

1b. I am... - Local Resident

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 adjacent Muspole Street (St Georges Works)

NR3 1DJ

Grid reference (if known) 52°38'00.6"N 1°17'35.3"E

3. Site Ownership

3a. I (or my client)... Do/Does not own (or hold any legal interest in) the site whatsoever

3b. Please provide the name, address and contact details of the site's landowner(s)

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.)

Mostly unused.

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)

Former factory site.

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 site would be suitable for a variety of uses, and I feel that planning officers are better positioned to judge exactly what that use should be, but would benefit from being positively planned for. This is because this part of Norwich is very limited in terms of available land, and if there is a need, for example, for further land associated with the nearby Free School, or other community uses, this should be planned for now. This could be a suitable location for a hotel or guest house, alongside residential.

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

- Market Housing
- Affordable Housing
- Residential Care Home
- Business and offices
- Recreation & Lisure
- Community Use

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

This is currently a brownfield site that has a negative impact on the conservation area, and therefore many forms of redevelopment would benefit the community by adding to the vibrancy of the area. However, if well designed, it could

also add to the character of the area and CIL contributions could contribute to widening of the footpath on Duke Street, and provision of bus infrastructure so that area could be served by a direct bus route.

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?

Yes. From Muspole Street.

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

Not that I am aware of.

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?

This is in the city centre conservation area Colegate character area. There are many nearby listed buildings. The history of this site is also part of the industrial heritage of Norwich. This will be a key consideration in developing this site.

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

Mostly residential with some office uses and The Woolpack Pub. Any use of this site should not increase the potential for late night noise, and therefore should either be residential use, or predominantly daytime activity.

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	Unsure
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Mains sewerage	Unsure
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Electricity supply	Unsure
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Gas supply	Unsure
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Public highway	Yes
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Broadband internet	Unsure
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9. 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)
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9b. Please give reasons for the answer given above.

Unknown. I have therefore taken a conservative estimate, based on the fact that it is currently owned by a developer, but not plans have yet been forthcoming.

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)

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? Unsure

12c. If there are abnormal costs associated with the site please provide details:

There may be some demolition work that could affect viability. However, these should be considerable benefits in terms of existing utilities connections, and therefore this site should be viable within planning policy.

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

13. Other Relevant Information

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

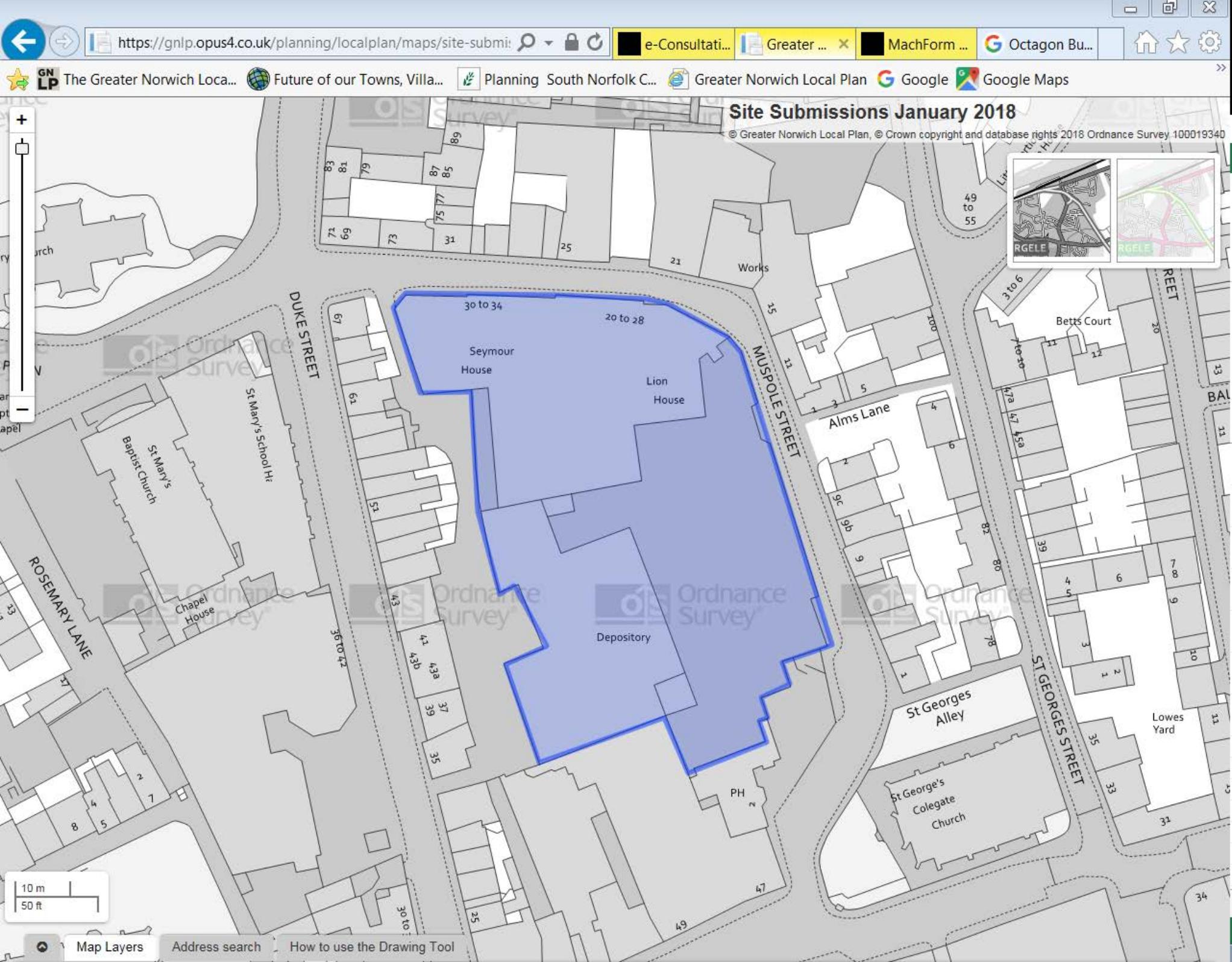
Disclaimer

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.

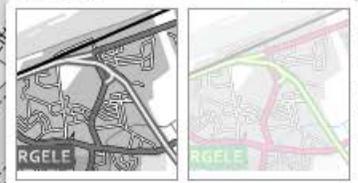
Name	Simeon Jackson
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Date	Mar 22, 2018
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Site Submissions January 2018

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DUKE STREET

MUSPOLE STREET

ST GEORGES STREET

30 to 34

20 to 28

Seymour House

Lion House

Depository

PH 2

Alms Lane

St Georges Alley

St George's Colegate Church

