

Greater Norwich Call for Sites Submission Form

| FOR OFFICIAL USE ONLY | |
|-----------------------|----------|
| Response Number: | GNLP0117 |
| 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 | Tim |
| Last Name | Mills |
| 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... |
|--------------------|
| Owner of the site |

| |
|--|
| |
|--|

| 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) | 293 - 297 Aylsham Road NULL NULL Norwich Norfolk |
| Grid reference (if known) | TG 220109 |

| | |
|----------------------|--------------|
| Site area (hectares) | 1.19 |
| Site parish | Catton Grove |
| Site district | Norwich City |

| | |
|--|------|
| 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) 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.) |

Fuel storage and distribution plus HGV maintenance i.e. Employment uses - Sui Generis

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)

The site has been in its current use for many years.

The application for planning permission 13/01928/F included a report which sets out the detailed history of uses for the land.

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)

A1 retail including supermarket / food store in accordance with planning permission 13/01928/F dated 12.6.2014 or similar

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) | A1 retail use in accordance with |

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

A1 retail including supermarket / food store in accordance with planning permission 13/01928/F dated 12.6.2014

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

Employment.

Supports the District centre

Substantial improvement to the visual and functional amenity of the land and locality.

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. 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?

There are two existing accesses from the public highway.

It may be necessary to amend these accesses - per planning permission 13/01928/F

dated 12.6.2014

There are no public rights of way across or adjoining the site.

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

There are no potential physical constraints or significant changes in level.

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

Ground conditions are stable.

All potential contamination issues were addressed during the consultations for planning permission 13/01928/F dated 12.6.2014

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?

There is no liability to flooding and there have been no historical incidents of flooding.

FRA attached. This attachment is without its (many) appendices, which can be supplied on request.

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?

There are no third party owners or access rights which must be acquired to enable development.

There are no restrictive covenants.

Some of the land is the subject of an agreement with a supermarket operator to purchase, subject to receipt of a satisfactory planning permission separate to planning permission 13/01928/F dated 12.6.2014 for which application has been submitted.

There are two tenancies, both of which are excluded from S 24 - 28 of the LTA 1954 and which can be terminated upon 28 days notice to be given at any time.

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?

There are no listed buildings.

There is a conservation area directly opposite.
The issues arising from development of this site in relation to the conservation area were addressed during the consultations for planning permission 13/01928/F dated 12.6.2014

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

Retail, offices, residential and the church.
The issues arising from development of this site in relation to these uses, including retail impact analysis, were addressed during the consultations for planning permission 13/01928/F dated 12.6.2014

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

Yes. The HGV maintenance building must be relocated to the company premises in Wymondham.
Work on this project is due to commence in Q3 2016 and to complete in Q2 2017

7j. Other: (please specify):

There are none

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:

All the above services are currently supplied to the site.

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 currently being cleared in preparation for development.

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.

Site is owned by a
developer/promoter

Comments

The site is the subject of a conditional agreement for sale to a supermarket operator.

Delivery

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

Immediately

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

Within 12 months

| 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? | No |
| 12c. If there are abnormal costs associated with the site please provide details: NULL | |
| 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. The site is subject to a conditional agreement for sale to a supermarket operator | |

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

Whilst the site has planning permission for A1 retail use as a supermarket including food store, the land is not zoned for this use in the Local Plan.
It would seem sensible to re-zone the land accordingly.

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
Tim Mills

Date
7/6/2016