

1b. I am... - Planning Consultant

1c. Client / Landowner Details (if different from your login account)

Title Mr

First Name Joe

Last Name Wiley

Address

Post Code

Telephone Number

Email Address

2. Site Details

Site location / address and post code.

(at the end of this form you will be able to plot the site on a map as part of your submission)

Land to the north within the Octagon Business Park.

Grid reference (if known) Easting: 630496 Northing: 311395

Site area (hectares) 1.53

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process.



©2018 Google Imagery ©2018, DigitalGlobe, Getmapping, Infoterra Ltd & Bluesky, The Geoportals Group

Output : Current Area

6143.12 m² | 0.01 km² | 1.52 acres | 0.61 hectares | 66123.95 feet² | 0.00 square miles | 0.00 square nautical miles

Current Perimeter

320.056m OR 1050.053feet

[Octagon_site_plan.jpg](#)

3. 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)

Joe Wiley

3c. If the site is in multiple landownerships do all landowners support your proposal for the site?

Yes

4. Current and Historic Land Uses

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

Mixed use- agricultural grain store, parking for the Octagon and offices and greenfield.

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)

There is extensive planning history at the wider site known as Octagon Business Park. This includes the following:
- conversion of agricultural barns to offices, conference facilities and seminar and function rooms, extensions and associated parking; etc.

5. 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)

Site to the north-west of car park:

- Relocated farm office, extension to the existing office development and replacement agricultural storage.

Site to the north-east of car park:

- Extension to car parking area, extension to existing office development and additional green spaces.

5b. Which of the following use or uses are you proposing? - Business and offices
- Storage and distribution

Other

The proposals would also include car parking and green spaces. The car parking would be necessary to accommodate the expansion of the business park and would also enable the disaggregation of the business car parking from that associated with the conference/function use of the adjacent site to the south.

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

Approximately 3,400 sq.metres of commercial floorspace and 560 sq.metres of storage floorspace would be created.

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

The Octagon is used by community groups and local businesses for functions. The expansion of the business park and enhancement of the grounds would improve facilities for the local community and create substantial job opportunities for the local area and support the needs of existing and new businesses wanting to locate at the site. The business park is currently at full capacity and approximately 50 office enquiries have been submitted within the last 12 months, which demonstrates a clear need for additional space.

6. 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.

7. 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?

Access from the public highway exists to serve the business park and would be adequate to serve the proposed extension to the business park.

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 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 is no inherent flood risks at the site. The site is located within Flood Zone 1 and is not identified as being at risk from surface water flooding.

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?

The site is not affected by any significant ecological constraints.

The surrounding land to the north, east and west is agricultural. There are trees and hedgerows along the boundaries which would be retained. However, enhancement biodiversity measures would be proposed.

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 adjacent Octagon Barn to the south is a Grade II listed building. The site is not located within a conservation area.

The development would be sympathetically designed to avoid any harm to the setting of the listed building and to respect the rural character of the surrounding area.

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 the Octagon Business Park to the south which comprises offices and a function/conference centre and to the west by the existing agricultural uses and farm office.

Development of the site would enable the expansion of the business park and support the needs of the local community and local businesses. The proposed car parking would support existing businesses based at the site and improve operations associated with the community and conference/functions use of the Octagon Barn.

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

The buildings to the north-west of the car park are currently used for the storage of grain.

8. 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

Public highway Yes

Broadband internet Yes

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

The existing business park is already well supported by public utilities/infrastructure.

9. Availability

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

10. 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. Enquiries received

11. Delivery

11a. Please indicate when you anticipate the proposed development could be begun. Up 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)? 1-2 years.

12. Viability

This is the description of your section break.

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 - I agree

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

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

13. Other Relevant Information

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

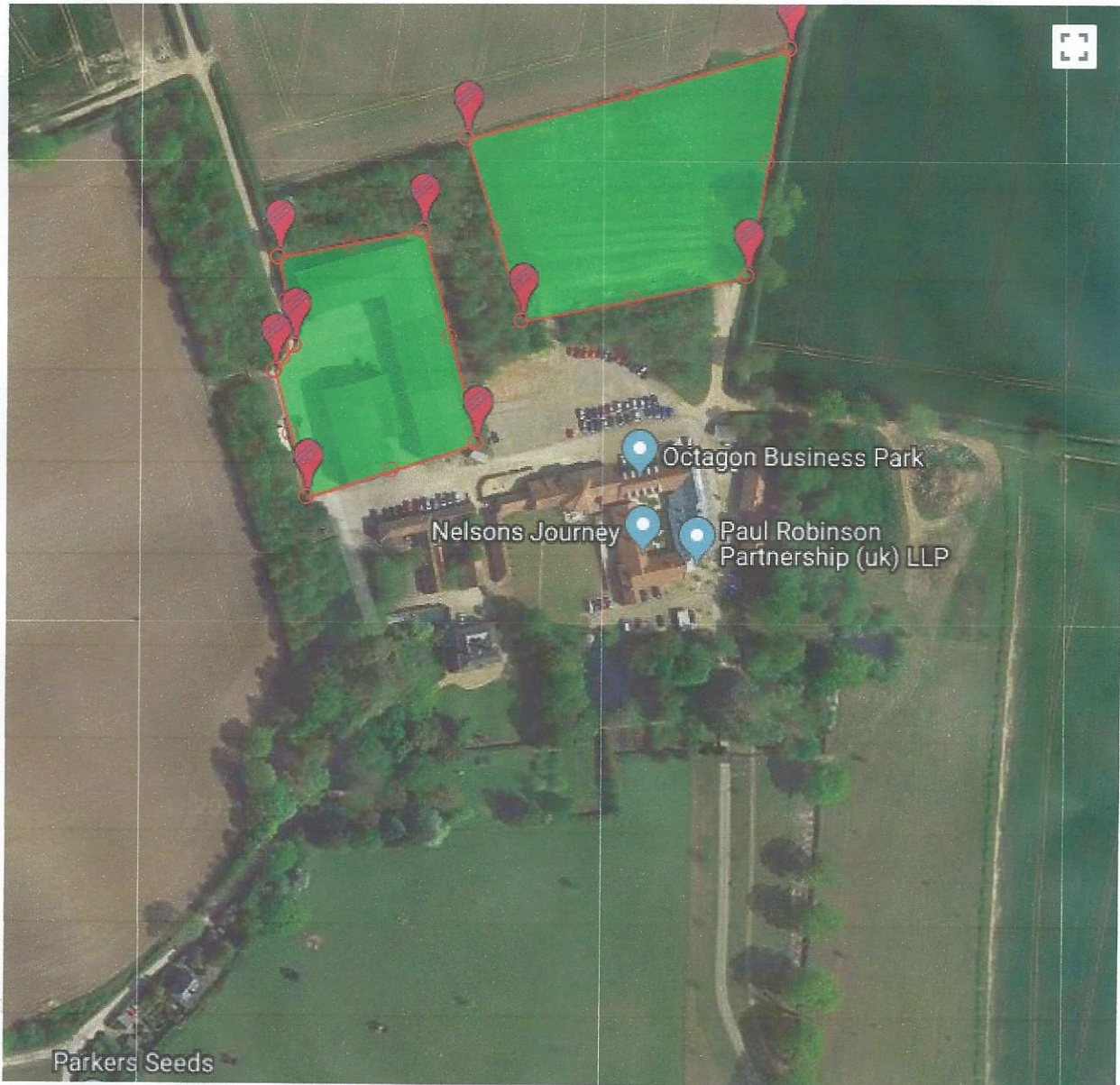
Disclaimer

The 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.

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 Kian Saedi

Date Mar 21, 2018



Map data ©2018 Google Imagery ©2018, DigitalGlobe, Getmapping, Infoterra Ltd & Bluesky, The GeoInformation Group

Output : Current Area

6143.12 m² | 0.01 km² | 1.52 acres | 0.61 hectares | 66123.95 feet² | 0.00 square miles | 0.00 square nautical miles

Current Perimeter

320.056m OR 1050.053feet