









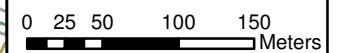
Costessey Land Ownership

1:5,000 at A4

Date: 17/12/15
 Drawn by: HY

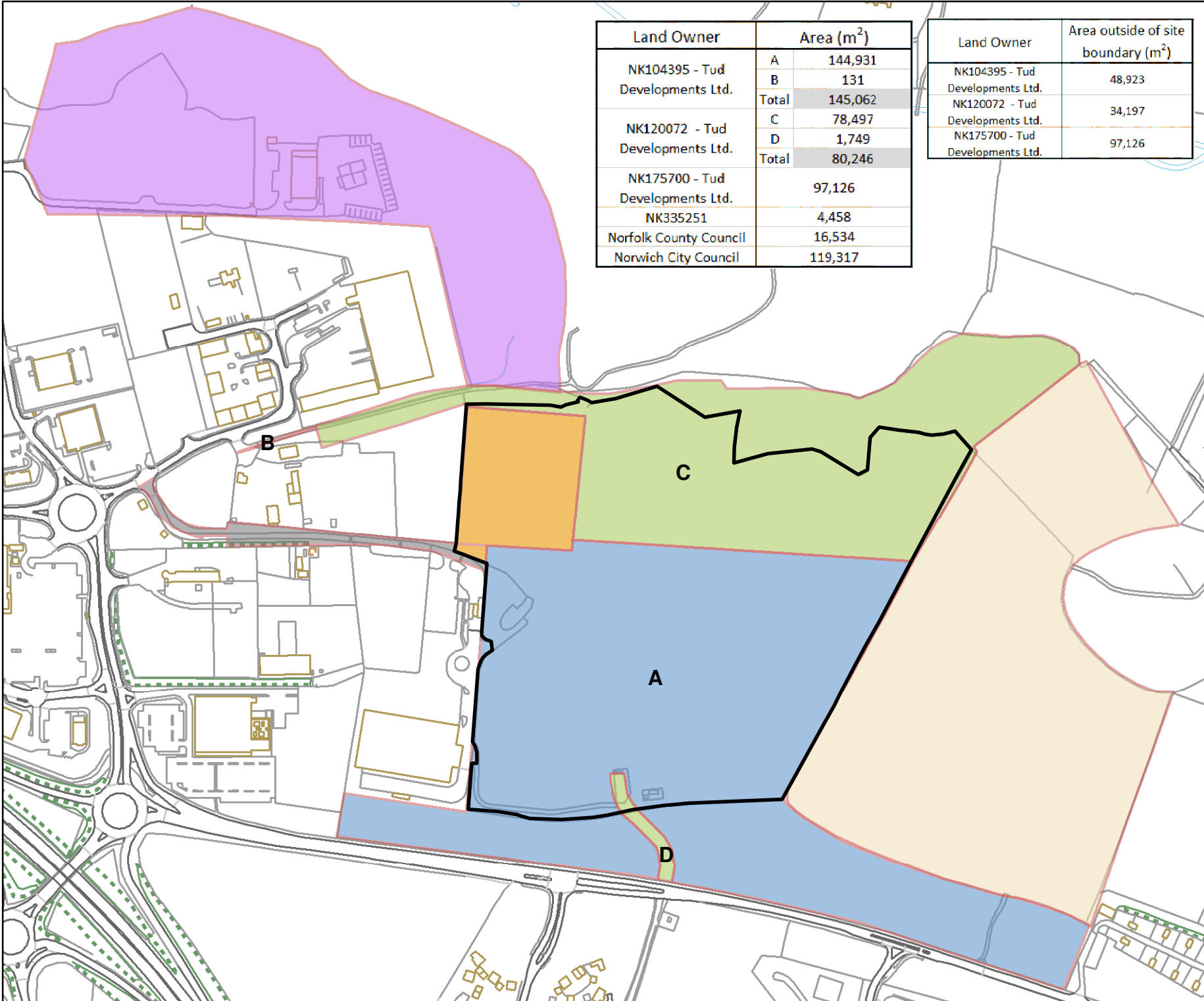
Legend

-  Closed Landfill Sites
-  Boundary
-  NK104395 - Tud Developments Ltd.
-  NK120072 - Tud Developments Ltd.
-  NK175700 - Tud Developments Ltd.
-  NK335251
-  Norfolk County Council
-  Norwich City Council



Land Owner	Area (m ²)	
NK104395 - Tud Developments Ltd.	A	144,931
	B	131
	Total	145,062
NK120072 - Tud Developments Ltd.	C	78,497
	D	1,749
	Total	80,246
NK175700 - Tud Developments Ltd.	97,126	
NK335251	4,458	
Norfolk County Council	16,534	
Norwich City Council	119,317	

Land Owner	Area outside of site boundary (m ²)
NK104395 - Tud Developments Ltd.	48,923
NK120072 - Tud Developments Ltd.	34,197
NK175700 - Tud Developments Ltd.	97,126



Superplan...

Option 1

Site Centred

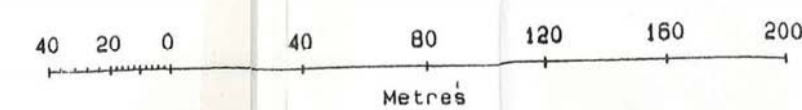


Handwritten notes:
J.A.C.
Blew

Plotted 03 Apr 1995 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown Copyright 1995.

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Superplan plots are sold subject to Ordnance Survey Terms & Conditions of Sale, available on request.



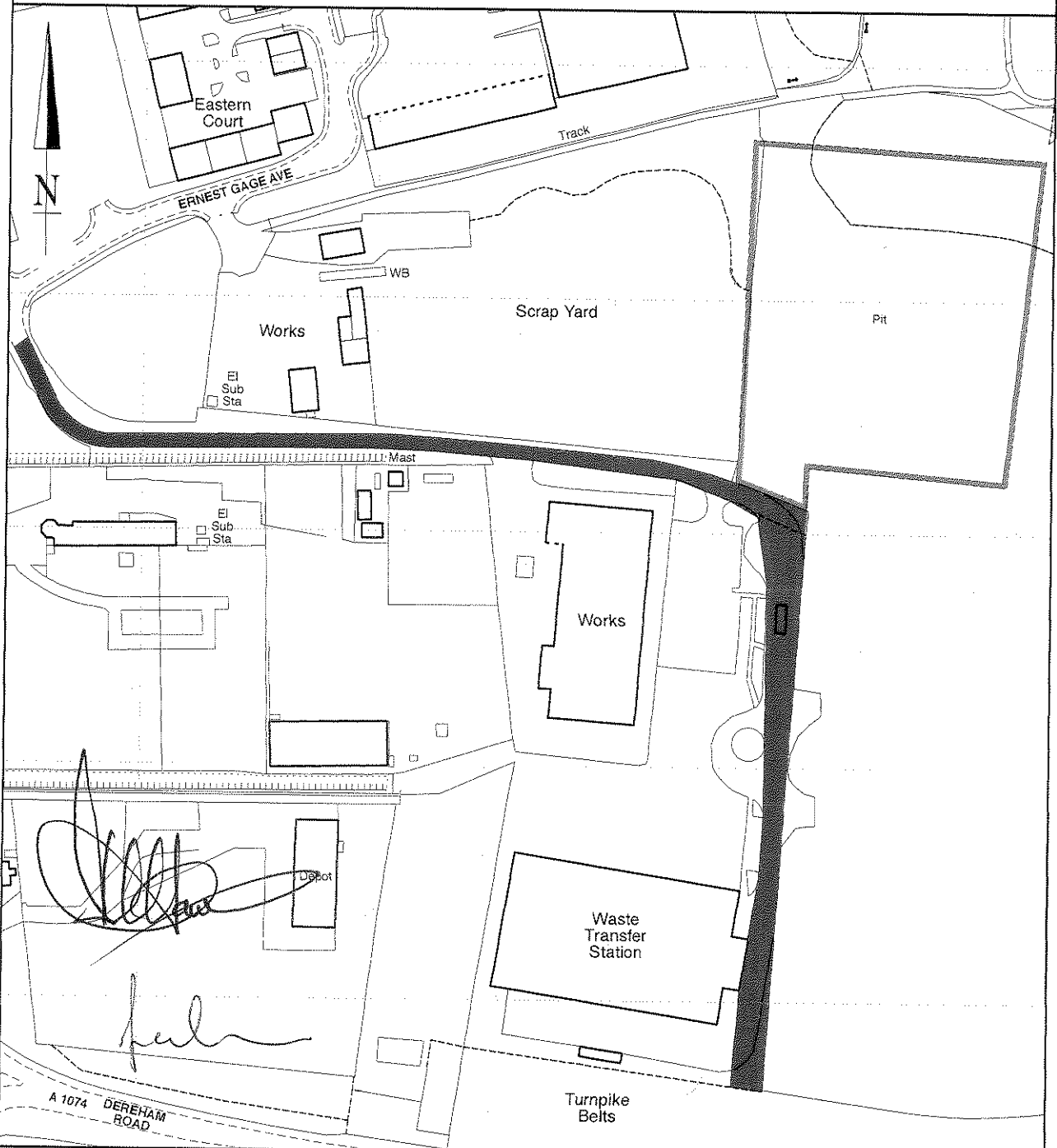
Scale 1: 2500

Superplan Standard Symbols leaflets are available on request.

The representation of a road, track or path is no evidence of a right of way. Heights given in metres above the Newlyn Datum. The alignment of tunnels is approximate.

Plot Centre Coordinates: 616091 310956
Supplied by: Trident, Norwich
Plot Serial Number: 00011

© PRODUCT FROM THE... MAP
WITH THE PERMISSION OF THE CONTROLLER OF
HER MAJESTY'S STATIONERY OFFICE. 200000
COPYRIGHT RESERVED LICENSE NO. 1254219
J. HILLS & R. BEVE
3-7 REDWELL STREET, NORWICH NR2 4JH



This map is taken from Ordnance Survey digital data. National grid reference: TG. 1602 1099

COSTESSEY - Landfill Site Ex N.E.W.S. Ltd

NPS Property Consultants Ltd,
Lancaster House, 16 Central Avenue,
St Andrews Business Park,
Norwich, NR7 0HP

Scale: 1:2500

Date: NOVEMBER 2009

Plan No. 2/5454/2

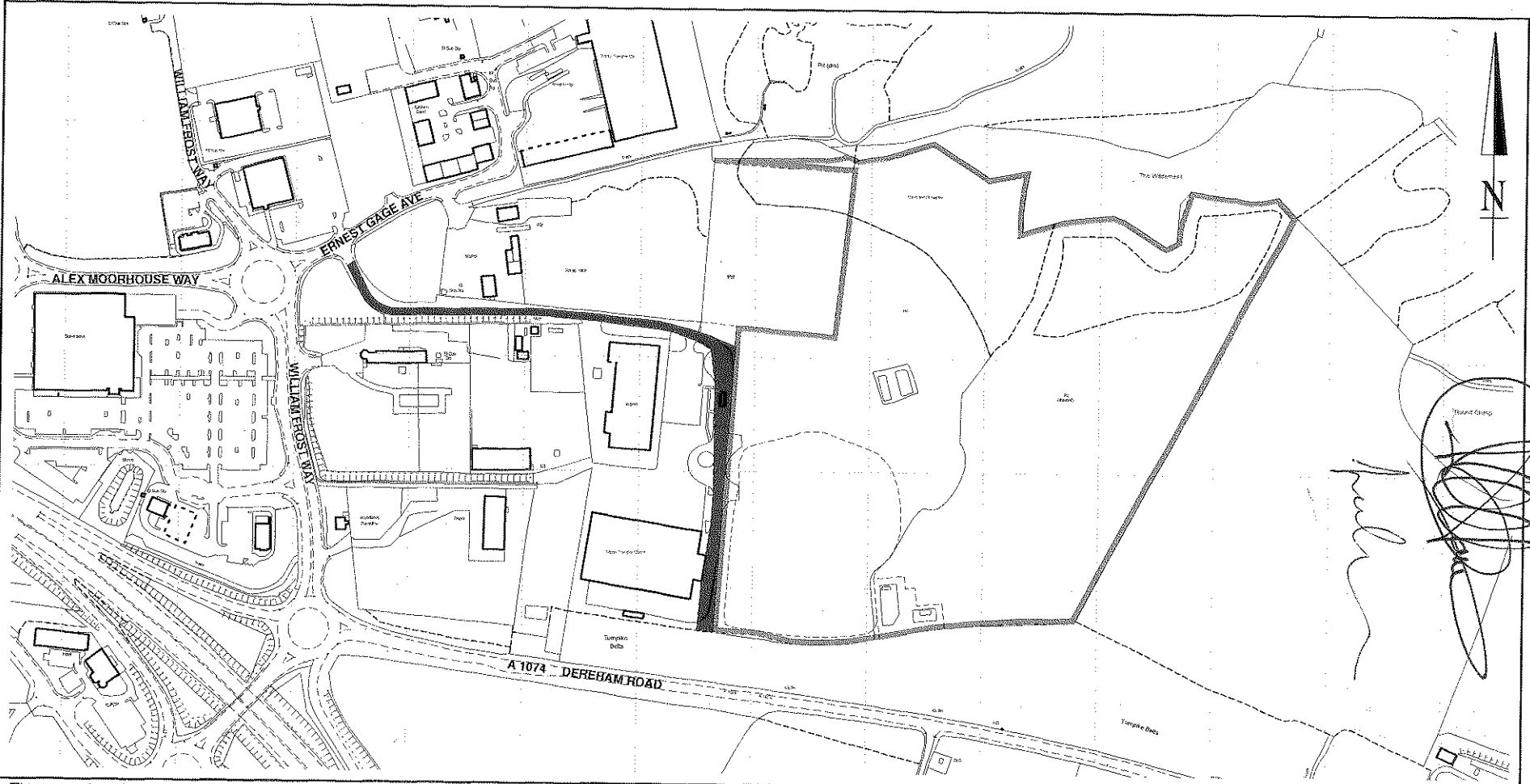
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Norfolk County Council. Licence No: 100019340. 2009.

nps



Osamu
authorised to sign
on behalf of:

on behalf of
NPS



Hand Stamp

[Handwritten signature]

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Norfolk County Council. Licence No: 100019340. 2009.

This map is taken from Ordnance Survey digital data. National grid reference: TG. 1621 1087

NPS Property Consultants Ltd,
Lancaster House, 16 Central Avenue,
St Andrews Business Park,
Norwich, NR7 0HR.



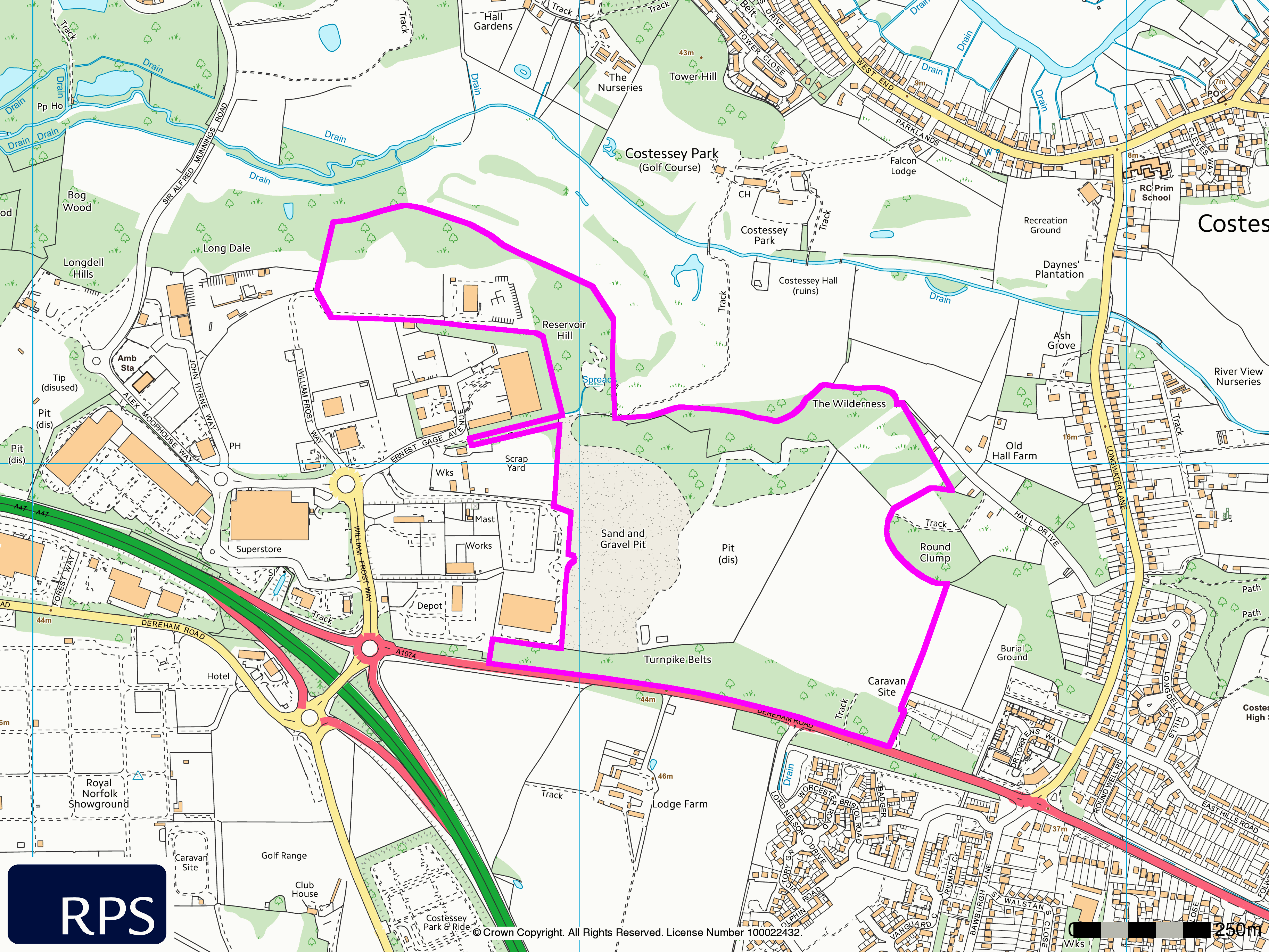
000
MBER 2009

 Norfolk County Council

NPS Property Consultants Ltd,
on behalf of Norfolk County Council,
County Hall, Martineau Lane, Norwich, NR1 2SF.

COSTESSEY - Landfill Site Ex N.E.W.S. Ltd





Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0266
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 24 June 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	Henry
Last Name	Bonham
Job Title (where relevant)	
Organisation (where relevant)	
Address	RPS Planning and Development Ltd 2420 The Quadrant NULL Almondsbury Bristol
Post Code	BS32 4AQ
Telephone Number	1454853000 7979517812
Email Address	bonhamh@rpsgroup.com

1b. I am...
Planning Consultant

--

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
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)	Costessey Landfill Site, and adjoining land Dereham Road Costessey Norwich Norfolk
Grid reference (if known)	TG 162 108

Site area (hectares)	approximately 46 hectares
Site parish	Costessey
Site district	South Norfolk

Site Ownership	
3a. I (or my client)...	
Do/does not own	
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).	
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	NULL
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 site is made up of a number of areas.
 The western area comprises Costessey Closed Landfill Site; operated by Norfolk Environmental Waste Services. The landfill operated from 1986 to 2007 and is in post closure restoration.
 The eastern area comprises agricultural field owned by Norwich City Council
 The north-western section was subject to sand and gravel workings, and remains largely unrestored.
 However a recently constructed builders and aggregate merchants premises has been built on part of this land (planning ref. 2008/2283)

4b. Has the site been previously developed?	Yes
--	-----

4c. Describe any previous uses of the site.

The site has been historically subject to sand and gravel workings, with part subject to landfill, and more recently a builder merchants constructed on a previously unrestored section. There is an extensive planning history relating to the past mineral workings and landfill. Notable consents include; Landfill area. The first relevant planning permission for waste disposal at this site was granted in July 1985. The permission required restoration of the site to provide an extensive plateau for an industrial after-use. This was varied in March 1991 to provide a domed restoration profile in the interests of reducing the site's potential for leachate production. 7/83/824 (22.07.1985) Waste disposal landfill site, 7/90/0018 (01.03.1991) Amendment to planning permission for the existing landfill site, C/7/96/7005 (10.06.1996) Extension to landfill site, C/7/2000/7003 (15.05.2000) Variation of condition 1 of C/7/96/7005 to allow landfill operation to continue until 31.12.2003, C/7/2000/7004 (12.04.2000) Temporary composting facility, C/7/2000/7025 (26.01.2001) Vary condition 1 of C/7/2000/7004 to extend to 30.06.2001, C/7/2001/7002 (31.05.2001) variation of condition 1 of C/7/2000/7025 to extend composting operations for a further 12 months, C/7/2001/7008 (14.08.2001) Variation of conditions 9 and 10 of (C/7/96/7005) to amend approved restoration contour plans and cross sections, C/7/2002/7002 (08.08.2002) vary conditions 1, 2 and 7 of C/7/96/7005 to provide for an additional phase of tipping and facilitate restoration of Phase 3, C/7/2005/0767 (05.12.2005) To vary condition 2no of C/7/2002/7002 to facilitate the completion of land filling and restoration which will have an impact on the proposed scheme of working, C/7/2006/2342 (29.05.2007) Install a permanent leachate storage tank. Northwest of the site: 2003/7007 & 2003/7017; restoration of former mineral workings, 2008/2283; new builders and aggregate merchants premises.

Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed

There is no current master plan for this site. The site has been identified as a possible route option for the proposed Longwater Link Road, which is still under consideration by Norfolk CC. [copy to large to upload; link <https://www.norfolk.gov.uk/roads-and-transport/major-projects-and-improvement-plans/norwich/longwater-and-easton>]. Depending on alignment it is considered likely that a development of primarily residential properties to the east of the site and possible employment uses to the west and northwest in connection with the existing Longwater Industrial Estate. Other comparable uses will also be considered as the master plan is formulated, depending on demand and discussions with the Planning Authority. It is anticipated that a future master plan will accommodate areas of public open space and ecological enhancement.

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

Market Housing	No
Affordable Housing	No
Residential Care Home	No
Gypsy and Traveller Pitches	No
Business and offices	No
General industrial	No
Storage and distribution	No
Tourism	No
Recreation & Leisure	No
Community Use	No
Public Open Space	No
Other (Please Specify)	no fixed development plans at this time

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

Whilst the road alignment options are considered, it is not known the area of developable land that will be available to commercial or residential uses. However it is considered that a route through the western part of the site would be more likely, in which case residential development in the order of 1000-1500 may be possible.

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

The site currently comprises a closed landfill site and areas of unrestored mineral workings, which will be returned to productive use. The proposed development will involve a landfill mining approach, to remove risks to the environment and render the site suitable for safe development. Such works will be undertaken in a manner to minimise disturbance and risk to the environment, with full agreement with the Environment Agency, Local Authority Environmental Services and Planning departments. The restored site will provide the opportunity to create a new link road to ease the existing traffic congestion problems, enhance the quality of the landscape and provide ecological habitat improvements / areas of public open space.

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. Are you proposing a site to be designated as a Local Green Space?

No

6b. Which community would the site serve and how would the designation of the site benefit that community.

NULL

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

NULL

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?

The site has significant road frontage along the A1074 Dereham Road. It is also currently accessible through Longwater Industrial Estate via Ernest Gage Avenue.

A new link road is currently under consideration to ease traffic congestion at the Longwater-Easton junction and to provide access to Longwater. A preferred option is across the site, which will provide access for the development of the site. Assessments carried out in October 2015 [copy too large to upload: link <https://www.norfolk.gov.uk/roads-and-transport/major-projects-and-improvement-plans/norwich/longwater-and-easton>] concluded that both the A1074 to Longwater link Road and the new bridge are effective in enabling the Longwater junction to operate satisfactorily in the future, but that without either of them the junction would be overcapacity and unacceptable queuing and delays would occur. The study also concluded that a link road from Sir Alfred Munnings Road to the Easton roundabout would not be effective in relieving the Longwater interchange. The assessment looked at the possibility of constructing a new link across or adjacent to the closed landfill site and concluded that it would be possible to construct an A1074 to Longwater area link road adjacent to the Costessey landfill site which would be a preferred option subject to cost implications associated with construction over landfill. The proposed development, involving landfill mining, will help mitigate such cost risks providing a suitable construction base.

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

The general topography of the site site is that there is higher land in the south, sloping down towards the River Tud valley to the north. The topography has been influenced by ast mineral working and landfill activity, such that there is a domed profile on the western part of the site, in line with the landfill restoration requirements. The eastern area is relatively level. The northern part of the site slopes down towards the neighbouring golf club, with the northwestern section (where recent development of builders merchants) is relatively level.

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

Part of the site comprises the closed Costessey Landfill site. To secure a safe development it is proposed to adopt a landfill mining approach, whereby the landfilled waste will be subject to excavation, on site processing to remove recyclables and hazardous content and replacement of appropriately engineered material for future development. Detailed investigations of the waste are to be undertaken to determine the precise methods to be adopted for processing the excavated waste. It will be ensured that all works are undertaken with the necessary control measures and environmental permits, to be agreed with the Environment Agency and Local Authority. Depending on the volumes of material that will require removal, the final landform may need to be lowered from existing levels, and/or materials imported.

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?

None of the site is currently identified at flood risk.

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?

The site is jointly owned by Norwich City Council, Norfolk CC and Tud Developments.

Norfolk CC also currently lease part of the landfill site from Tud Developments Ltd. The builders merchants and aggregate yard is occupied by Longwater Construction Supplies Ltd (0.34ha) and Longwater Gravel Co. Ltd (0.59ha).

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?

None identified

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?

None identified

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

Longwater Industrial Estate to the west. The development will compliment the estate, providing additional employment land if necessary. It is proposed that any final landform will screen the estate from an residential development proposed for the site.

There is a golf course to the north of the site. The woodland strip between the site and the golf course will be enhanced to provide ecological habitat. The northwestern section is already identified as a County Wildlife site

There are residential properties to the east, and further residential development in progress to the south beyond Dereham Road. Development in the east of the site will be of a residential nature to compliment existing uses. The restoration of the landfill through a landfill mining approach will remove any environmental risks associated with being in proximity to the landfill. The proposed road options will also help alleviate traffic congestion in this area.

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

A master plan fo the site has not yet been prepared, subject to discussions with Norfolk CC on link road options. It is not currently envisaged that there would be any buildings that require relocation. There are temporary buildings associated with the management of the landfill. There are gas engines associated with landfill gas extraction which will need to be removed (but the requirement for such engines reduces with time as the landfill gas generation declines) There is a recently constructed builders merchants on the northwest of the site. It is not envisaged that this will need to be relocated.

7j. Other: (please specify):

A full assessment of the site is yet to be completed, but no other constraints currently identified.

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	Unsure
Mains sewerage	Unsure
Electricity supply	Yes
Gas supply	Unsure
Public highway	Yes
Broadband internet	Unsure
Other (please specify):	NULL
8b. Please provide any further information on the utilities available on the site:	
<p>An assessment of utility availability and capacity is yet to be undertaken. It is noted however that the existing landfill is connected to electricity with landfill gas engines supplying power to the grid. The operation of the landfill also requires surface water management. With an established industrial estate to the west and new residential development to the south (and A1074 Dereham Road along southern boundary) it is thought likely that service provision will be available in the vicinity of the site. If required assessment of service upgrade will be made.</p>	

Availability
9a. Please indicate when the site could be made available for the land use or development proposed.
1 to 5 years (by April 2021)
9b. Please give reasons for the answer given above.
<p>The site will need to be developed in phases. The landfill mining and development of the link road in the western section of the site will inevitably take longer timescales to develop and agree appropriate strategies and to implement the works. However the eastern section of the site, which currently comprises open fields could become available sooner, subject to identifying access and appropriate phasing of the works so that not impeded by the ongoing landfill mining and restoration.</p>

Market Interest
10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.

None	
Comments	<p>The site has not yet been disclosed to prospective developers, pending finalisation of terms between Wharfside Regeneration Development Ltd and the respective land owners.</p> <p>Wharfside Regeneration and Development Ltd has however secured interest from funders to undertake the works, and has good connections with prospective developers.</p>

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
1 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)?	
<p>It is proposed to commence planning work immediately, with negotiations well underway with respective land owners to secure agreements. Initial works require detailed assessment of the site to develop appropriate strategies and method statements that can be agreed with the relevant authorities. Subject to securing planning consent and agreement on link road options, it would be anticipated that site works could commence within the next five years. Landfill mining works would run concurrently with development on other parts of the site and depending on phasing, initial units could become available within 5 years, although the complete development is likely to take longer to complete due to the more complex landfill mining and restoration requirements. A completion date is not yet determined.</p>	

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
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?	Yes
12c. If there are abnormal costs associated with the site please provide details:	
<p>The western area of the site, which comprises landfill and proposed link road options, will need to be further assessed to fully validate the viability of the proposed landfill mining and restoration works.</p> <p>No abnormal costs envisaged for eastern area of the site.</p>	
12d. Do you consider that the site is currently viable for its	Unsure

proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?	
---	--

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.

A full development appraisal is still to be undertaken.

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 proposed development will provide the opportunity to address the legacy of the past mineral workings and landfill activities and to return an area of land to beneficial use. The proposed approach of landfill mining is forward thinking, allowing recovery of recyclables where possible and removing environmental risks. Where possible materials will be retained on site, being replaced in an manner suitable for proposed use (for example depending if to be built over, covered by hardstanding, or landscaped area). This approach will also allow the proposed link road to be delivered in a more affordable manner, by allowing construction over an engineered material rather than being construction over waste. The removal of environmental risks associated with the landfill will allow Norfolk CC to surrender its environmental permit and foreshorten its aftercare period, thereby saving the tax payer the associated cost burden.

It is recognised that the process of landfill mining could give rise to environmental impacts, and therefore the approach and method statements will be agreed with the Environment Agency and Local Authority prior to commencement to minimise any such impacts. However the longer term benefits are considered to outweigh the shorter term issues. A full assessment will be undertaken to accompany the planning application.

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 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>	
<p>Name</p> <p>Henry Bonham</p>	<p>Date</p> <p>7/8/2016</p>

Millican, Abigail

From: Parkes, Ian
Sent: 27 June 2016 14:38
To: Wright, Charles
Cc: Broadhead, Amy; Cumming, David; Morris, Phil; Armstrong, Tig
Subject: Costessey landfill mining

Charlie,

The work we have carried out, including plans of route options, is all in the public domain at the following weblink:

<https://www.norfolk.gov.uk/roads-and-transport/major-projects-and-improvement-plans/norwich/longwater-and-easton>

The report entitled **Stage 1 Assessment** contains the plans.

Regards, Ian.

Ian Parkes
Infrastructure and Economic Growth
Norfolk County Council
Community and Environmental Services
01603 223288
ian.parkes@norfolk.gov.uk

From: Wright, Charles
Sent: 27 June 2016 10:57
To: Parkes, Ian
Subject: Costessey
Importance: High

Hi Ian

Wharfside are going to put the Costessey landfill site and neighbouring in to the call for sites in the Greater Norwich Local Plan. Their consultant has asked if they can include details of the link road proposals in their submission?

Regards

Charlie

Charles Wright
Landfill Strategy Manager
Norfolk County Council
Tel: +44 1603 222047
Mob: +44 7879 412785
Email: charles.wright@norfolk.gov.uk
Skype: [dvwcw@norfolk.gov.uk](https://www.skype.com/people/dvwcw@norfolk.gov.uk)