



Saint Michael (Miles) Coslany

Saint Marys Alley

Exposure Cameras

Colegate

Colegate

← Colegate

Colegate

Colegate

Duke Street

Duke Street

Duke Street

→ Duke Street

Riverside Walk

Riverside Walk

Riverside Walk

River Wensum

River Wensum

River Wensum

River Wensum

Saint Georges Street

Saint Georges Street

Saint Georges Street

Water Lane

Water Lane

46-48

Jane Austen College

Claxton House

Premier Inn Norwich City Centre

Last Wine Bar & Restaurant

Norwich Playhouse

Norwich Playhouse Bar

Computers Close

Barnards Yard

Mary Chapman Court

Mary Chapman Court

The Broads

P

Duke Street, adj

P

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Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0068
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	Simeon
Last Name	Jackson
Job Title (where relevant)	
Organisation (where relevant)	
Address	NULL NULL NULL NULL NULL
Post Code	NULL
Telephone Number	NULL NULL
Email Address	NULL

1b. I am...
Local Resident

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)	Land adjacent river Wensum Duke Street NULL Norwich Norfolk
Grid reference (if known)	TG229089

Site area (hectares)	Approx 0.1
Site parish	Mancroft Ward
Site district	Norwich City

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.)

Unmade car park

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)

Unmade car park. No applications in recent years. This site was previously part of a larger site, the rest of which was developed as a hotel.

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)

Residential-led mixed use, with car parking below.

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

Market Housing	Yes
Affordable Housing	No
Residential Care Home	No
Gypsy and Traveller Pitches	No
Business and offices	Yes
General industrial	No
Storage and distribution	No
Tourism	Yes
Recreation & Leisure	No
Community Use	No
Public Open Space	No
Other (Please Specify)	NULL

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

Residential-led mixed use, with the possibility of commercial use at ground floor level and car parking below.

Must include access to the river and provision of a riverside walk.

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

Bringing into productive use a long-vacant site and improving the outlook for neighbouring residents and users. Providing access to the river and a riverside walk in the one city-centre section where there is no riverside walk link.

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?

Yes, but unknown what status the ramp down to the site holds (may be private access).

<p>7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?</p>
<p>The site is adjacent to the River Wensum at the Duke Street Bridge and is at a significantly lower level than adjacent structures. There is a steep slope from the site up to Duke Street on the west side. Pedestrian access from Duke Street would therefore be at a high level in comparison to the existing site level. This is likely to mean that the level below this would mainly be for parking, which would access the site from the ramp behind the hotel as it does currently.</p>
<p>7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?</p>
<p>Unknown.</p>
<p>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?</p>
<p>Yes, this is a functional flood area of the river Wensum at this point. Flood risk assessment would be required. I am not an applicant and am not able to provide this.</p>
<p>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?</p>
<p>Unknown - I am not aware who owns the site.</p>
<p>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?</p>
<p>The site is within the City Centre Conservation Area, and there are nearby listed buildings. At present, the site is detrimental to the character and setting of heritage assets and a well-designed development could enhance the Conservation and setting of the listed buildings.</p>
<p>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?</p>
<p>The site is within the City Centre Conservation Area, and there are nearby listed buildings. At present, the site is detrimental to the character and setting of heritage assets and a well-designed development could enhance the Conservation and setting o</p>
<p>7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed</p>

use or neighbouring uses have any implications?

The hotel to the North has a few windows on the South side, whose outlook may be affected by the development of this site. However, these are few and I believe are non-occupied rooms and therefore should not prevent development. Development of the site would also affect the outlook from the flats at Dukes Palace Wharf, across the river. The nearby Playhouse may have implications for the potential for noise disturbance. The playground for the Jane Austin Free School also borders the site to the East.

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

The existing car park use could be incorporated into development, although a reduction in the number of parking spaces may be necessary.

7j. Other: (please specify):

Unknown.

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
Other (please specify):	NULL

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

As a city centre location, I have assumed that utilities are all readily extendable to the site, if no services exist on site at present.

Availability

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

5 - 10 years (between April 2021 and 2026)

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

Unknown. I have made an assumption that since there is nothing on the site, there is no reason why it couldn't be developed within a relatively short timescale, but acknowledge that it will take some time for a developer to come forward.

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.

Not known

Comments

Unknown

Delivery

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

5 - 10 years (between April 2021 and 2026)

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

Unknown

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: This site will be difficult to develop, as a result of its situation next to the river, limited size and its relation to its neighbours.	
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?	Unsure
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. To ensure viability of this site, planning policy must not overly restrict the height of the building and respect that any development of the site would be dense.	

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

Nothing

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

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 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.

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
Simeon Jackson

Date
6/9/2016