

Greater Norwich Site Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	
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:

By email: gnlp@norfolk.gov.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 site submissions 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 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. Under the (GDPR) General Data Protection Regulation Norfolk County Council will be the data controller.

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.gnlp.org.uk
E-mail: gnlp@norfolk.gov.uk
Telephone: 01603 306603

1a. Contact Details	
Title	Mr.
First Name	Matthew
Last Name	Wyatt
Job Title (where relevant)	Senior Planner
Organisation (where relevant)	PWA Planning
Address	2 Lockside Office Park Lockside Road Preston
Post Code	PR2 2YS
Telephone Number	01772 369 669
Email Address	matthew.wyatt@pwaplanning.co.uk

1b. I am...	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>

Other (please specify):

1c. Client/Landowner Details (if different from question 1a)

Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	Euro Garages
Address	C/O PWA Planning
Post Code	
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)	Land adjacent to the Postwick Interchange, Postwick
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Grid reference (if known)	Easting: 629314, Northing: 308486
Site area (hectares)	3.14 ha

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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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.)

Vacant grassland and former construction compound.

4b. Has the site been previously developed?

Yes

No

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

The site is located adjacent to the recently constructed Postwick Interchange road network. It is contained by the A1042 to the south and the A47 to the north and sits adjacent to the recently constructed Postwick Interchange. A small area of undeveloped grassland bounds the site to the east. The site extends to 3.1 hectares in size and comprises a mix of cleared land and vacant grassland, for which the former was until recently used as a compound for construction vehicles (this ceased at the end of November 2016).

Proposed Future Uses**5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision** (if you are proposing a site to be designated as local green space please go directly to question 6).

It is proposed that the site is allocated in the emerging Greater Norwich Local Plan as a mixed use development, to include a mix of road side services, leisure and retail.

5b. Which of the following use or uses are you proposing?Market Housing Business and offices Recreation & Leisure Affordable Housing General industrial Community Use Residential Care Home Storage and distribution Public Open Space

Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) <input checked="" type="checkbox"/> <u>road side services, leisure and retail</u>
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5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

Not yet available.

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

Having a mixed use, commercial development on the site is considered to be compatible with other nearby uses, both existing and planned: there is a park and ride facility to the south, a substantial business park to the west within which there are some retail and other non B-type uses, whilst there is a large, mixed-use development planned at Broadland Gate Farm to the north (reference 2008/1773).

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

N/A

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

N/A

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?

Via the A1042 / Oaks Lane roundabout

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 no contamination is anticipated (or that cannot be remediated).
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?
No
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?
There is a park and ride facility to the south, a substantial business park to the west within which there are some retail and other non B-type uses, whilst there is a large, mixed-use development planned at Broadland Gate Farm to the north (reference 2008/1773).
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.
No
7j. Other: (please specify):

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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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mains sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electricity supply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify):			

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

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Availability

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

Immediately	<input checked="" type="checkbox"/>
1 to 5 years (by April 2021)	<input type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>

15 - 20 years (between April 2031 and 2036)	<input type="checkbox"/>
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9b. Please give reasons for the answer given above.

The site is suitable and deliverable given the characteristics and ownership.

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.

	Yes	Comments
Site is owned by a developer/promoter	<input type="checkbox"/>	
Site is under option to a developer/promoter	<input checked="" type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

Delivery

11a. Please indicate when you anticipate the proposed development could be begun.

Up to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2036)	<input type="checkbox"/>

11b. Once started, how many years do you think it would take to complete the proposed development (if known)?

Less than 1 year.

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			<input checked="" type="checkbox"/>
	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.			

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

Please consider this submission as formal representations to stage B of the "Regulation 18" phase, the New, Revised and Small Sites consultation.

The representations do not relate to a site which has already been put forward but rather seeks to promote a new site and explains why this is considered to be both suitable and deliverable. The site is located adjacent to the recently constructed Postwick Interchange road network. It is contained by the A1042 to the south and the A47 to the north and sits adjacent to the recently constructed Postwick Interchange. A small area of undeveloped grassland bounds the site to the east. The site extends to 3.1 hectares in size and comprises a mix of cleared land and vacant grassland, for which the former was until recently used as a compound for construction vehicles (this ceased at the end of November 2016). Attached is a location plan which identifies the site a red and blue edge.

It is proposed that the site is allocated in the emerging Greater Norwich Local Plan as a mixed use development, to include a mix of road side services, leisure and retail. The site is currently deliverable, owing to the fact the landowners are supportive of a redevelopment of the land and road side services developer EG Group are interested in developing the red edge area in the (very) short term. Subject to obtaining the necessary consents, it is anticipated that a development on the site could be operational within the next 5 years. Having a mixed use, commercial development on the site is considered to be compatible with other nearby uses, both existing and planned: there is a park and ride facility to the south, a substantial business park to the west within which there are some retail and other non B-type uses, whilst there is a large, mixed-use development planned at Broadland Gate Farm to the north (reference 2008/1773).

The A47 is the main arterial route between Lowestoft via Great Yarmouth to the east and Norwich to the west (and beyond – it terminates at Leicester). The A1042 / the Norwich outer ring road leads off from the A47 to the east of the site and runs along the site's southern boundary in a north-westerly direction. In addition, the Norwich Northern Distributor Road (A1270) opened earlier this year (April 2018) which connects both the A1042 and A47 at Postwick, adjacent to the site, to northern outer fringes of Norwich, which is to alleviate long distance journeys between the south and north of Norwich as well as accommodating new housing and commercial developments. The A47 is a trunk road whilst the A1042 and A1270, are both major, strategic roads and popular commuter routes for workers travelling to / from Norwich and other destinations beyond. These three major road networks all converge at the Postwick Interchange which is considered to be an optimum location for a development

including road side facilities, which will cater to the needs of people travelling north to south (and vice versa) along the A1270 where there are currently no road side facilities. It is therefore considered allocating the site in the manner proposed will help improve road safety and the welfare of drivers in the area, particularly for those travelling north to south of Norwich.

Moreover, allocating the site for a mixed use development is considered logical as it will result in the redevelopment of a vacant and unused area of land that is leftover from the Postwick Interchange works, and could provide a sustainable form of development. The site will provide new employment opportunities for local people, bring significant benefits to the local economy both during the construction phase and once the development is operational and provide key road side facilities for passing traffic on the adjacent strategic road network, enhancing the safety and welfare of passing motorists.

it is not considered there are any technical considerations which would preclude an allocation of the site and grant of planning consent for a mixed use development, including road side services.

Check List	
Your Details	X
Site Details (including site location plan)	X
Site Ownership	X
Current and Historic Land Uses	X
Proposed Future Uses	X
Local Green Space (Only to be completed for proposed Local Green Space Designations)	X
Site Features and Constraints	X
Utilities	X
Availability	X
Market Interest	X
Delivery	X
Viability	X
Other Relevant Information	X
Declaration	X

14. Disclaimer
I understand that: Data Protection and Freedom of Information The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / 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

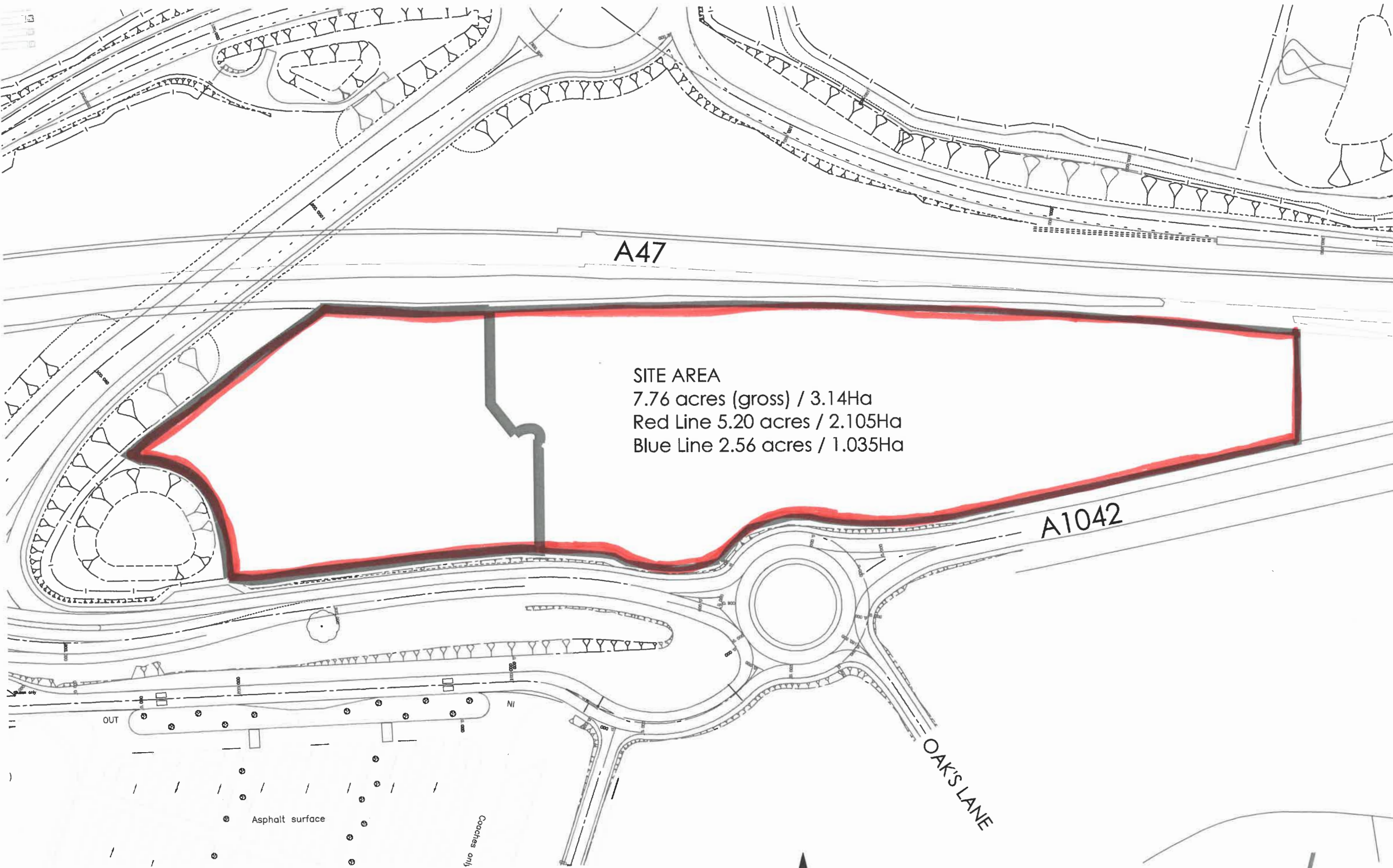
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See our Privacy notice here <http://www.greaternorwichlocalplan.org.uk/> for information on how we manage your personal information

Declaration

I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above.

Name	Date 21 st December 2018
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SITE AREA
 7.76 acres (gross) / 3.14Ha
 Red Line 5.20 acres / 2.105Ha
 Blue Line 2.56 acres / 1.035Ha



CLIENT	EURO GARAGES LTD	DATE	28.10.16
PROJECT	NORWICH, POSTWICK, BROADLAND GATE	SCALE	1:1250@A3
TITLE	LOCATION PLAN	JOB ID	1404
		DWG	1

ADS
 DESIGN

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