

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)	1.35

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.)

The northern part of the site has most recently been used for the storage of green waste in association with the neighbouring arboricultural business (Dr Stump Ltd). The remainder of the site comprises land used for the storage of green waste and agricul

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)

A large part of the site was formerly a quarry and the 40-metre long outbuilding previously served as a cattle shed in the 50s/60s. More recently the building has been used for storage purposes in association with the neighbouring arboricultural business (Dr Stump Ltd) although part of the building is vacant.

Planning History:

20140228 - outline application for the construction of a single dwelling - Refused

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)		
Housing for approximately 25 dwellings.		
5b. Which of the following use or uses are you proposing?		
Market Housing Yes	Business and offices	Recreation & Leisure
Affordable Housing Yes	General industrial	Community Use
Residential Care Home Yes	Storage & distribution	Public Open Space
Gypsy and Traveller Pitches	Tourism	Other (Please Specify) Custom-build housing plots are proposed. The
5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.		
Approximately 25 dwellings.		
5d. Please describe any benefits to the Local Area that the development of the site could provide.		
<p>The delivery of affordable housing built to 'lifetime homes standard' will provide significant benefits to all generations of the local community and also homes adjacent to places of work for current and future employees of the adjacent employment uses.</p> <p>Local businesses will be employed for the design and construction process, which will contribute positively to the local economy.</p> <p>Biodiversity enhancements would be delivered with the proposed landscaping works and installation of the drainage pond. Houses will be built to passivhaus standards to ensure minimal environmental impact.</p>		

Local Green Space
If you are proposing 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 exists from Buxton Road. This would be upgraded to provide a suitable access road into the site, which would be designed and constructed to an adoptable standard.

Please see enclosed access note by Rossi Long Consulting Ltd.

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

The site slopes down slightly to the east adjacent to the eastern boundary of the site. The topography of the site is suitable for development.

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

Ground is stable. 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. Please see enclosed Flood risk/drainage note by Rossi Long Consulting Ltd.

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?

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?

The site is neighboured by residential uses to the north and west with a mix of small commercial units to the south. Agricultural fields are to the west and east.

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 state of condition.

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			
Gas supply			
Public highway	Yes		
Broadband internet	Yes		
Other (please specify):			

8b. Please provide any further information on the utilities available on the site:
 These are enclosed.

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

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
Site is owned by a developer/promoter	
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. Modular methods of construction are proposed.	

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 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.

Frettenham Vision Statement Site B .pdf, 20180320 - Public Utility Records (2).pdf, Flood Risk and Drainage (1).pdf, Transport Note Land East of Buxton Road Frettenham (2).pdf, Highway Incident Report (1).pdf, SITE B sustainability table.pdf, Site B sch

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 is being promoted for development and initial feasibility assessments have been undertaken which demonstrate that the site could be developed to provide about 25 new homes in the short term. It is envisaged that the site will form part of a wider mixed-use development, with employment uses proposed on the neighbouring area of land (Site A).

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 le entering/existing 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</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"> • 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</p> <p>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>	
<p>Name</p> <p>Kian Saedi</p>	<p>Date</p> <p>Mar 20, 2018</p>