enterprise Zone full details of the proposed landscape buffer along the northern boundary of the site shall be submitted to and approved in writing by the local planning authority. The details shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) and schedules of plants noting species, plant sizes and proposed numbers and densities.
3. Other than the landscape buffer along the northern boundary of the site dealt with by Condition 2, the landscaping for the site shall be carried out in accordance with the approved landscape masterplan; planting schedule and key plan; and individual site planting plans referred to in condition 1. The landscape buffer along the northern boundary of the site shall be implemented prior to the first occupation of any building within the Enterprise Zone. All other landscape works shall be carried out prior to the occupation of the building(s) on the plot to which it relates or in accordance with a programme to be agreed in writing with the Local Planning Authority prior to the first occupation of any building on the Enterprise Zone. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
4. A landscape management plan including long-term design objectives, management responsibilities, management and maintenance schedules for all landscape areas shall be submitted to and approved by the Local Planning Authority prior to the occupation of any building within the Enterprise Zone. The landscape management plan shall be carried out as approved.
5. Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.
6. Prior to the commencement of any works a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway together with wheel cleaning facilities shall be submitted to and approved in writing by the Local Planning Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.
7. For the duration of the construction period all traffic associated with (the construction of) the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing with the Local Planning Authority.
8. Prior to the occupation of each building a detailed scheme showing the siting of all external plant and machinery for that specific plot shall be submitted to and approved in writing by the local planning authority. This shall include an assessment of noise and vibration, any mechanical extract or ventilation systems, air conditioning units, air source heat pumps etc, and the insulation of the building(s) against the transmission of noise and vibration. The scheme shall be implemented as approved prior to the first occupation of the building it relates to and shall thereafter be maintained as such.

9. Prior to the occupation of the buildings on Plots B2, B3 and C4 a scheme detailing noise attenuation from the car parks and loading bay for that respective plot shall have first been submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved prior to the first occupation of the building it relates to and shall thereafter be maintained as such.
10. Prior to the first occupation of any building within the Enterprise Zone, details of the method of lighting and extent of illumination to the access roads, footpaths, parking and circulation areas shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the phasing and timetable for implementation, type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The lighting scheme shall be implemented in accordance with the approved details and thereafter be maintained and retained as approved unless otherwise agreed in writing by the local planning authority.
11. Prior to the installation of any external lighting on buildings details shall have first been submitted to and approved in writing by the local planning authority. This shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the building. The lighting scheme shall be implemented in accordance with the approved details prior to the first occupation of the building to which it relates and shall thereafter be maintained and retained as approved unless otherwise agreed in writing by the local planning authority.
12. Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of a building(s) until the type, colour and texture of all materials to be used for the external surfaces of the building(s) on that respective plot have been submitted to and approved in writing by the Local Planning Authority. The materials to be used shall accord with the 'Materials Principles' set out in Section 5 of the submitted Design and Access Statement. The development shall be carried out in accordance with the approved details.
13. The buildings hereby approved shall only be used for the use class(es) specified for each individual plot in the submitted 'Nar Ouse Enterprise Zone – Masterplan Indicative Areas Schedule, Issue O dated 21.01.20' (as defined within the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) and shall not be used for any other purpose, including any use permitted under Schedule 2, Part 3 'Changes of Use' of the Town and Country Planning (General Permitted Development) Order 2015, as amended, or any order revoking and re-enacting that Order with or without modification.
14. Unless otherwise agreed in writing by the local planning authority the development hereby permitted shall be carried out in accordance with the approved surface water drainage strategy set out in Section 5.0 of the 'Nar Ouse Enterprise Zone Flood Risk Assessment Addendum A102901' dated Feb 2019 and prepared by WYG Engineering Limited and the following approved plans:
 - 320 Rev P2 – Drainage Strategy Drawing Sheet 1 of 4, Option 2
 - 321 Rev P4 - Drainage Strategy Drawing Sheet 2 of 4, Option 2
 - 322 Rev P2 - Drainage Strategy Drawing Sheet 3 of 4, Option 2
 - 323 Rev P2 - Drainage Strategy Drawing Sheet 4 of 4, Option 2
15. Prior to the first occupation of any building on the Enterprise Zone a surface water drainage management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the local planning authority. The management and maintenance plan shall be carried out as approved unless otherwise agreed in writing by the local planning authority.
16. Prior to the occupation of any building hereby permitted, facilities shall be provided within the curtilage of the respective plot for the storage of recycling, refuse and waste materials in accordance with details to be submitted to and approved by the Local Planning Authority

The Reasons being:

1. For the avoidance of doubt and in the interests of proper planning.
2. To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
3. To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
4. To ensure that the landscaping is properly maintained in accordance with the NPPF.
5. To ensure adequate off-street parking during construction in the interests of highway safety. This needs to be a pre-commencement condition as it deals with the construction period of the development.
6. In the interests of maintaining highway efficiency and safety. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.
7. In the interests of maintaining highway efficiency and safety.
8. In the interests of the amenities of the locality in accordance with the principles of the NPPF.
9. In the interests of the amenities of the locality in accordance with the provisions of the NPPF.
10. In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
11. In the interests of minimising light pollution and to safeguard the amenities of the locality in accordance with the NPPF.
12. To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
13. In order that the Local Planning Authority may retain control over the use of the premises where an alternative use otherwise permitted by the above mentioned Order would be detrimental to the amenities of the locality or would be contrary to the development mix permitted under condition 8 of outline planning permission 09/02010/F.
14. To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
15. To ensure that there is a satisfactory means of drainage for the lifetime of the development in accordance with the NPPF.
16. In the interests of the amenities of the locality and to accord with the provisions of the NPPF.



Executive Director, Environment and Planning
On behalf of the Council
5 February 2020

NOTE: The applicant is reminded of the need to adhere to the relevant remaining conditions attached to outline planning permission Reference No. 09/02010/F.

1. This approval does not allow for the provision of any building signage which will require advertisement consent.
2. **Environmental Protection Act 1990**
Under the Environmental Protection Act 1990, the Local Authority has a duty to investigate complaints of nuisance and should a complaint be received, irrespective of planning consent, the Local Authority may (on determination of a Statutory Nuisance) serve a legal notice requiring any said nuisance to be abated and failure to comply may result in prosecution. Further advice may be sought from the Community Safety and Neighbourhood Nuisance Team on this matter where necessary.
3. **Noise, Dust and Smoke from Clearing and Construction Work**
Attention is drawn to Sections 60 and 61 of the Control of Pollution Act 1974 and to the British Code of Practice BS5228:2009 which set down requirements for the control of noise during construction and demolition works. The contractor should also be made aware of the requirements of the Clean Air Act and Control of Pollution Act regarding the prohibition of site bonfires. The Council's Community Safety and Neighbourhood Nuisance Team can provide advice and assistance in this regard.

Please note that any conditions that may be attached to this decision notice form an integral part of the permission. Failure to comply with any conditions could lead to enforcement action or the need to submit a further formal application.

In accordance with the NPPF, in determining this application for planning permission, the Borough Council has approached it in a positive and proactive way, and where possible has sought solutions to problems to achieve the aim of approving sustainable development. As such the development hereby approved is considered to represent sustainable development.

Section 33 and 34 for the Environmental Protection Act 1990 place a duty on developers to ensure that they manage and dispose of waste appropriately, this includes preventing the escape of waste by storing it in containers that are; clearly and correctly labelled, suitable for the waste and designed to prevent leakage or waste being wind blown off site. You should also ensure that you keep waste transfer records and only transfer waste to an authorised person.

For further information and to ensure that you have appropriate permits or exemptions in place visit:

<https://www.gov.uk/government/publications/waste-duty-of-care-code-of-practice>
<https://www.gov.uk/government/collections/waste-exemptions-treating-waste>

In addition, further information is available on <https://www.ccscheme.org.uk/>

The case officer who dealt with this application was Mrs H Morris, telephone number 01553 616481.

Notes relating to decisions on planning applications:

1. This permission refers only to that under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw order or regulation.
2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to The Planning Inspectorate in accordance with Section 78 of the Town and Country Planning Act 1990. Appeals must be made within 6 months unless subject to an enforcement notice (see below). (Appeals must be made on a form which is available from The Planning Inspectorate, Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, telephone 0303 444 50 00). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (*), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority is based on a decision given by him.

Appeal time limits where the same development is subject to an enforcement notice

- 28 days from the date of the refusal or the expiry of the period which the local planning authority (LPA) had to determine the application, where the enforcement notice is served before the application is submitted;
 - 28 days from the date of the refusal or the expiry of the period which the LPA had to determine the application, where the enforcement notice is served before the decision on the application is reached or the determination period has expired; or
 - 28 days from the date the enforcement notice is served, where the enforcement notice is served after the decision or expiry of the period which the LPA has to reach a decision on the application, unless the effect would be to extend the period beyond the usual time limit for cases not involving an enforcement notice.
 - These time limits apply where an enforcement notice has been served no more than two years before the date of the application or where it is served on or after the date of the application, regardless of whether an appeal was lodged against the enforcement notice and provided the notice is not withdrawn prior to the expiry of the time limits outlined above.
3. If permission to develop land is refused or granted subject to conditions, whether by the local authority or by the Secretary of State of the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has or would be permitted, he may serve on the Council or the county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
 4. In certain circumstances, a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

(*) The Statutory requirements are those set out in Section 76(6) of the Town and Country Planning Act 1990 namely section 70 and 72(1) of the Act.

5. Time Limits for Appeals

Householder planning applications against refusal or to remove/amend conditions = 12 weeks
Minor Commercial and Advertisement Consent Appeals = 12 weeks
All other appeals = 6 months

For more information please see website: <http://www.planningportal.gov.uk/planning/appeals>

Our ref: 19/00351/RMM
Planning Officer: Mrs H Morris
Council Information Centre: 01553 616200 Option 3
E-mail: borough.planning@west-norfolk.gov.uk

Borough Council of
**King's Lynn &
West Norfolk**



BCKLWN
c/o AHR Architects
Mr Michael Walters
Hardwick Street
London
EC1R 4RG

Geoff Hall
Executive Director

Stuart Ashworth
Assistant Director Environment and Planning

6 February 2020

Dear Sir / Madam

Decision Date: 5 February 2020
Development : RESERVED MATTERS: Erection of mixed use units - Enterprise Zone
Location: The Nar Ouse Regeneration Area (NORA) Wisbech Road King's Lynn Norfolk
Applicant: BCKLWN

Town & Country Planning Act 1990

PLEASE FIND ATTACHED A COPY OF YOUR PLANNING PERMISSION FOR THE ABOVE PROPOSED DEVELOPMENT. HOWEVER, YOU SHOULD READ THE NOTES BELOW AS FAILURE TO COMPLY WITH CONDITIONS IMPOSED ON THE ATTACHED PLANNING PERMISSION COULD RENDER THE DEVELOPMENT UNAUTHORISED OR REQUIRE THE SUBMISSION OF A FURTHER FORMAL APPLICATION

1. This planning permission is granted in strict accordance with the approved plans. It should be noted that:
 - a) Any variation from the approved plans following commencement of the development may constitute unauthorised development and may be liable to enforcement action.
 - b) You or your agent or any other person responsible for implementing this permission should inform the Development Control Section immediately of any proposed variation from the approved plans and ask to be advised as to the best method of resolving the matter. This may require the submission of a new formal application.
2. We have a formal process for discharging conditions which involves completing a form or writing to us with sufficient information to allow us to fully assess the information, and submitting an appropriate fee.
The form can be downloaded from our website at https://www.west-norfolk.gov.uk/info/20077/planning_applications/144/make_a_planning_application or you can request a form to be sent to you. Although there is a national target of 8 weeks to deal with these requests we will endeavour to deal with these sooner, particularly the more straightforward requests.
3. This permission is granted subject to conditions and it is the site owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
4. If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development, this is called a "condition precedent". If a condition precedent is not complied with, this may render the whole of the development unauthorised and you may be liable to enforcement action or need to submit a further formal application.
5. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Building Regulations can be obtained from CNC Building Control who provide the Building Control service for the Borough of Kings Lynn & West Norfolk. Their telephone number is 0808 168 5041 or enquiries@cncbuildingcontrol.gov.uk and their website is www.cncbuildingcontrol.gov.uk.
6. If your development results in the need to have a new address then you are advised to do this as soon as the development commences. The application form and fee schedule is available on https://www.west-norfolk.gov.uk/info/20083/address_management/493/new_or_changing_your_property_address. Alternatively, you can email the Address Management Team at snn@west-norfolk.gov.uk for more information.

Yours faithfully

Executive Director
Environment and Planning

King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX
Tel: (01553) 616200
DX 57825 KING'S LYNN

Chief Executive – Lorraine Gore

Arnolds | Keys

Trusted Property Experts

Values

COMMITMENT TO THE CUSTOMER

We continuously create positive customer relationships; we are proactive, polite, patient and professional.

INTEGRITY

Sound moral judgement is the foundation upon which our customer service is built.

TEAMWORK

We commit to working towards a common goal using open and honest communication and mutual support.

INNOVATION

We embrace improved working practices and learn from our mistakes but we are not afraid to take risks and think creatively to build a better business for tomorrow.

EXPERTISE

We are experts in our fields. We continuously improve and train to remain at the forefront of our industry.



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