

1a. Contact Details	
Title	Mr
First Name	James
Last Name	Waterhouse
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

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)	
Address	
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 a scaled OS base with the boundaries of the site clearly shown)	Carrow Works Bracondale Norwich NR1 2DD
Grid reference (if known)	
Site area (hectares)	16.9Ha

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).		

Unilever/Britvic, C/O Fuel Properties (Norwich) Ltd

3c. If the site is in multiple landownerships do all landowners support your proposal for the site?

Yes

No

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.)

Part vacant industrial/commercial, small section part-leased for modular housing construction

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)

Longstanding use for the production, packaging and distribution of food products

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).

Residential-led, mixed-use redevelopment of site to include heritage asset restoration and re-use and associated infrastructure.

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

Market Housing <input checked="" type="checkbox"/>	Business and offices <input checked="" type="checkbox"/>	Recreation & Leisure <input checked="" type="checkbox"/>
Affordable Housing <input checked="" type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input checked="" type="checkbox"/>
Residential Care Home <input checked="" type="checkbox"/>	Storage and distribution <input type="checkbox"/>	Public Open Space <input checked="" type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input checked="" type="checkbox"/>	Other (Please Specify) <input type="checkbox"/>

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

Houses (circa 650), apartments including conversions (circa 600), extra care (circa 200), private rental sector PRS (circa 350), student accommodation (circa 250), with industrial, office, studio accommodation, hotel and retail/leisure

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

Transformative regeneration project to deliver significant economic, social and end environmental benefits associated with a high quality new quarter.

Environmental benefits likely to result in new infrastructure to create greater permeability and new access routes between the city centre and the natural environment, restoration of Listed Buildings, new open space, riverside improvements and major new development underpinned by sustainable living/working environment to minimise the need to travel and use private car.

Economic benefits likely to result in the creation of significant amount of market and affordable housing, new commercial development with associated job opportunities, construction jobs and the indirect economic benefits of the regeneration project – increase in GVA, new economic profiling of the city and potentially improvements to the railway to provide sub-regional/regional economic benefit to the city.

Social benefits likely to result from affordable housing, housing for elderly/ageing persons and greater community cohesion with opportunities for healthier living through the creation of new built environment with connections to the countryside

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.

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

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?

Major existing access point onto Bracondale roundabout, with currently inaccessible tunnel for pedestrian cycle access to the east. Potential for new access points to west of site and north of site and improvement to eastern access

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

There is a change in levels across the site, but is not an impediment to development and will moreover assist in preserving the setting of the Listed Building and SAM

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

There are no known contamination issues that predicate development, albeit significant demolition and decontamination work expected

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?

The land lies in Flood Zone 1, although the Rover Wensum adjoins the land on its northern boundary and a comprehensive flood solution will be required

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, although site adjoins River Wensum

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 Listed Buildings and a SAM on the site which will be preserved through any redevelopment. The Listed Buildings are proposed to be restored and brought into productive residential/commercial use.

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

Significant new development adjoins the site to the north and to a lesser extent to the west. This development will be respected through any redevelopment.

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):

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:			

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input type="checkbox"/>

1 to 5 years (by April 2021)	<input type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input checked="" type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input checked="" type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input checked="" type="checkbox"/>
9b. Please give reasons for the answer given above.	
<p>It is considered that a hybrid planning permission could be granted in 2022/2023, with delivery commencing 2023/2024.</p>	

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 type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input checked="" type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
Unknown, but 10 years envisaged	

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:			
Abnormals TBD, but Listed Buildings works, significant demolition, possible decontamination works, possible works to river embankment and possible contributions to on-site/off-site works are all areas of risk that are currently in the process of being assessed/quantified. A viable development is capable of being delivered, but the abnormals could threaten viability.			
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

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)	
Site Features and Constraints	X
Utilities	X
Availability	X
Market Interest	X
Delivery	X
Viability	X
Other Relevant Information	
Declaration	X

14. Disclaimer	
<p>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:</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>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 “- Site Submission Guidance Notes.</p> <p>See our Privacy notice here http://www.greaternorwichlocalplan.org.uk/ for information on how we manage your personal information</p> <p>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.</p>	
Name	Date
	20 th January 2021