

1b. I am... - Owner of the site

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

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 south of Hethel Industrial Estate (access from Brunel House) Potash Lane, Hethel, Norwich NR14 8EY

Grid reference (if known) TG1500SE

Site area (hectares) 1

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [Land to south of Hethel Industrial Estate.pdf](#)

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)

Neil Dyer

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.)

Vacant

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

This land was previously part of The USAF 389 Squadron, Buildings to the North of this area still survive as Hethel Industrial Estate, however buildings that were once on this area of land are long since removed.

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)

I propose a development of 10 small business industrial units of up to 200m squared each together with parking.

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

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

I propose a single terrace of 10 mono-pitched light industrial units aimed at small business start-ups or those requiring up to 200m squared of follow on space.

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

There is a chronic shortage of affordable small business space in South Norfolk, in particular south of Norwich, Wymondham area A11 corridor. The only space currently available is either in poor locations or offered at extortionate rates making it unaffordable for those fledgling businesses who need it the most.

By providing affordable space, this will encourage local enterprise, create and retain local jobs.

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?

This proposed development would use existing highways approved entrance way as the nearly completed development by myself of 3000m squared premium hi-tech business units.

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?

No

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

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 (Like Hethel Industrial Estate) has one side against mature woodland, which provides an excellent setting.

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 is close to Brunel House, Gr2 Listed (under same ownership) but this is totally screened from this area by mature trees and totally invisible most of the year round.

This development will enhance the area and will be far more enjoyable view from the house attic window as Hethel Industrial Estate has fallen into dis-repair and numerous ramshackle sheds do nothing to add to the quality of industrial development in the area.

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

The site backs onto an existing industrial development in the form of Hethel industrial Estate

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

No

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 No

Electricity supply Yes

Gas supply No

Public highway Yes

Broadband internet Yes

Other (please specify)

The Site has already had the benefit of recently upgraded mains electricity and water as well as a private sewage treatment plant.

9. Availability

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

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

The site is wholly in my ownership, services are onsite, development build is uncomplicated.

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. Site is owned by a developer/promoter

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

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

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.



[Area of proposed development south of Hethel Industrial Estate.JPG](#)



[Brunel House screened by mature trees.JPG](#)

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	Neil Dyer
Date	Mar 21, 2018

