

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	
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

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	Jonathon
Last Name	Green
Job Title (where relevant)	Senior Planning Consultant
Organisation (where relevant)	NPS Property Consultants Ltd
Address	Nautilus House 10 Central Avenue St Andrews Business Park Norwich
Post Code	NR7 0HR
Telephone Number	01603 706171
Email Address	jonathon.green@nps.co.uk

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

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	Norfolk County Council
Address	County Hall Marrtineau Lane Norwich Norfolk
Post Code	NR1 2DH
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)	Land east of King Street (King Street Stores & Sports Hall Site) Norwich
Grid reference (if known)	TG 623671/307990
Site area (hectares)	0.54 hectares (1.34 acres)

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

Vacant Warehouse building (King Street Stores). Current Sports Hall Building (Wensum Sports Centre).

The adjacent parcel of land to the south of King Street Stores is subject to a planning application for its redevelopment for 41 dwellings, which has been resolved to approve (application 15/01810/F & 15/01810/L).

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)

Residential development for minimum of 40 - 50 dwellings with re-provision of existing sports facility/centre.

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

Market Housing	<input checked="" type="checkbox"/>	Business & offices	<input type="checkbox"/>	Recreation & Leisure	<input checked="" type="checkbox"/>
Affordable Housing	<input type="checkbox"/>	General industrial	<input type="checkbox"/>	Community Use	<input type="checkbox"/>
Residential Care Home	<input type="checkbox"/>	Storage & distribution	<input type="checkbox"/>	Public Open Space	<input type="checkbox"/>
Gypsy & Traveller Pitches	<input type="checkbox"/>	Tourism	<input type="checkbox"/>	Other (Please Specify)	

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

The site is proposed primarily for residential development, but also the re-provision of the existing sports provision. Part of the site is already allocated for residential development under Policy CC8 of the adopted Site Allocations & Site Specific Policies Plan. Additional land to the north is also within the clients ownership should an extended/larger allocation be required.

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

King Street has been promoted by Norwich City Council as a regeneration priority for a number of years, and continues to undergo significant change as many older industrial buildings are replaced or converted, many into residential use. The proposed conversion and new build on the warehouse site, and the demolition of the existing sports hall building, (which currently detracts from the Conservation Area) and its re-provision in some form would assist in terms of the on-going regeneration and enhancement of King Street, benefiting the local area, whilst at the same time maintaining the existing level of community facilities/services.

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.

Not applicable.

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

Not applicable.

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?

Both the Warehouse and Sports Hall site are accessed off King Street by individual vehicular accesses. It is not considered that any enhancements to site access would be required.

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

The levels within the Sports Hall site drop from west to east. Levels are relatively even within the warehouse site

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

There are not considered to be any ground stability or contamination issues that would seriously affect the site coming forward to redevelopment.

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?

The site falls partly within an area liable to flooding. The site also falls within Source Protection Zone 1, designated to protect water supplies.

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?

All the land is within the clients ownership. There are no legal restrictions/leases in place which would prevent the site coming forward for redevelopment.

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?

The site lies adjacent to the River Wensum, the written consent from the EA would therefore be required for any works/structures, in, under, over or within 9 metres of the top of the river. There are a number of existing trees within the warehouse site, adjacent to King Street., but these are growing in close proximity to the boundary wall. Given the vacant nature of the warehouse building site, this may contain features of ecological importance, but any redevelopment would be accompanied by the necessary supporting documentation.

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?

The whole site falls within the designated City Centre Conservation Area. Part of the vacant warehouse building is also locally listed. The site lies within an area of archaeological interest. There are a number of listed buildings to the west side of King Street, but it is not considered that the redevelopment of the site (in part of whole) would have any affect/impact on them in terms of their setting.

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

The site falls within an area of King Street which is allocated for redevelopment/enhancement. The adjacent user to the north (land within the clients control) includes Wensum Lodge, with the land to the south current vacant. It is not considered that the redevelopment of the site with a residential/recreational/leisure use would have any adverse impact on the 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.

Part of the warehouse building is locally listed and at this early stage is suggested should be retained. The adjacent Sports Centre building provides a valuable local community function, and therefore any redevelopment of the site would seek the re-provision of some form of sports hall/provision.

7j. Other: (please specify):

None

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	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify):	
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	<input type="radio"/>
1 to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 – 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
9b. Please give reasons for the answer given above.	
There are no legal issues/restrictions in place which would prevent the site coming forward for redevelopment.	

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	<input type="radio"/>	
Site is under option to a developer/promoter	<input type="radio"/>	
Enquiries received	<input type="radio"/>	

Site is being marketed	<input type="radio"/>	
None	<input checked="" type="radio"/>	
Not known	<input type="radio"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
In view of the size of site and site constraints, it is anticipated that the site would be developed in a two to three year period.	

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	<input checked="" type="checkbox"/>		
	Yes	No	Unsure
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?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
12c. If there are abnormal costs associated with the site please provide details: Demolition costs, archaeological requirements, flood proof measures.			
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?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

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 viability assessment or development appraisal has been undertaken of the site to date. The heritage and environmental constraints on the site may constrain its viability. Any application would be accompanied by the necessary reports.

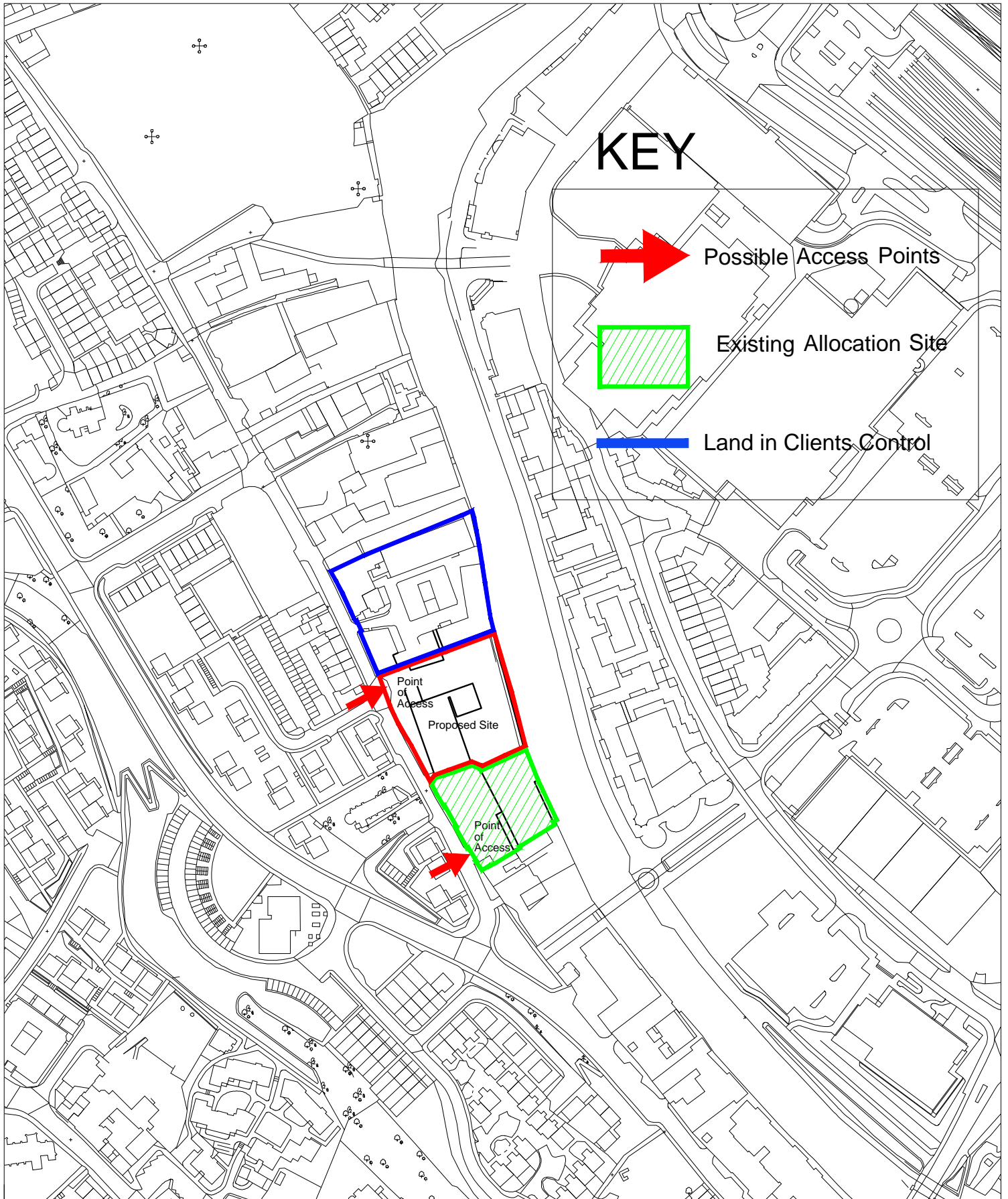
Other Relevant Information

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

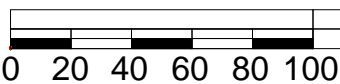
I attach a site location plan. This will be supplemented in due course by a more detailed Planning Statement/Appraisal to support the suitability of the site during the Development Plan preparation process.

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

14. Declaration	
<p>I understand that:</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</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 Jonathon Green (NPS Property Consultants Ltd) on behalf of Norfolk County Council	Date 6 July 2016



SCALE IN METRES



REV	DATE	DESCRIPTION
Address: Land East of King Street Norwich (King Street Stores & Sports Hall Site)		
Title: Call for Sites		
Plan No. 01-02-17-2-1122-11		
Scale: 1:2500 @ A4		
Date: July 2016	DRAWN BY: RG	CHECKED BY: JG

NPS Property Consultants LTD

- NORWICH LANCASTER HOUSE TEL: 01603 706000 FAX: 01603 706001
 - NORWICH COUNTY HALL TEL: 01603 222413 FAX: 01603 222719
 - LONG STRATTON TEL: 01508 536400 FAX: 01508 535110
 - AYLSHAM TEL: 01263 738200 FAX: 01263 731732
 - KING'S LYNN TEL: 01553 778240 FAX: 01553 778241
- Development Plan

This drawing must not be reissued, loaned or copied without the written consent of NPS Property Consultants Ltd. (the originator). All errors, omissions, discrepancies should be reported to the originator immediately. All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier. Do not scale plans - use figure or grid dimensions where given. Any deviation from the drawing to be reported to the originator immediately.

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