

## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0245
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team no later than **5pm on Friday 24 June 2016**.

By email: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Or, if it is not possible submit the form electronically,

By Post to:

*Greater Norwich Local Plan Team  
PO Box 3466  
Norwich  
NR7 7NX*

The responses received as part of the Greater Norwich Local Plan Call for Sites will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: [www.greaternorwichlocalplan.org.uk](http://www.greaternorwichlocalplan.org.uk)

E-mail: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Telephone: 01603 306603

<b>1a. Contact Details</b>	
Title	Mrs
First Name	Renata
Last Name	Garfoot
Job Title (where relevant)	
Organisation (where relevant)	
Address	South Norfolk House Cygnet Court Long Stratton Norwich Norfolk
Post Code	NR15 2XE
Telephone Number	01508 533749 NULL
Email Address	Rgarfoot@s-norfolk.gov.uk

<b>1b. I am...</b>
Land Agent

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<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
Site location / address and post code  (please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)	Land off Station Lane Ketteringham NULL Norwich Norfolk
Grid reference (if known)	TG171040

Site area (hectares)	7.5
Site parish	Ketteringham
Site district	South Norfolk

<b>Site Ownership</b>	
<b>3a. I (or my client)...</b>	
Is the sole owner of the site	
<b>3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).</b>	
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	NULL
<b>3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.</b>	

<b>Current and Historic Land Uses</b>
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

Former MOD Fuel Storage Depot - vacant

**4b. Has the site been previously developed?**

No

**4c. Describe any previous uses of the site.** (please provide details of any relevant historic planning applications, including application numbers if known)

Unknown

**Proposed Future Uses**

**5a. Please provide a short description of the development or land use you proposed** (if you are proposing a site to be designated as local green space please go directly to question 6)

Redevelopment to B1 - Business, B2 - Light Industrial and B8 Storage or Distribution. Waste depot use.

**5b. Which of the following use or uses are you proposing?**

Market Housing	No
Affordable Housing	No
Residential Care Home	No
Gypsy and Traveller Pitches	No
Business and offices	Yes
General industrial	Yes
Storage and distribution	Yes
Tourism	No
Recreation & Leisure	No
Community Use	No
Public Open Space	No
Other (Please Specify)	NULL

**5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.**

Buildings, storage and parking to extend adjacent waste/depot use - floor space and area undefined at this stage.

Surplus land for business, industrial, storage or distribution use. - floor space and area undefined at this stage.

**5d. Please describe any benefits to the Local Area that the development of the site could provide.**

Redevelopment of underutilised - vacant land as part of One Public Estate programme.  
Remediation of contaminated site. Expansion of waste services to meet growing demand.

**Local Green Space**

If you are proposed a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

**6a. Are you proposing a site to be designated as a Local Green Space?**

No

**6b. Which community would the site serve and how would the designation of the site benefit that community.**

NULL

**6c. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.**

NULL

**Site Features and Constraints**

Are there any features of the site or limitations that may constrain development on this site (please give details)?

**7a. Site Access:** Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

Access to public highway - may require improvement.

<b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?
No significant levels changes that would impact development
<b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?
Full extent of ground conditions unknown. Partially submerged former oil storage tanks require removal. Remediation of contamination required. Initially surveys undertaken, further are planned to establish remediation.
<b>7d. Flood Risk:</b> Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?
Not in a flood zone
<b>7e. Legal Issues:</b> Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?
Unknown
<b>7f. Environmental Issues:</b> Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?
some trees on land opposite and pond on adjacent land which are unlikely to be impacted by development.
<b>7g. Heritage Issues:</b> Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?
None
<b>7h. Neighbouring Uses:</b> What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
Waste depot use, 3 residential properties nearby and agricultural land - would benefit from redevelopment of this site.
<b>7i. Existing uses and Buildings:</b> are there any existing buildings or uses that need to be relocated before the site can be developed.
Yes there are existing buildings - that are unused therefore no relocation anticipated.

**7j. Other:** (please specify):

unaware of other constraints that may impact redevelopment of the site

**Utilities**

**8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.**

Mains water supply	Unsure
Mains sewerage	Unsure
Electricity supply	Unsure
Gas supply	Unsure
Public highway	Yes
Broadband internet	Unsure
Other (please specify):	NULL

**8b. Please provide any further information on the utilities available on the site:**

No further information available

**Availability**

**9a. Please indicate when the site could be made available for the land use or development proposed.**

5 - 10 years (between April 2021 and 2026)

**9b. Please give reasons for the answer given above.**

It is anticipated that remediation of the site would be required prior to redevelopment



<b>Market Interest</b>	
10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.	
Not known	
Comments	N/A

<b>Delivery</b>	
11a. Please indicate when you anticipate the proposed development could be begun.	
5 - 10 years (between April 2021 and 2026)	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
Likely to be developed in a phased approach over a 5 year period once started	

<b>Viability</b>	
12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy	Yes
12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?	Yes
12c. If there are abnormal costs associated with the site please provide details:  Contamination, demolition and fuel storage tank removal	
12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal	Unsure

development costs associated with the site?	
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**12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.**

No further information available at the current time.

<b>Other Relevant Information</b>
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<b>13. Please use the space below to for additional information or further explanations on any of the topics covered in this form</b>
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Nothing

<b>Check List</b>
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Your Details	
Site Details (including site location plan)	
Site Ownership	
Current and Historic Land Uses	
Proposed Future Uses	
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	
Utilities	
Availability	
Market Interest	
Delivery	
Viability	
Other Relevant Information	
Declaration	

<p><b>14. Declaration</b></p> <p>I understand that:</p> <p>Data Protection and Freedom of Information</p> <p>The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:</p> <ul style="list-style-type: none"> <li>• to assist in the preparation of the Greater Norwich Local Plan</li> <li>• to contact you, if necessary, regarding the answers given in your form</li> <li>• to evaluate the development potential of the submitted site for the uses proposed within the form</li> </ul> <p><b>Disclaimer</b></p> <p>The responses received as part of the Greater Norwich Local Plan "Call for Sites" will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan Call for Sites Response Form Guidance Notes.</p> <p>I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.</p>	
Name Renata Garfoot	Date 7/7/2016