

## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0331
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 8 July 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	Mr
First Name	Michael
Last Name	Carpenter
Job Title (where relevant)	Director
Organisation (where relevant)	CODE Development Planners Ltd
Address	17 Rosemary House Lanwades Business Park Kentford
Post Code	CB8 7PN
Telephone Number	01223 290138
Email Address	mikecarpenter@codedp.co.uk

<b>1b. I am...</b>	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent	Local Resident
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord
Other (please specify):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
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 adjacent to Norwich Research Park, Colney, Norwich
Grid reference (if known)	
Site area (hectares)	63ha

**Site Ownership****3a. I (or my client)....**

Is the sole owner of the site

Is a part owner of the site

Do/Does not own (or hold any legal interest in) the site whatsoever

✓

**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?**

Yes

No

**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.)

Agriculture

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

Yes

No

✓

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

None

**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)

The land lies adjacent to the allocated and consented Norwich Research Park. The park represents the principal employment area in Norwich capable of accommodating a range of offices, laboratories, academic space, buildings for health and health related uses and for ancillary uses. The success of the NRP since its consents were granted in January 2013 illustrates the importance of ensuring the adequacy of sufficient space for these important uses. The site is suitable for business, office, academic, medical and healthcare facilities and is likely to attract users wishing to be located in close proximity to the concentration of research and development businesses, clinicians in the Norfolk and Norwich Hospital and researchers. The nature of scientific, academic and medical discovery has broadened substantially and requires the concentration of different types of industry, expertise and practice into single accessible clusters. As such, any new allocations likely to be delivered in the years up to 2036 should ideally maintain a broader employment target and allow a suitably diverse range of 'B' uses. Any allocation should also maintain reference to the broader medical and academic related uses referred to above and in 5b below.

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

Market Housing	Business & offices ✓	Recreation & Leisure
Affordable Housing	General industrial	Community Use ✓
Residential Care Home ✓	Storage & distribution	Public Open Space
Gypsy & Traveller Pitches	Tourism	Other (Please Specify) Health care uses. Academic uses. Ancillary uses.

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

The land illustrated on the attached drawing shows the extent of land under the control of the site owner and available for development. The site measures a total of 63ha but can be easily sub-divided into smaller site areas defined by hedgerows and tree belts. Any development of the site would include extensible landscaped areas, circulation routes and infrastructure. Any development would be likely to take place over a long period of time in response to the requirements of individual market interest.

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

The principal benefit to the local area would be to ensure a continuing supply of appropriately located and serviced employment, academic and healthcare land for the generation of employment, scientific discovery and medical provision and advancement. It is essential that the premier research and development facility in Norwich continues to demonstrate its availability to new and in-coming businesses and institutions.

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

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

**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 site has a variety of access points and road frontages. Development of the site could be incorporated easily into the wider existing and already improved Norwich Research Park and surrounding road network. The nature and location of the individual parcels of the site would also permit a satisfactory phasing of development and associated access improvements.

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

No

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

Ground conditions are stable. There are no potential ground 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 flood risk.

**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?

The land is owned by MP Kemp Ltd with an option to Bullen Developments Ltd. There are no legal issues which would restrict delivery of the land.

**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?

Site incorporates boundary hedgerows and a plantation towards its eastern boundary. Any development would respect these features.

**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?

There are no listed buildings, historic parklands or schedules monuments on the site. The site is not within a conservation area. There are a number of listed buildings nearby including Colney Hall. Development would respect these listed buildings.

**7h. Neighbouring Uses:** What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

The neighbouring land is either already extensively developed or is allocated for development. The existing and allocated uses include the Norfolk and Norwich University Hospital and various research and academic buildings. The site also lies adjacent to the village of Colney with its eastern boundary adjacent in Watton Road closest to individual houses. The Norwich southern bypass (A47) defines the site's south western boundary.

**7i. Existing uses and Buildings:** are there any existing buildings or uses that need to be relocated before the site can be developed.

There are no existing uses or buildings which require to be re-located.

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

### 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.**

	Yes	No	Unsure
Mains water supply	✓		
Mains sewerage	✓		
Electricity supply	✓		
Gas supply	✓		
Public highway	✓		

Broadband internet	✓		
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Other (please specify):	
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**8b. Please provide any further information on the utilities available on the site:**

**Availability**

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

Immediately	
1 to 5 years (by April 2021)	✓
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	

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

The land is the subject of an option agreement which, in liaison with the landowner, could be made available at short notice, if required.

**Market Interest**

**10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.**

	Yes	Comments
Site is owned by a developer/promoter		
Site is under option to a developer/promoter	✓	
Enquiries received		



Site is being marketed		
None		
Not known		

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
Up to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	✓
15 - 20 years (between April 2031 and 2036)	
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
<p>The commencement of development on the site could be begun at short notice (up to five years) if it was required for a specific use. Alternatively, development could be commenced on a phased basis following the completion of development on the NRP site, currently anticipated to be 2026.</p>	

<b>Viability</b>			
<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 &amp; Children's Play Space and Community Infrastructure Levy</b>			✓
	Yes	No	Unsure
<b>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?</b>		✓	
<b>12c. If there are abnormal costs associated with the site please provide details:</b>			
<b>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?</b>	✓		

**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.**

Based on current understanding, the site is likely to be viable. However, considerable additional assessment will be required before confirming categorically that development of the site will be viable. Development would be likely to require substantial additional infrastructure.

**Other Relevant Information**

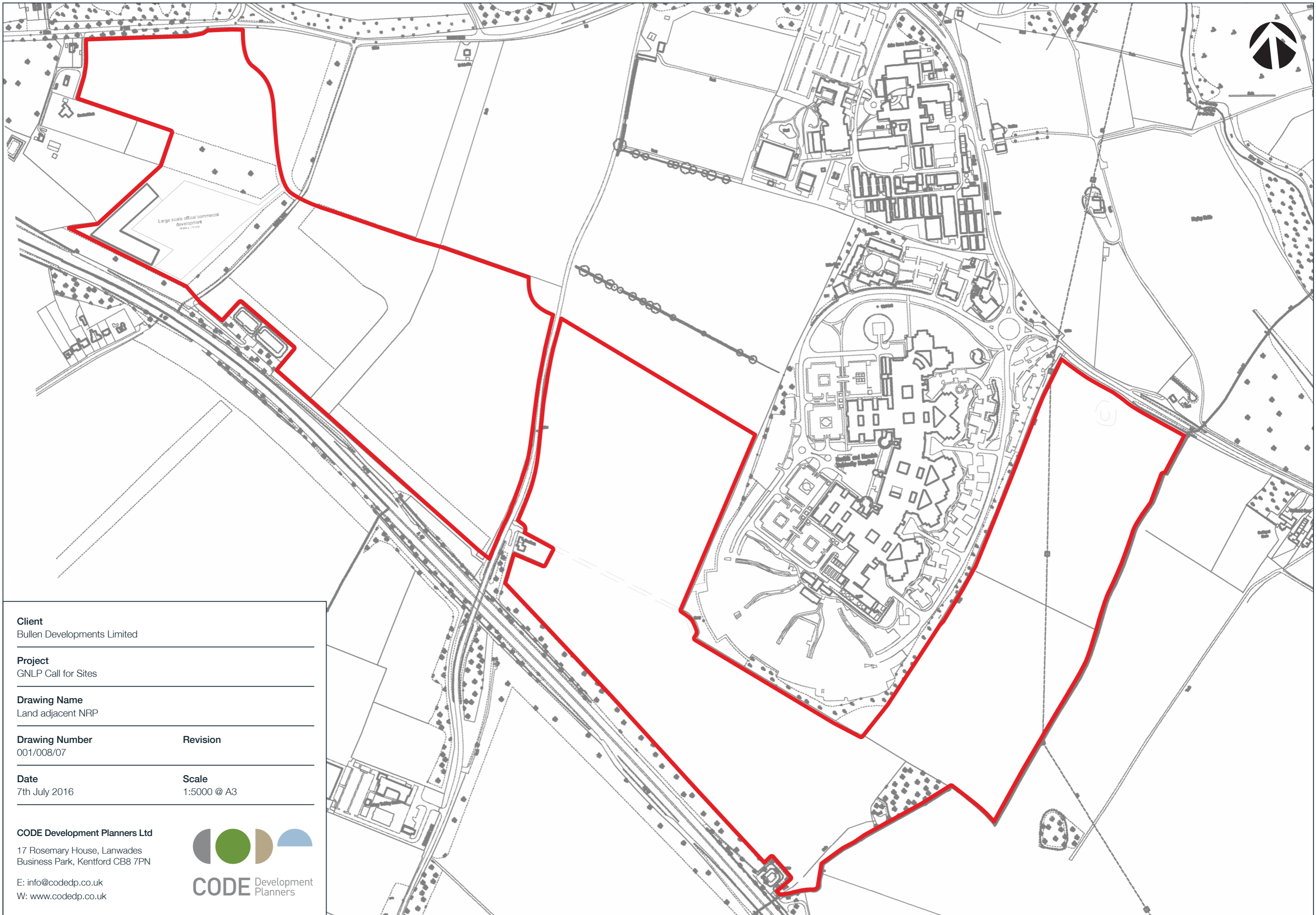
**13. Please use the space below to for additional information or further explanations on any of the topics covered in this form**

The site owners are currently drafting more detailed proposals to illustrate, explain and justify the likely scale and form of development.

<b>Check List</b>	
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	✓

<b>14. Declaration</b>	
<p>I understand that:</p> <p><b>Data Protection and Freedom of Information</b>  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>  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 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 Michael Carpenter	Date 7 July 2016





**Client**  
Bullen Developments Limited

**Project**  
GNLP Call for Sites

**Drawing Name**  
Land adjacent NRP

<b>Drawing Number</b>	<b>Revision</b>
001/008/07	

<b>Date</b>	<b>Scale</b>
7th July 2016	1:5000 @ A3

**CODE Development Planners Ltd**  
17 Rosemary House, Lanwades  
Business Park, Kentford CB8 7PN

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