

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0253
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

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

E-mail: callforsites@gnlp.org.uk

Telephone: 01603 306603

1a. Contact Details	
Title	Mr
First Name	Feng
Last Name	Li
Job Title (where relevant)	
Organisation (where relevant)	
Address	71 Brentwood NULL NULL Norwich Norfolk
Post Code	NR4 6PN
Telephone Number	NULL 7863341391
Email Address	feng.li@lixin-ltd.com

1b. I am...
Land Agent

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1c. Client/Landowner Details (if different from question 1a)

Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Telephone Number	
Email Address	

2. Site Details

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)	Colney Hall Watton Road Colney Norwich Norfolk
Grid reference (if known)	TG 17067 08271

Site area (hectares)	24
Site parish	Colney
Site district	South Norfolk

Site Ownership	
3a. I (or my client)...	
Is the sole owner of the site	
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).	
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	NULL
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.	

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

The Colney Hall estate (Colney Park) occupies approximately 24 hectares (excluding the Woodland Burial Ground) in the north western part of the Norwich Research Park.

The Colney Hall is grade II listed and is currently used by its owner as residential home with some ancillary buildings as office use.

The Coach House complex is currently used by Global Clinics.

4b. Has the site been previously developed?	Yes
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4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

The land was allocated for extension of the NRP under Policy COL 1 in the adopted South Norfolk Plan (2003)

2011/0581 Outline masterplan for healthcare campus (C2 use 16,950 sq m), with associated research and development (B1b use 1100 sq m) and ancillary development consisting of retail and restaurant/ cafe (A1-A3 500 sq m) with all matters reserved. Infrastructure comprising new access roads, structural landscaping and drainage (full) - Refused

2015/2227 Change of Use to Nursery and Montessori Pre-school - Approved

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)

1. Approximately 200 retirement properties (as shown on the masterplan)
2. A unique research facility for world-class Elderly Care with an innovative concept that incorporates technology, nature and life-long learning. It will be an experiential mixed care community which improves quality of life through a person centred approach and seeks to reduce overall care costs through self-reliance, life-long learning, enterprise and communal support/interaction.
3. An well-being centre where alternative therapies will be provided

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

Market Housing	Yes
Affordable Housing	No
Residential Care Home	Yes
Gypsy and Traveller Pitches	No
Business and offices	No
General industrial	No
Storage and distribution	No
Tourism	No
Recreation & Leisure	Yes
Community Use	Yes
Public Open Space	Yes
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.

development scheme to provide approximately 200 retirement units with world-class Elderly Care research centre and a well being centre. (development mass to be determined)

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

Across the globe increasing ageing populations are presenting challenges that are growing ever more precarious by the day. In the UK, the number of people aged 85 and over has increased by 30 per cent between 2005 and 2014 . Whilst the positive demographics underpins the long-term prospects of the Residential Elderly Care sector, there are increasing concerns on the rising cost and the effects of Government austerity on Local Authorities fees, referrals and operators' margins. A revolution in care of the elderly is urgently needed to improve quality of life and reduce costs, this will come from new private enterprises outside the existing care industry as most incumbents will not look for new care models.

The owner and the project team of the Colney Estate is seeking to develop a plan to accommodate a unique world-class Elderly Care facility with an innovative concept that incorporates technology, nature and life-long learning. It will be an experiential mixed care community and "Elderly University" which improves quality of life through a person centered approach and seeks to reduce overall care costs through self-reliance, life-long learning, enterprise and communal support/interaction.

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?

The estate is accessed by its own driveway from the Watton Road. The current access is sufficient for the development proposed.

7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?

Various topography and how this affects development:

1. Rose Garden - South west of the Hall, the Rose Garden is a clear and flat area on the edge of the parkland surrounded by a number of mature trees. It can be accessed relatively easily from the main driveway and is screened by trees. However, existing gaps in the trees provide opportunities for giving glimpses of a new building from the drive.
2. Pump House Area - The Pump House along with the former stable courtyard buildings east of the hall is occupied by the Global Clinic. They have planning permission to extend their operation within this part of the site.
3. Hall - The Grade II Listed Hall overlooks open parkland with specimen trees to the south. There are long views to and from the hall towards the south east.
4. Walled Garden - The Walled Garden, sloping gently to the North is Listed Grade II.
5. Boathouse Hill - Boathouse Hill, west of the Walled Garden is a North facing slope hidden within the mature planting of the site.
6. Plantation - The biggest potential development area is the Plantation North of the Hall. It is considered to have low heritage, landscape and ecological value and provides good woodland screening. The land slopes relatively steeply down close to the Hall then flattens out to a gentle gradient towards The Heronry to the North.

7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?

There are no known issues with the ground conditions. There are no known contamination issues.

7d. Flood Risk: 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?

No.

7e. Legal Issues: 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?

Pump House Area is owned and occupied by the Global Clinic, which is excluded in this proposal.

7f. Environmental Issues: 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?

Colney Hall is a Grade II listed 18th century country house set within the remnant of a historic landscape with spectacular elevated views across its own parkland, looking down the valley of the river Yare. The landscape is not on the English Heritage Register of Parks and Gardens but is on the Norfolk County Council local list.

7g. Heritage Issues: 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?	
Colney Hall is a Grade II listed 18th century country house set within the remnant of a historic landscape with spectacular elevated views across its own parkland, looking down the valley of the river Yare. The landscape is not on the English Heritage Register of Parks and Gardens but is on the Norfolk County Council local list.	
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?	
The site is bounded to the West partly by the River Yare and partly by adjoining parkland, to the North by the River Yare, to the East by the River Yare and adjoining farmland and to the South by the Watton Road. There are no conflicting neighbouring uses. [...]	
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.	
No.	
7j. Other: (please specify):	
n/a	

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	Yes
Mains sewerage	Yes
Electricity supply	Yes
Gas supply	Yes
Public highway	Yes
Broadband internet	Yes
Other (please specify):	NULL
8b. Please provide any further information on the utilities available on the site:	

n/a

Availability

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

Immediately

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

The owner is actively promoting development on this site.

Market Interest

10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.

Enquiries received

Comments

The owner has received interest from potential partners in care/property sectors within the UK and China, and is currently working with them on development concept and investment/delivery plan.

Delivery

11a. Please indicate when you anticipate the proposed development could be begun.

1 to 5 years (by April 2021)

11b. Once started, how many years do you think it would take to complete the proposed development (if known)?

2-5 years

Viability	
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?	No
12c. If there are abnormal costs associated with the site please provide details: NULL	
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 development costs associated with the site?	Yes
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. Detailed viability assessment will be provided at next stage.	

Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

Please see the appended document "Colney Hall Statement of Need" for more information.
The Business Plan is commercially sensitive and can be provided on request.

Check List

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	

14. Declaration

I understand that:

Data Protection and Freedom of Information

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:

- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

Disclaimer

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.

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.

Name
Feng Li

Date
7/8/2016