

Respondent

Mr Kian Saedi [14837]

1b. I am...

Owner of the site

Parish/Town Council

Developer

Community Group

Land Agent

Local Resident

Planning Consultant

Registered Social Landlord

Yes

Other (please specify):

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

Title

First Name

Last Name

Job Title (where relevant)

Organisation (where relevant)

Address

c/o La Ronde Wright Limited

74 Bracondale

Norwich

Post Code	NR1 2BE
Telephone Number	01603 662952
Email Address	kian@larondewright.co.uk

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)	The site is located on land adjacent to number 10 Buxton Road, Frettenham.
Grid reference (if known)	624053 (Easting) 317015 (Northing)
Site area (hectares)	0.7

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
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).		
c/o La Ronde Wright Limited		
74 Bracondale		

Norwich	
NR1 2BEFrettenham Title Plan.pdf	
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes
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.)	
Several small retail/light industrial units and a museum are based at the site (A1/B1/D1).	
4b. Has the site been previously developed?	Yes
4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)	
Commercial	
990781 - Certificate of Lawfulness for the sale of garden equipment, bricks and mortar and garden ornaments.	

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)		
Extension of employment uses.		
5b. Which of the following use or uses are you proposing?		
Market Housing	Business and offices Yes	Recreation & Leisure
Affordable Housing	General industrial	Community Use
Residential Care Home	Storage & distribution	Public Open Space
Gypsy and Traveller Pitches	Tourism	Other (Please Specify)
5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.		
It is anticipated that approximately 5 additional business premises will be created.		
5d. Please describe any benefits to the Local Area that the development of the site could provide.		
<p>The development will provide additional employment opportunities for the local area.</p> <p>The existing business units are fully occupied and the landowner has received a high volume of enquiries from small local businesses interested in setting up at the site. The development of additional commercial units will help to satisfy a current demand and will support the needs of local businesses.</p>		

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, tranquillity 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?

A vehicle access to the site currently exists from Buxton Road. Works will be undertaken to improve the hard surfacing to ensure the durability of the access road with respect of the increase in activity at the site.

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

No. The topography of the site presents no significant implications for the development.

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

Ground is stable and 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?

There are no known flood risks. The site is located within Flood Zone 1 and is not identified by the Environment Agency as being at risk from surface water flooding. Preliminary investigations have revealed that a surface water drainage strategy using ground infiltration if run-off may be feasible on site. Rossi Long Consulting Ltd have prepared a drainage note for the site which is enclosed.

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?

No.

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?

There is an area of mature woodland located approximately 300 metres to the north-east of the site, but no known features of ecological importance on or adjacent to the site.

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 site does not feature any designated heritage assets and is not located within a conservation area.
The nearest listed building is located approximately 1 km to the north and development at the site will not affect its setting.

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

Residential, commercial, greenfield.

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

It will be necessary to demolish the 40 metre long outbuilding which is currently in a poor condition.
Existing commercial units are to be retained but proposals may include for re-configuration and upgrade.

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	Yes		
Mains sewerage	Yes		
Electricity supply	Yes		
Gas supply			
Public highway	Yes		

Broadband internet	Yes
Other (please specify):	
8b. Please provide any further information on the utilities available on the site: Public utility reports are enclosed.	

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)
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.	
Site investigation, utilities, drainage and transport reports have been produced and demonstrate that there are no significant constraints that could affect the deliverability of the scheme. Arrangements would need to be made with the existing commercial	

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.	
Site is owned by a developer/promoter	Enquiries received
Site is under option to a developer/promoter	

Enquiries received	
Site is being marketed	
None	
Not known	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	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)	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
1-2 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	
	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?	No	
12c. If there are abnormal costs associated with the site please provide details:		
12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy	Yes	

and CIL considerations and other abnormal 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.	
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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
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The site is being promoted for commercial uses (A1, B1 and D1) as an extension to the existing employment uses. It is envisaged that the site will form part of a wider mixed-use development, with residential development proposed on the neighbouring area of land (Site B).

From review of the enclosed transport note and accident report, it will be noted that a highway incident was recorded adjacent to the site in April 2014. This is the only recorded incident adjacent to the site that has occurred within the last 5 years. Further, the report indicates that the incident occurred with a vehicle proceeding normally along the highway and not from a vehicle entering/exiting the site. As an indicator of highway safety therefore, the incident should not be viewed as significant.

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
<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 Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation 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: Regulation 18 "Growth Options" Consultation - Site Submission 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 Kian Saedi	Date Mar 20, 2018
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