

1a. Contact Details	
Title	Ms
First Name	Karen
Last Name	Beech
Job Title (where relevant)	
Organisation (where relevant)	CODE Development Planners Ltd
Address	17 Rosemary House Lanwades Business Park Kentford
Post Code	CB8 7PN
Telephone Number	01223 290138
Email Address	karenbeech@codedp.co.uk

1b. I am...	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent	Local Resident
Planning Consultant X	Registered Social Landlord
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	
<p>Site location / address and post code</p> <p>(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)</p>	<p>Land west of NRP South, Colney, Norwich. This site forms part of HELAA site 0331 and is the land located outside the existing allocation but contained within the internal access road situated off the southern roundabout on Hethersett Lane as permitted under outline planning permission 2012/1880/O. It is the smallest site shown on drawing 180309 NRP Resib1(b) – Illustrative Concept Masterplan.</p>
Grid reference (if known)	TG17589 07387
Site area (hectares)	Approximately 1.6ha.

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
	X	
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).		
Bullen Developments Ltd c/o Agent M.P. Kemp Ltd c/o Agent		
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.		
N/A		

Current and Historic Land Uses		
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
Agriculture		
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)		
None		

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)		
<p>The land to the west of NRP South is proposed as a 1.6ha extension to NRP South. The land does not form part of the allocation for B1(b) science park development hospital expansion and other proposals ancillary and complementary to these uses in the South Norfolk Site Specific Allocation and Policies Document under policy COL1.</p> <p>However, in the design of the research park as part of the outline planning permission for NRP South (ref 2012/1880/O) the western arm of the southern roundabout on Hethersett Lane and the associated internal access road encompassed a small area of land (approximately 1.6ha) located outside the allocation. Representations are now being submitted for a minor extension to NRP South to allow for the area of land inside the internal access road to the west of NRP South road to be allocated for the same uses as the rest of the research park.</p>		
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 & distribution	Public Open Space
Gypsy and Traveller pitches	Tourism	Other (Please Specify)

5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.
<p>The land to the west of NRP South is proposed as a 1.6ha extension to NRP South. The land does not form part of the allocation for B1(b) science park development hospital expansion and other proposals ancillary and complementary to these uses in the South Norfolk Site Specific Allocation and Policies Document under policy COL1.</p> <p>However, in the design of the research park as part of the outline planning permission for NRP South (ref 2012/1880/O) the western arm of the southern roundabout on Hethersett Lane and the associated internal access road encompassed a small area of land (approximately 1.6ha) located outside the allocation. Representations are now being submitted for a minor extension to NRP South to allow for the area of land inside the internal access road to the west of NRP South road to be allocated for the same uses as the rest of the research park.</p>

5d. Please describe any benefits to the Local Area that the development of the site could provide.
The allocation of the land as an extension of the Norwich Research Park would ensure a continuing supply of approximately located and serviced employment, academic and healthcare land for the generation of employment, scientific discovery and medical provision and advancement. It is essential that land is available to provide for the future growth of the enterprise zone to ensure that the area continues to contribute to the local, regional and national economy.
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?
There are a number of access roads into NRP South permitted as part of the outline planning permission (2012/1880/O). Access would be gained from the existing road network and the infrastructure proposed as part of the outline planning permission.
7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
None
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
Ground conditions are stable and there are no known ground contamination 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?
The area is in Flood Zone 1 and is not at risk of surface water flooding.
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?
The land is owned by M.P. Kemp Ltd with an option to Bullens. There are no legal issues which would restrict the delivery of the land.
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?
As part of any development existing significant trees and hedgerows would, where possible, be retained and enhanced to create ecological corridors. The site is not located adjacent to mature woodland or a watercourse.
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, conservation areas, historic parklands or scheduled monuments on the site or nearby.
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
The site forms a small, logical extension to NRP South to the west of the allocation on land that is within the internal access road permitted under outline planning permission 2012/1800/O. The neighbouring land uses comprise permitted science park development, hospital expansion and other proposals ancillary and complementary to these uses.
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.
Existing buildings or uses would not need to be relocated to accommodate the development.
7j. Other: (please specify):
N/A

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	X		
Mains sewerage	X		
Electricity supply	X		
Gas supply	X		
Public highway	X		
Broadband internet	X		
Other (please specify):			

<p>8b. Please provide any further information on the utilities available on the site:</p> <p>N/A</p>

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	
1 to 5 years (by April 2021)	X
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
9b. Please give reasons for the answer given above.	
The land is the subject of an option agreement which, in discussion with the landowner, could be made available within the short term (1-5 years) if required.	

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		
Site is under option to a developer/promoter	X	
Enquiries received		
Site is being marketed		
None		
Not known		

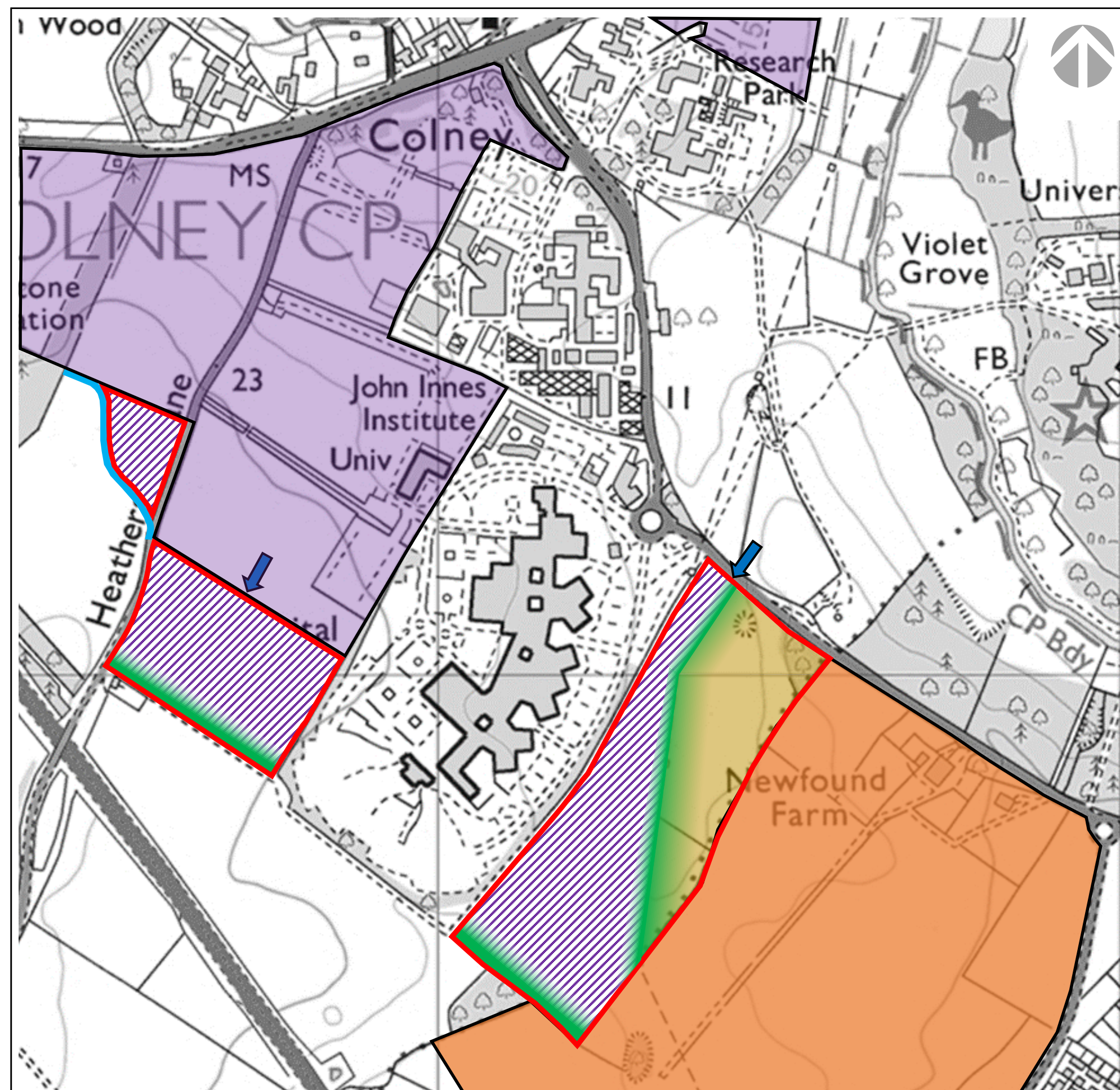
Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	X
15 - 20 years (between April 2031 and 2036)	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
The commencement of development on the site could start in the short term (1-5 years) if it was required for a specific use. Alternatively, development could be started following completion of the NRP site which is anticipated in 2026.	

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			X
	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?		X	
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?	X		
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.			
Based upon the current information, the site is likely to be viable although this is subject to additional infrastructure required and further, more detailed, viability assessment.			



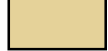






Other Relevant Information
13. Please use the space below to for additional information or further explanations on any of the topics covered in this form
Please see attached statement.

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	X
Declaration	X

14. Declaration	
<p>I understand that:</p> <p>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:</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>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.</p> <p>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.</p>	
Name Karen Beech	Date 15 March 2018



Key

-  Site redline boundary
-  Secondary access route already permitted under outline permission 2012/1880/O
-  Proposed residential development areas
-  Proposed B1(b) Science Park development, medical facilities and other proposed ancillary and complementary uses to these main uses
-  Proposed vehicular access
-  Indicative landscaping areas
-  Existing Science Park allocations (COL1 & COL2)
-  Existing residential and ancillary use allocation (Cringford Neighbourhood Development Plan)
-  Approximately 500m

Notes:

Not drawn to scale, for illustration purposes only

Client
Bullen Developments Limited

Project
Norwich Research Park Extension

Drawing Name
Norwich Research Park Extension – Illustrative Concept Masterplan

Drawing Number	Revision
180309 NRP ResiB1(b)	

Date	Scale
09 March 2018	NTS

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