

1b. I am... - Planning Consultant

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

Organisation (where relevant)

Address

Post Code

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 west of Hellesdon Park Industrial Estate, Hellesdon, Norwich.

Site area (hectares) 5.6

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

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.)

Former golf course practice grounds and grazing land.

4b. Has the site been previously developed? No

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)

Extension to industrial estate to provide B1, B2 and B8 uses. Provision of land for community use, including open space, land for burial ground and car parking for church.

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

- General industrial
- Storage and distribution
- Community Use
- Public Open Space

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

Approximately 8,000 square metres of commercial floorspace.

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

Provision of community uses, including open space, land for burial ground and car parking for church.

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.

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

Hellesdon. Provision of land for extension to burial ground and car parking to serve St Mary's Church. Provision of open space and links to other green infrastructure.

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

The proposal would make an important contribution to the provision of employment in the area. The proposed open space would contribute to the network of green infrastructure in the area.

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?

It is proposed to extend Alston Road into the site to provide access. No further land is required to achieve this.

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

The land slopes down from east to west.

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

No known 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?

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?

There are trees and hedges to the site boundaries.

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?

No.

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

Commercial and residential.

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 Yes

Electricity supply Yes

Gas supply Yes

Public highway Yes

Broadband internet Yes

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 land is currently vacant and available for development.

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)? Up to 5 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

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

A Landscape & Visual Assessment has been undertaken which found that the site was suitable for commercial use in landscape and visual amenity terms. This will be forwarded separately.

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.

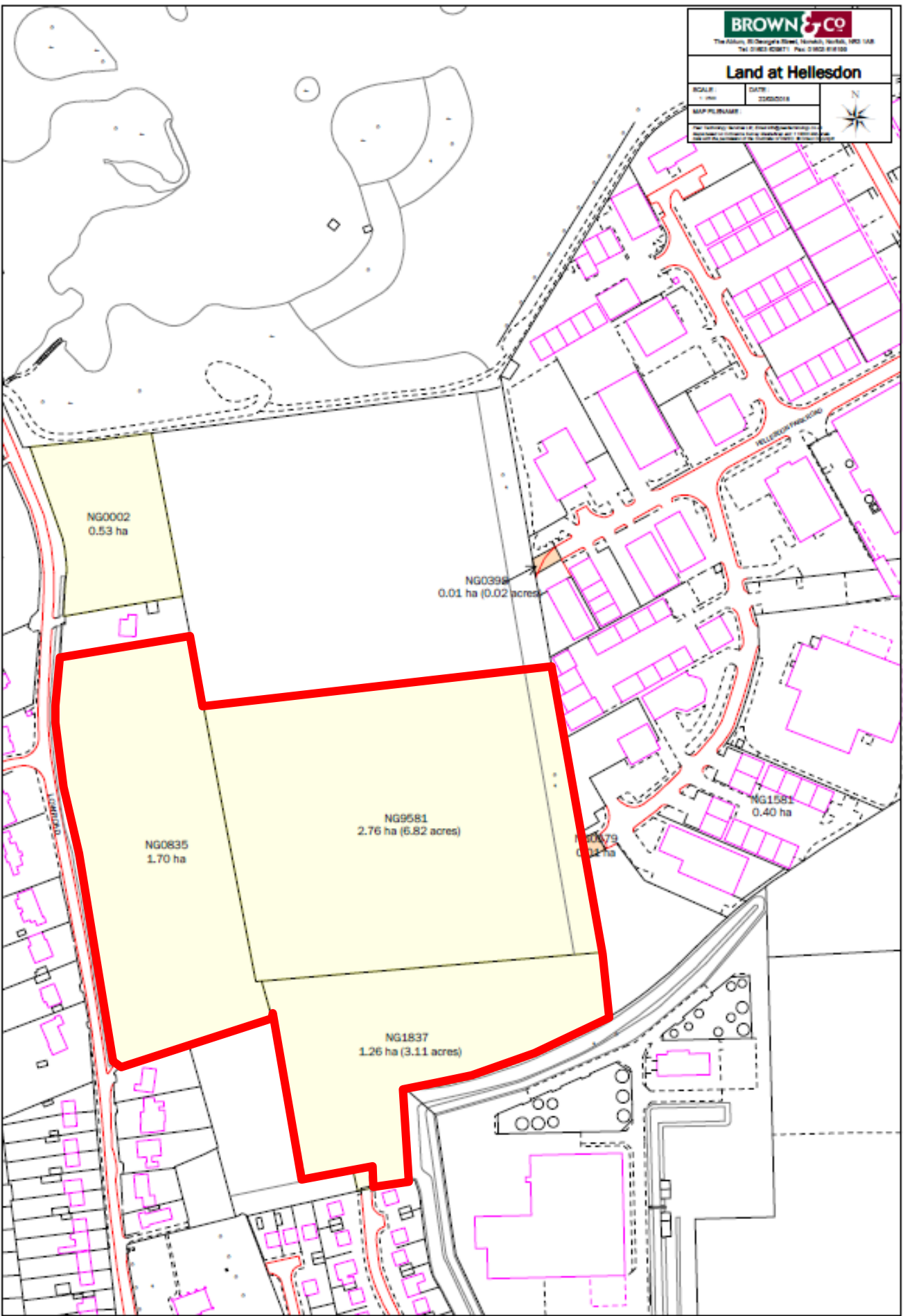
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Date	Mar 22, 2018

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Land at Hellesdon

SCALE: 1:1000	DATE: 22/03/2018	N 
SHP PLAN NO:		

This document is a preliminary plan and is not to be used for any purpose other than that for which it is intended. It is subject to the provisions of the Land Act 1988 and the Land Administration Act 1989.



Land at Hellesdon

SCALE: 1:2500 DATE: 22/03/2018

MAP FILENAME:



Plan: Technology Services Ltd. Email: info@tecservices.co.uk
Maps based on Ordnance Survey MasterMap and 1:10000 Mid-scale
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