

1b. I am... - Owner of the site

1c. Client / Landowner Details (if different from your login account)

2. Site Details

Site location / address and post code.

(at the end of this form you will be able to plot the site on a map as part of your submission)

Land at rear of Brunel House, Potash Lane, Hethel, Norwich NR14 8EY

Grid reference (if known) TG1500SE

Site area (hectares) 1

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [2017_1528-RED_LINE_PLAN_ATTACHED_TO_DECISION-5374478.pdf](#)

3. 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)

Neil Dyer

4. Current and Historic Land Uses

4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

The site is currently used for storage and Tml Precision Engineering Ltd. We had planning permission granted in 2011 ref (2011/1041) for a new 3,000m squared industrial hi-tech development to provide expansion for Tml precision and space for other local businesses. This industrial Development building was started in 2017 and is now nearing completion. It is expected to start being occupied before Summer 2018.

However previous attempts to get this fact noted on employment land /development allocation have been ignored.

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 historically was part of the USAF 389 Bomber Squadren in WW2. Buildings remained on it until the 1960's and has since been used as a plant hire dept 1970's-1980's and as static caraven storage and refurbishment in 1990's The site has been in the same ownership since 1997 and occupied By Tml in the 2000's

5. 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)

This proposal sets to have acknowlged the fact that this land has FULL PLANNING permission granted on it and will provide around 3,000m squared of employment space with asociated carparking.

5b. Which of the following use or uses are you proposing? - Business and offices

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

3,000m squared of employment space

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

further local employment, retention of local jobs.

6. 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.

7. 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?

This site has full planning permission and existing approved highways access

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?

yes, no ground contamination, full survey already undertaken.

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?

The site is screened by mature woodland on the Northern boundary.

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?

The already approved development has a Gr2 listed house under the same ownership at one end which is screened by mature trees and an earth bund.

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

The area is largely commercial with industrial painters, Classic Team Lotus, Lotus Cars and The Hethel Centre close by.

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

no

8. 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 No

Electricity supply Yes

Gas supply No

Broadband internet Yes

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

The site has already had investment on Electricity, Private sewage treatment system and Mains water

9. 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 development is near completion

10. 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. Site is owned by a developer/promoter

11. Delivery

11a. Please indicate when you anticipate the proposed development could be begun. Up to 5 years (by April 2021)

11b. Once started, how many years do you think it would take to complete the proposed development (if known)? 0.3

12. Viability

This is the description of your section break.

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

- I agree

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:

This development was exempt from CIL charges

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.



[Workshop progress 21-03-2018.JPG](#)

13. 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

The previous refusal to include this area of land in SSA was, so we understand, carried out by a person who had no knowledge of the sites existing planning permission status. The councils failure to acknowledge its existing approved employment use is having a detrimental effect on the marketability of units to potential tenants and therefore providing a barrier to growth of local companies.

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:

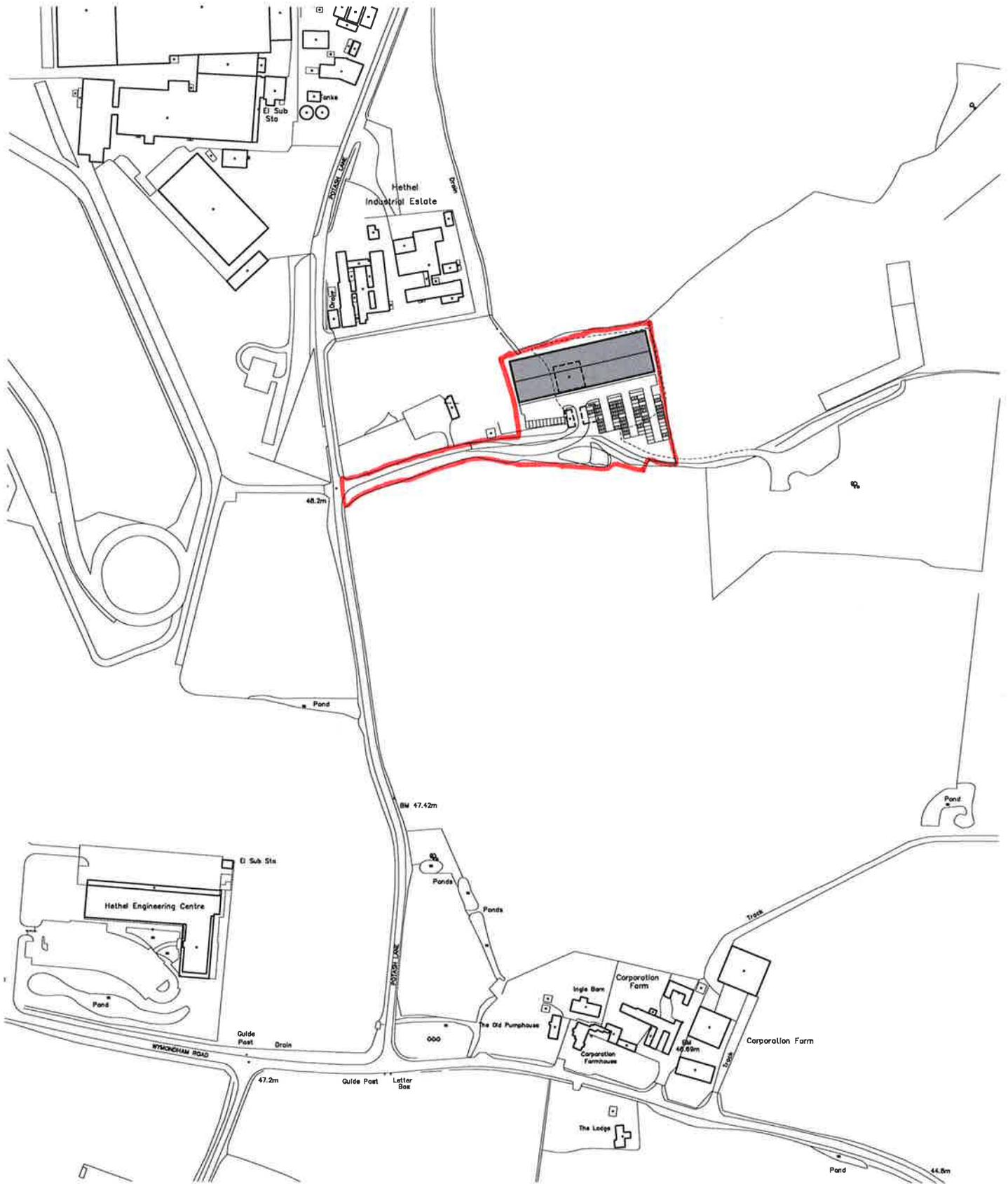
- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

Disclaimer

The 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.

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	Neil Dyer
Date	Mar 21, 2020



	REV	DATE	CHK	AMENDMENTS	NOTES
	001	21.08.11	SAJ	Issued for Planning	

Feilden+Mawson

21-27, Abchurch Lane, London EC4A 3DF
 11 Finsbury Square, London EC2A 7DF
 100 Brook Street, London W1B 3BA
 100 Brook Street, London W1B 3BA

020 7541 1880
 020 7541 1881
 020 7541 1882
 020 7541 1883

020 7541 1884
 020 7541 1885
 020 7541 1886
 020 7541 1887

020 7541 1888
 020 7541 1889
 020 7541 1890
 020 7541 1891

020 7541 1892
 020 7541 1893
 020 7541 1894
 020 7541 1895

020 7541 1896
 020 7541 1897
 020 7541 1898
 020 7541 1899

CLIENT
TML Ltd
 JOB
**Redevelopment of Existing Site
 Brunel House
 Hethel**

Site Location

SCALE		PAGE		DATE	
1:1250	A3	03	06/03/11		
JOB	7175	002	REV	A00	

DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS TO BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION