



SCOTTOW
ENTERPRISE PARK

Development Vision

In Partnership With



History & Heritage

RAF Coltishall

- Royal Air Force Coltishall operated between 1938 and 2006
- RAF Coltishall served as a fighter airfield in the Second World War, and afterwards a station for night fighters
- Post-war in the 1950's, RAF Coltishall became a designated "V-Bomber dispersal airfield", and home to a variety of unies & aircraft
- In 1974 the first Jaguar squadron arrived. The Jaguar was the backbone of the RAF Ground Attack Force in the 1990 Iraqi invasion of Kuwait
- RAF Coltishall eventually became one of the last surviving operational RAF airfields involved in the Battle of Britain

Due to the nature of the site, and its history, there is a need to build on this past, and capture the spirit of those airmen and women. The legacy should be both aspirational and inspirational.

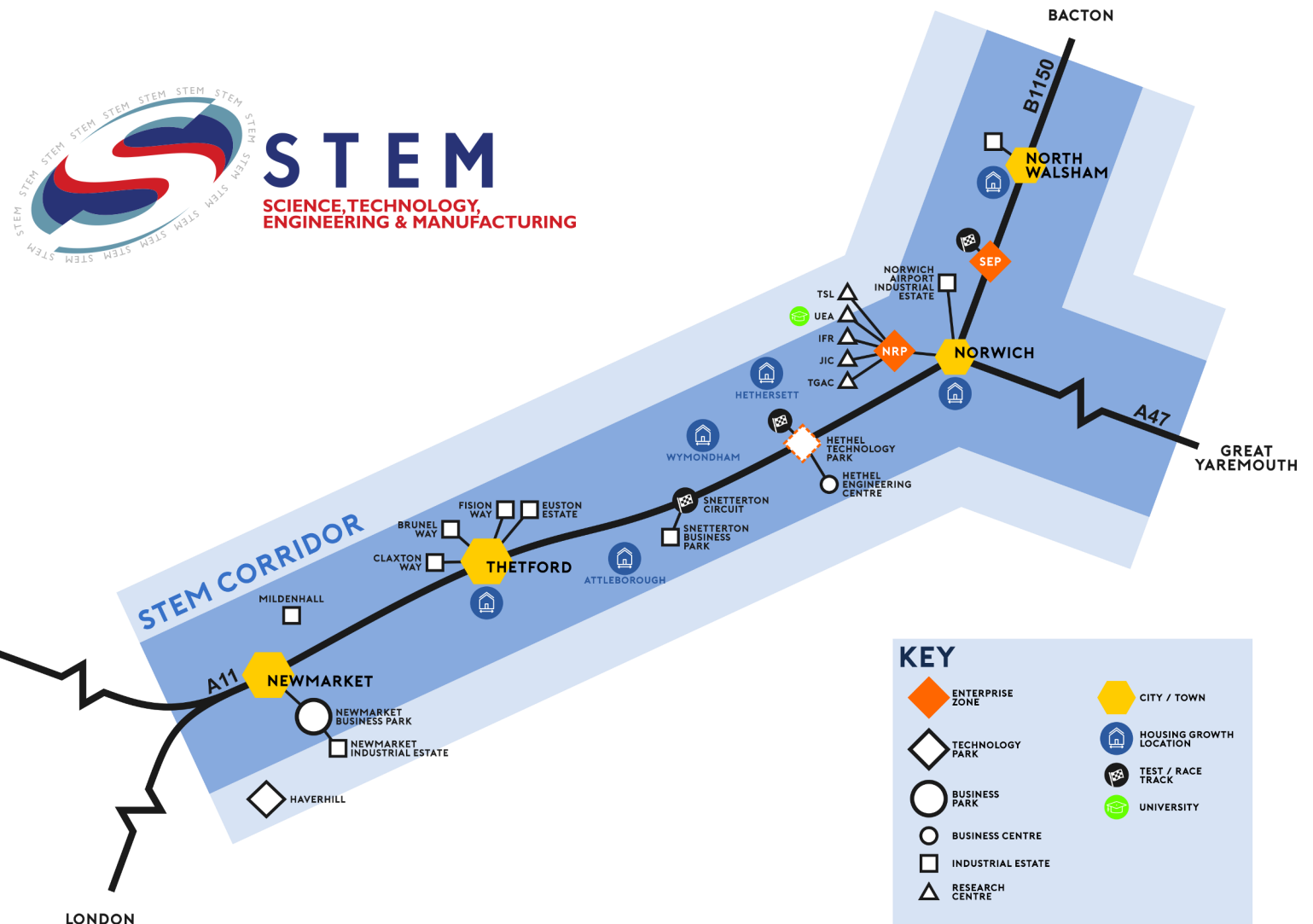
"We built RAF Coltishall to safeguard our future... now let's build Scottow Enterprise Zone to secure a sustainable future." - Simon Coward



Context

Scottow Enterprise Park will help to accelerate sector growth in the enabling sectors of: Manufacturing, Engineering, Construction, Energy and ICT, and the emerging sectors of Clean Tech, Bio Tech and Info Tech.

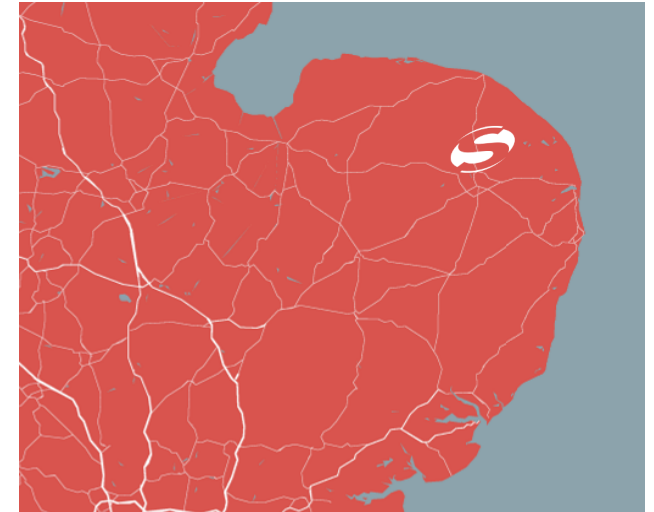
Scottow Enterprise Park will also play an integral role within the STEM corridor, that links hubs & institutions along the A11.



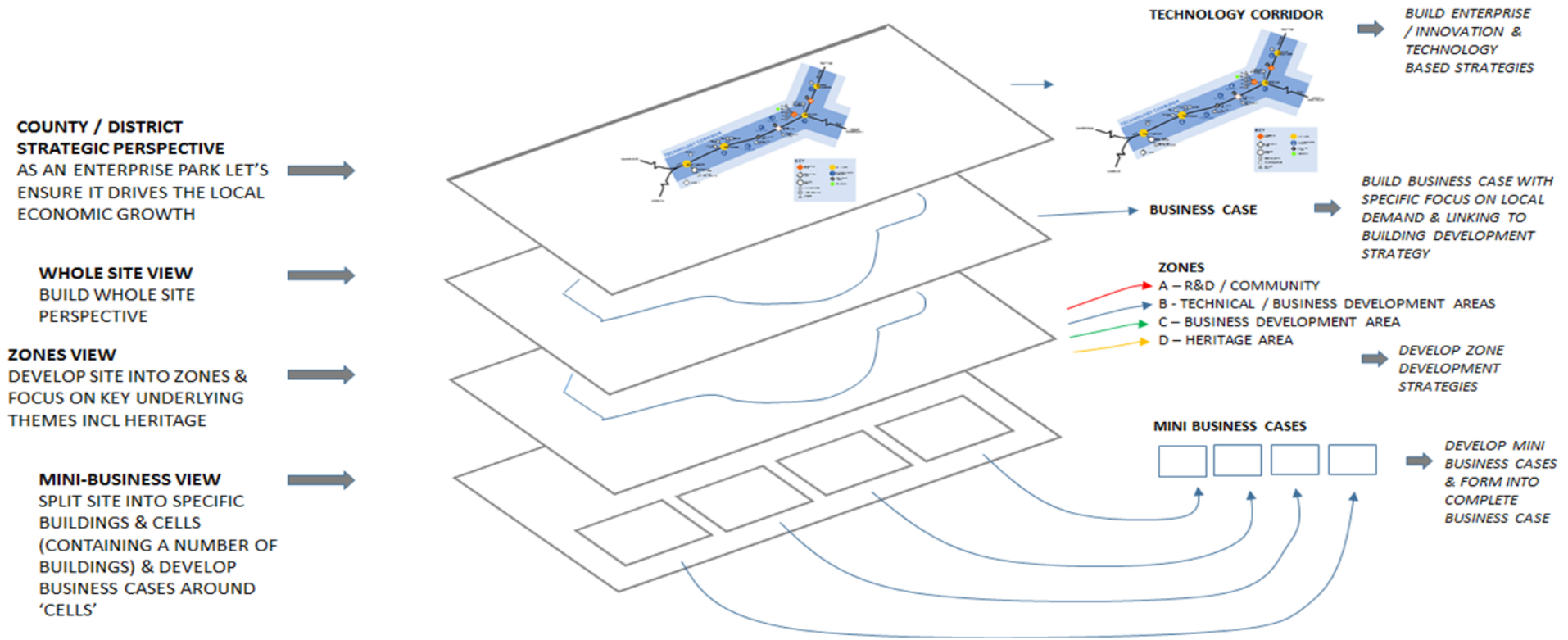
Context

Underlying drivers:

- To diversify economic sectors within North Norfolk
- To increase the start-up & business survival rate within Norfolk
- New Anglia LEP (Norfolk / Suffolk Local Enterprise Partnership) seeking over the next 10 years to:
 - create 95,000 jobs & 10,000 new businesses
 - increase GVA by 10% & build 117,000 homes
- New Anglia LEP, through its Enterprise Zone sites in Norfolk and Suffolk, will:
 - create 18,500 jobs in the 25-year lifetime of the zones, including 5,000 by 2021



Strategic View



Vision

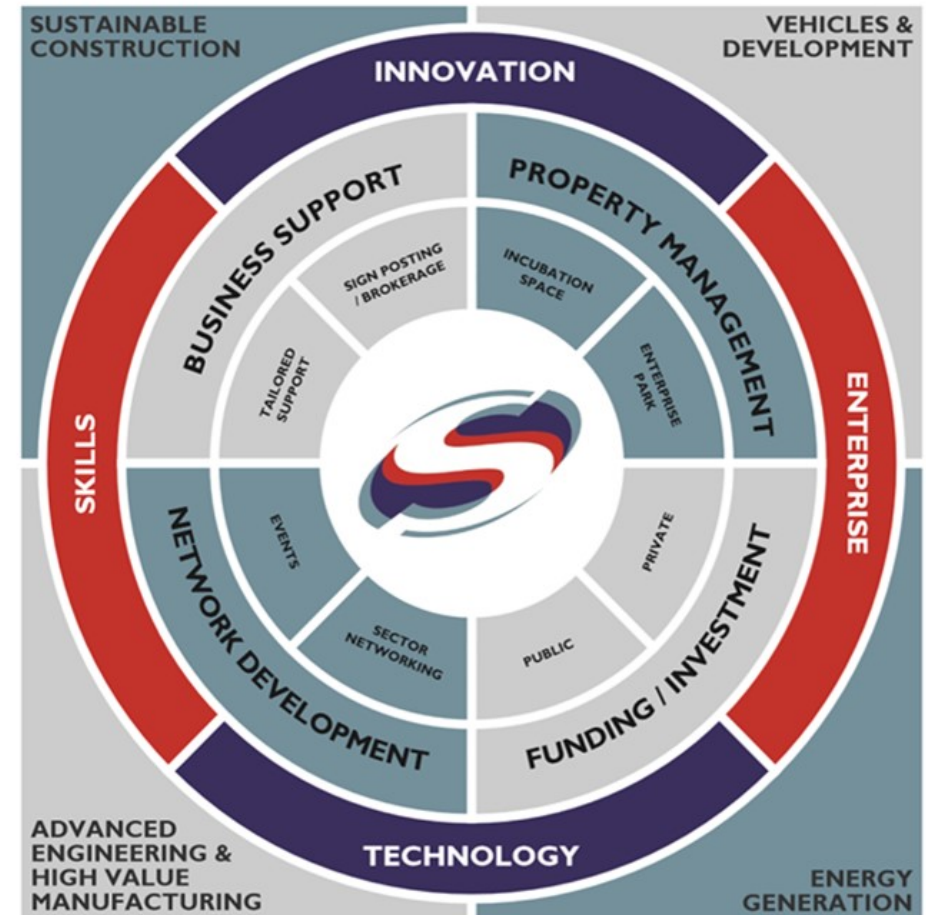
Scottow Enterprise Zone aims to deliver local economic growth through:

- providing incubation / grow on space for businesses to start-up and grow, and create jobs
- delivering bespoke support that helps individuals start-up businesses and existing businesses achieve accelerated levels of growth
- provide innovation support to help businesses develop new products, processes and services for new customers and new markets
- becoming an Enterprise Zone that reaches out beyond the boundaries of the Enterprise Zone focusing on the business sectors of Science, Technology, Engineering and Manufacturing
- looking to the future – raising aspirations, whilst respecting the past and the site's heritage

Scottow Enterprise Zone will seek to be a solution provider and a destination of growth.

SEP must be more than a 'property play', and most strive to create enterprising communities and innovating business clusters.

SEP will always seek to address market failure whether in the areas of enterprise, innovation, skills or sectors. Therefore, at the heart of SEP, will sit key buildings focused specifically on creating Incubation, Grow on, Innovation and Skills Spaces.



What Is It?

The Scottow Enterprise Zone will be a thriving hub of businesses located within the base of ex-RAF Coltishall

- Provision of a diverse range of accommodation, suitable for a range of uses including: offices, research & development, light industrial, storage, distribution & manufacturing
- Incorporates different zones including technical, storage & community, to ensure a wide variety of users
- Hosts STEM activities and engagement including Manufacturing Excellence Clubs, and Gamechanger bootcamps
- An enterprising & innovative environment, to help start-up businesses & provide comprehensive business support, including one-on-one and workshops
- Cluster of businesses to focus on the enabling sectors of Engineering & Manufacturing, ICT, and Energy, and the emerging sectors of Clean Tech, Info Tech and Bio Tech



Value Proposition

Business Support

- Business support for local businesses, as well as on-site tenants, provided through one-on-one support & workshops delivered by Innovation New Anglia

Enterprise Zone Status Benefits

- One of the 10 sites within the New Anglia LEP Enterprise Zone - "Space to Grow"
- Tenants can benefit from:
 - No business rates for five years
 - Simplified planning
 - Access to Superfast broadband

Enterprise Park Community

- Existing and future tenants, and their expertise
- Incubation facilities available, including hot desking, my desking & small workshops

Range of Buildings:

- Buildings available include offices, workshops, factory units and yards

Services:

- Access to track use and low-carbon energy through the on-site 49.5MW solar park

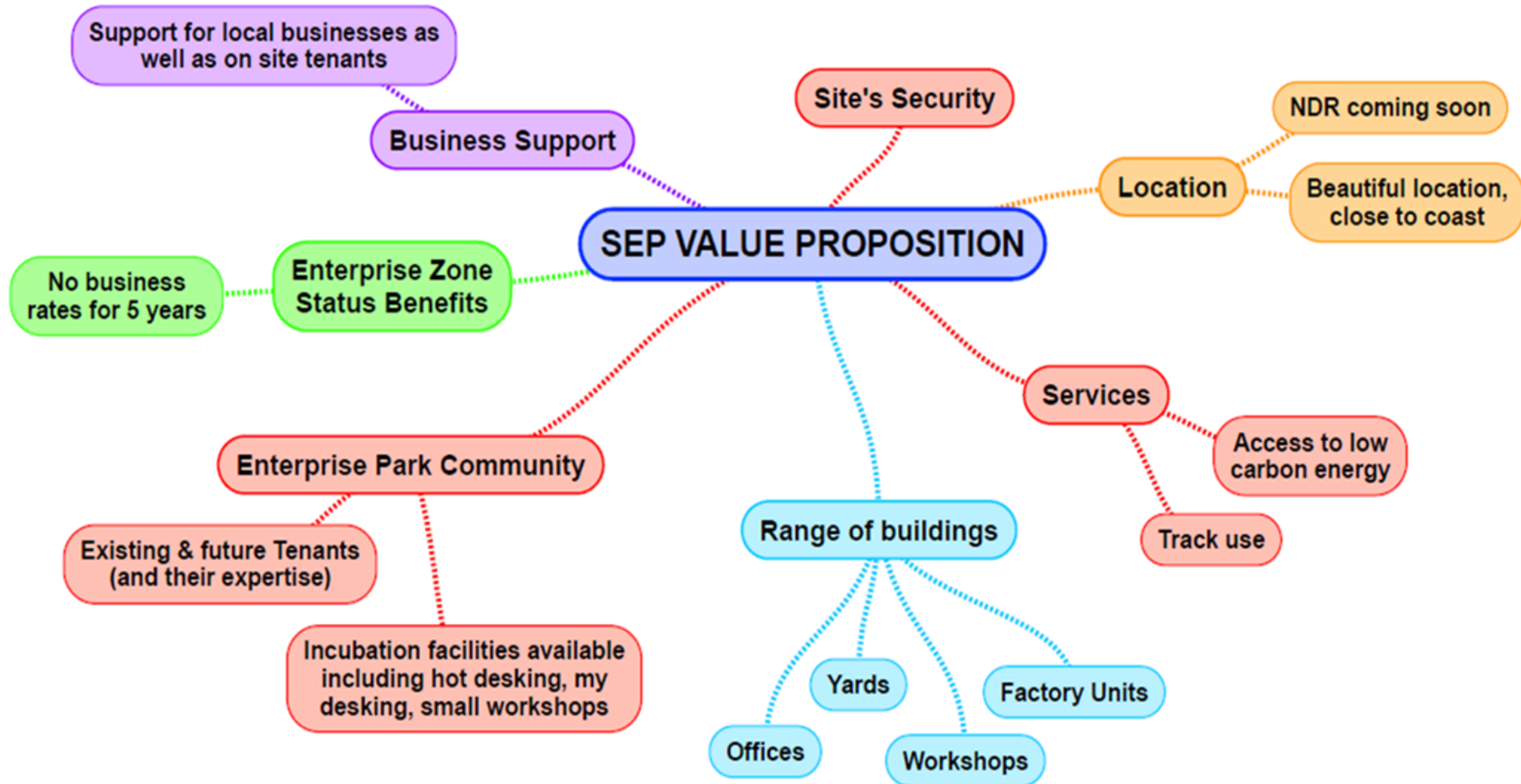
Location:

- Beautiful location, close to the North Norfolk coast
- Northern Distributor road planned to open early 2018

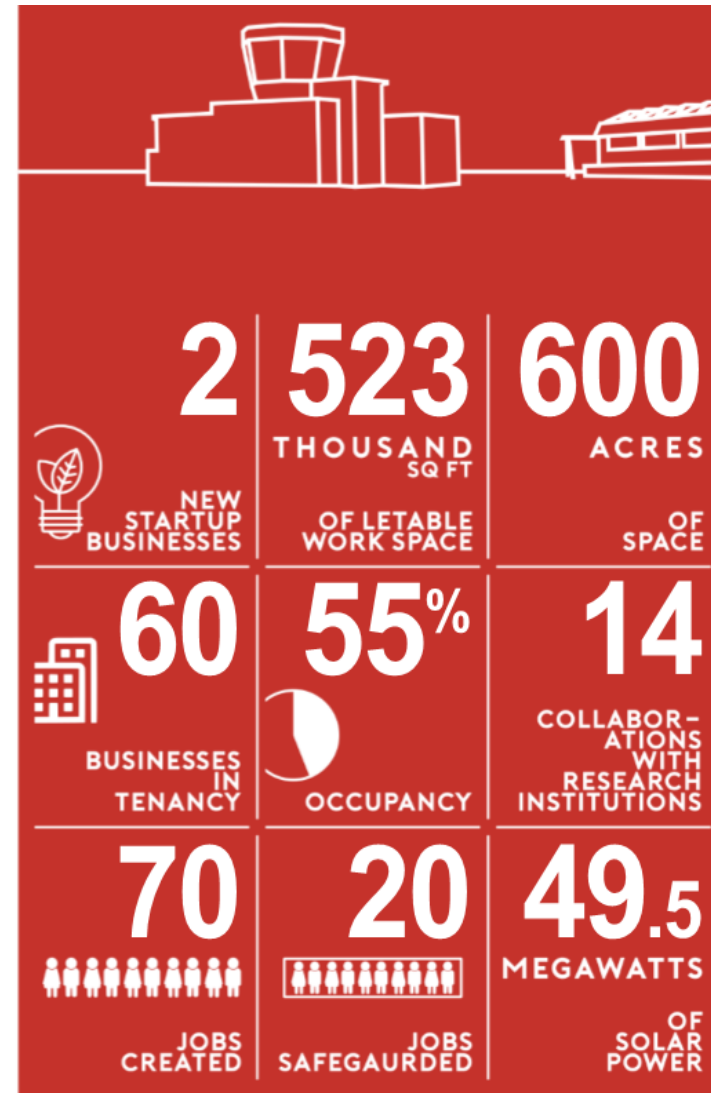
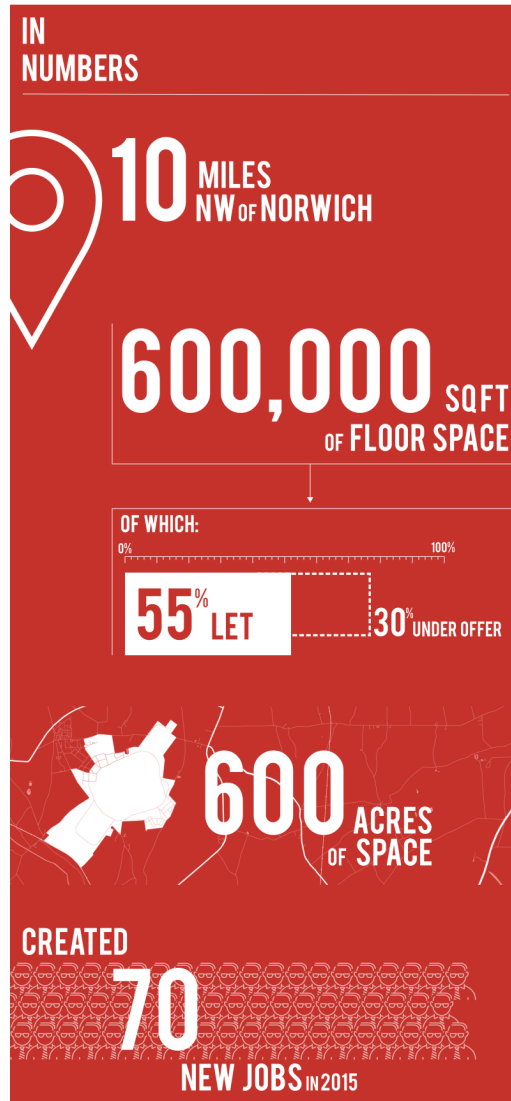
Site Security

- 24/7 guard ensuring site security

Value Proposition

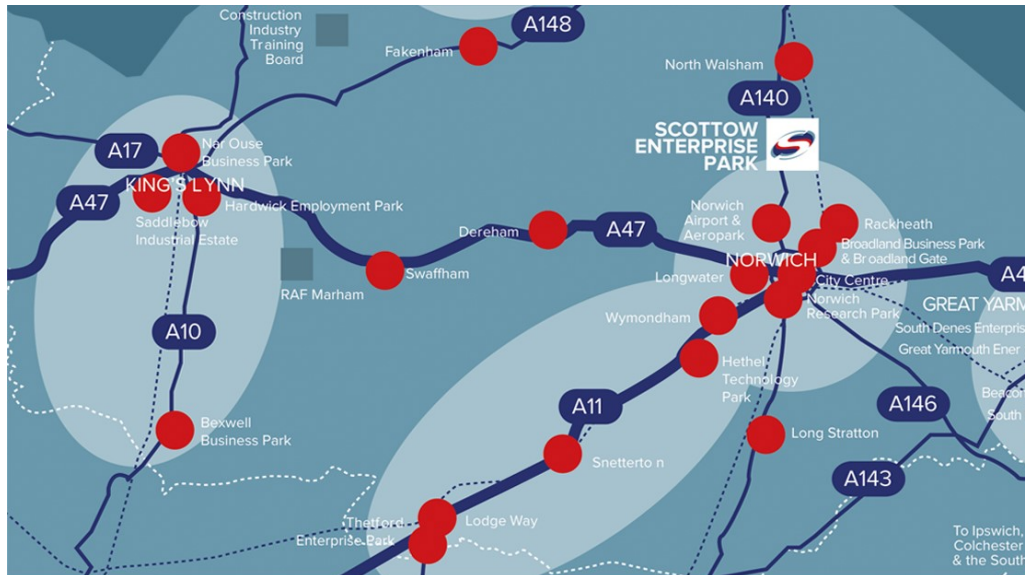


Where Are We Now?



Demand

- 60% of demand is stemming from North Norfolk, as well as wider Norfolk
- There is a very specific sector demand, stemming from the enabling sectors of Engineering, Manufacturing, Construction, Energy and ICT, and the emerging sectors of Clean Tech, Bio Tech, and Info Tech
- We have received a total of 350 customer enquiries



SEP ENQUIRY STATUS	
<i>Enquiry Status</i>	No
Lines of Enquiries	118
Pipeline Tenants	27
Enquiries on file / waiting list	35
Closed	126
Total	306

SEP ENQUIRY STEM ALIGNMENT	
<i>Enquiry Status</i>	STEM
Lines of Enquiries	16%
Pipeline Tenants	3%
Enquiries on file / waiting list	1%
Closed	12%
Total	32%

What Does It Look Like?

Scottow Enterprise Zone has a diverse range of accommodation, suitable for a range of uses including:

- Offices
- Research & Development
- Light Industrial
- Storage
- Distribution
- Manufacturing



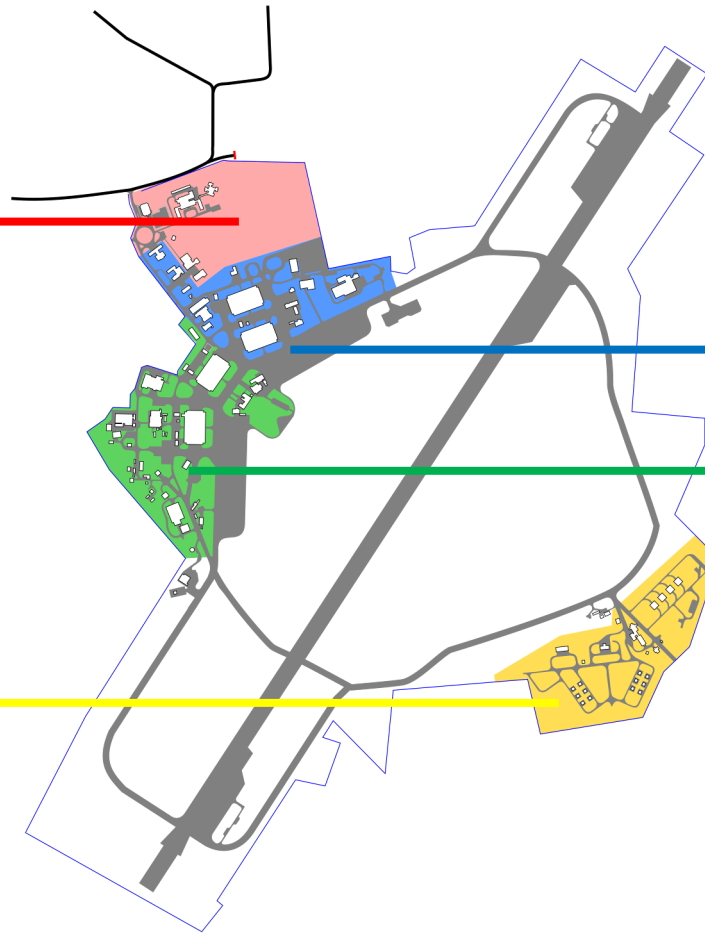
What Does It Look Like?

Community Zone A

The Community Zone represents the area of Scottow Enterprise Zone that is planned to be publically accessible.

Storage Zone D

The Storage Zone is formed of multiple, smaller storage spaces that are not meant for regular activity.



Technical Zone B

Technical Zone C

The Technical Zones B&C are where the majority of economic activity will take place. There is a concentration of larger industrial units, consisting of hangars, large warehouses, workshops & manufacturing spaces, and offices.

Community Zone

- The Community Zone represents the area of Scottow Enterprise Zone that is planned to be publically accessible.
- This area will be home potentially to a:
 - cricket pitch
 - 5-side football pitch
- Potential to be a valuable part of the green infrastructure network of the Bure Valley



Technical Zone

The Technical Zone is where the majority of economic activity will take place.

The area has a concentration of larger, industrial spaces including:

- Hangers
- Large warehouses
- Workshops and manufacturing spaces
- Offices

Currently the spaces in the zone are used for:

- Manufacturing
- Engineering
- R&D
- Digital Creative



Technical Zone Tenants: Sustainable Construction

Beattie Passive:

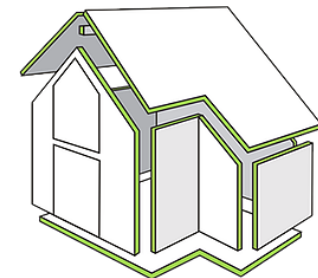
- Beattie Passive are the only company to have a patented, complete build system in Passivhaus technology
- Beattie Passive builds can use less than 90% less heating than conventional homes - all whilst being cheaper and quicker than other eco-house techniques
- Ron Beattie, explained how Scottow Enterprise Zone is “a phenomenal opportunity for employment in north Norfolk”
- Beattie Passive plan to use Scottow to run their training programmes, and build a show home.

Tufeco:

- Tufeco has created a single layer multi-purpose panel created from 85% recycled glass and 15% oil based resin
- These panels act as both the internal and external finish to any build, and forms the insulation as well as the construction method

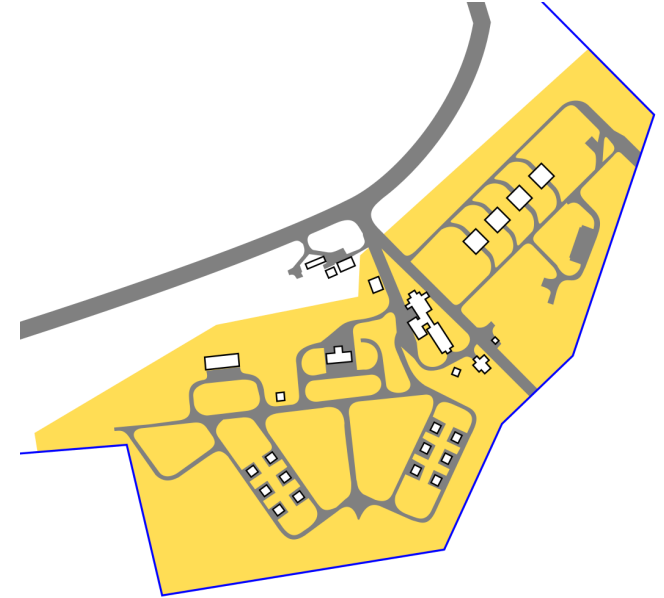
Vitromite:

- Vitromite uses reprocessed UK glass to manufacture new and innovative building components using a patented technique



Storage Zone

The Storage Zone is formed of multiple, smaller storage spaces that are not meant for regular activity.



Buildings Strategy

Project 1: Hangers - Future homes to AE / HVM businesses - creating jobs

- The Hangers (particularly 1, 2 and 3) need significant investment
- SEP has rented one Hanger to a manufacturing business and has interest from other engineering / manufacturing businesses in the remaining 3 Hangers



Project 2: Medical Centre - Future home to hi-tech businesses, building the hi-tech brand

- A hi-tech business is showing real interest in renting the old Medical Centre
- The old Medical Centre will need significant investment to bring it up to specification



Project 3: Creating Start-up Space (the Guard House)

- At the heart of the Enterprise Park must be at least one Start-up Space
- The ex-Guard House has the potential - at the front of the site - to make an effective location to incubate and grow SMEs
- The Start-up Space would house reception, security, SEP team as well as offer conference / meeting room space and hot desks / my desks (as well as SEP files / records)



Project 4: Creating an Innovation Space (the ex-Jag Sim Building)

- The Jag Sim building could be split into a number of offices and a number of workshops—and offered to multiple tenants, rather than just one
- The second building of offices could also include meeting rooms
- This would create spaces perfect for small but growing engineering businesses—a little like Hethel Engineering Centre, and maybe will have a very clear sector focus



Buildings Strategy

Project 5: Creating a Business Hub at the Centre of SEP (ex-Air Traffic Control)

- If the business case 'stacks up' then the focus should be on turning the ATC (and associated buildings) into a Business Hub at the centre of SEP
- The Business Hub would have conference / meeting rooms, offices, my desks and hot desking - maybe Hethel style coffee machines
- This is the iconic building on SEP and should be a key part of building the future focus



Project 6: Grow-on Office Space (Building 15)

- With a small investment and some clearing out / cleaning, this building of offices, meeting rooms, kitchen and toilets would make good Grow-on Space from the Start-up Space (ex-Guard House)
- SEP Estate Office would need to move to Start-up Space (ex-Guard House) to facilitate turning Building 15 into Grow on Space



Project 7: Creating a STEM Centre within a building capable of providing teaching / networking space

- STEM Centre would provide students with teaching and learning opportunities

Infrastructure - Upgrades

Energy:

- A 49.5MW solar farm, covering 250 acres, based onsite at Scottow Enterprise Zone
- The first phase has been generating electricity since March 2015, and was constructed in just 7 weeks
- The completed solar park will generate enough clean energy to power approximately 12-15,000 homes—saving nearly 20,000 tonnes of CO2 per year
- Tenants at Scottow Enterprise Zone have the ability to connect to this high voltage electricity at a discounted rate from Moor Solar



Water:

- Spending over £1.8M on a high-pressure buffered water supply to SEP

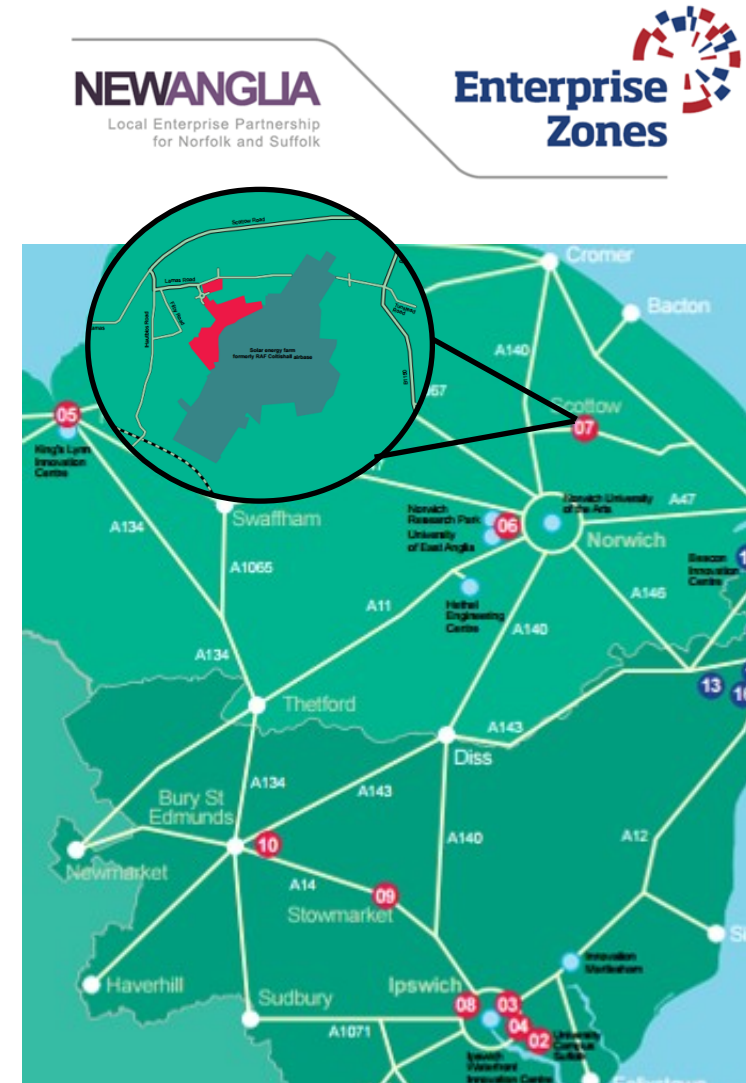
Broadband:

- An £100,000 project is bringing super-fast fibre optic broadband to Scottow Enterprise Zone

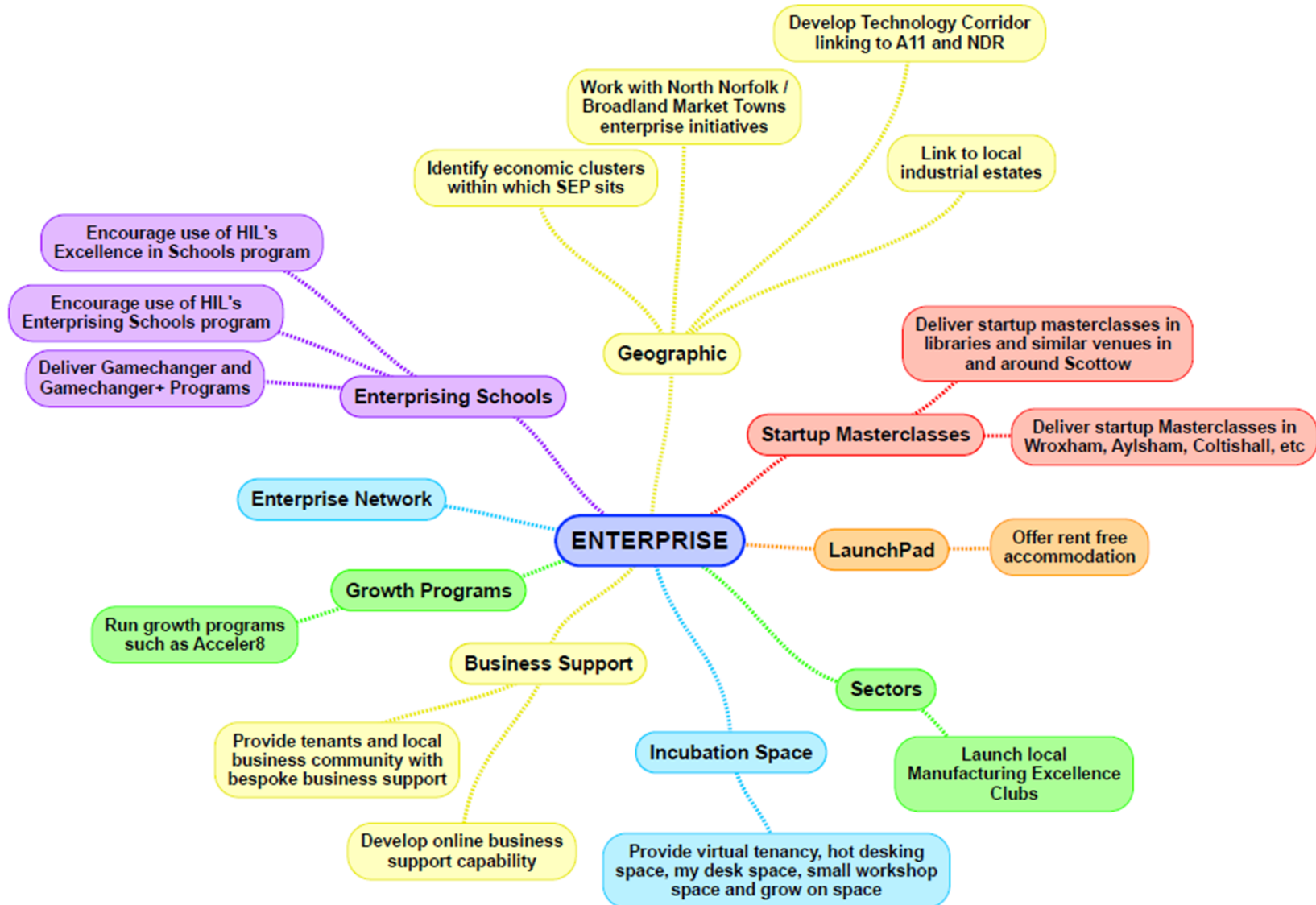


Enterprise Zone Status

- Established in 2012, Enterprise Zones are at the heart of the Government's long-term economic plan, supporting businesses to grow
- In total, there will be 44 Enterprise Zones in England
- The New Anglia Enterprise Zone spans 10 sites across Norfolk & Suffolk, under the theme of "Space to Innovate" - Scottow Enterprise Zone is one of these 10
- Enterprise Zones deliver a wide range of benefits to companies, including a business rate discount of £275,000 over five years, simplified planning, and access to Superfast broadband



Enterprise Strategy



Enterprise Strategy - Launchpad

- Launchpad is an initiative led by Scottow Enterprise Zone in partnership with Norfolk County Council, to support the growth and further prosperity of innovative businesses & business concepts in the region
- The Launchpad offer is:
 - Low rent incubation space at Scottow Enterprise Zone
 - Comprehensive business support
 - Advice on intellectual property



Enterprise Strategy - Business Support

Innovation New Anglia:

- Innovation New Anglia is an ERDF-funded innovation-led business support program, operating throughout Norfolk and Suffolk
- Innovation-led business support for high growth start-up businesses
- Broker funding, equity deals for hi-tech start-ups
- Business support programmes including Activate, a 4-session workshop program based on lean start-up methodology



INITIATE

CREATING NEW
IDEAS

ACTIVATE

LEAN STARTUP
SUPPORT

ACCELERATE

GROWING
YOUR BUSINESS

INNOVATE
RESEARCH

APPLYING YOUR
RESEARCH

INNOVATE
BUSINESS

INNOVATE WITHIN
YOUR BUSINESS

CHALLENGE

FIND SOLUTIONS TO
YOUR PROBLEMS

Innovation

- Scottow Enterprise Zone will support the emerging sector of Clean Tech, through supporting sustainable buildings & construction, particularly through housing tenants such as Beattie Passive, Tufeco, Vitromite and Etopia
- Work to engage with all levels of the supply chains
- The on-site 49.5MW solar farm will create an independent electronic testing facility, as well as offer tenants the opportunity to source high voltage electricity sustainably on-site
- Scottow Enterprise Zone will also support further sectors such as create digital - for example through hosting tenant October films
- Create an Innovation Space (ex-Jag Sim building) - splitting the space into a number of offices, workshops & meeting rooms to create a centre suitable for smaller, but growing businesses (based on the Hethel Engineering Centre model)

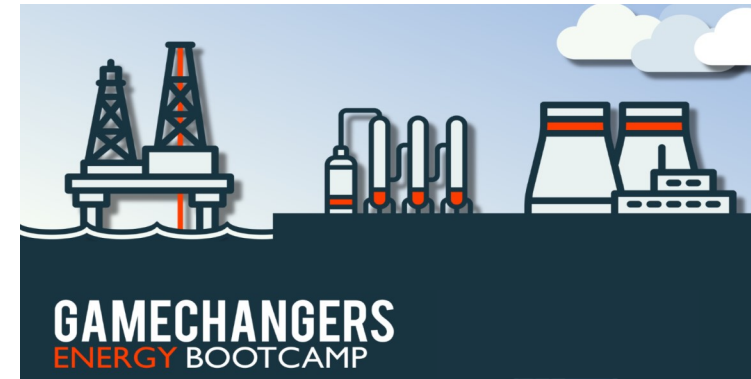


STEM

- Scottow Enterprise Park will set-up up a North Norfolk Manufacturing Excellence Club, using the Greater Norwich Manufacturing Group success as a model
- Link into local industrial estates, to accelerate STEM in the region
- Run Gamechanger bootcamps with an array of STEM focuses, to engage with local schools, children & parents, to deliver community-wide engagement & inspire the next generation
- Create a STEM centre, within a building capable of providing teaching / networking space and opportunities



GREATER NORWICH MANUFACTURING GROUP





SCOTTOW ENTERPRISE PARK

