

**1b. I am...** - Planning Consultant

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

**Organisation (where relevant)** FCC Environment Ltd

**Address**

**Post Code**

**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)**

Waste Transfer Station

Station Road

Norwich

NR15 2BA

**Grid reference (if known)** 618262, 286904

**Site area (hectares)** 1.92

**Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process.** [WR7371\\_PM\\_01\\_site\\_boundary.pdf](#)  
[Pulham Market Context and Proposals.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)**

As per Q1c

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

**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 a derelict brownfield site

**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 was a former waste transfer and recycling centre comprising a waste recycling centre including staff welfare facilities, sewerage treatment plant, weighbridge and car parking.

**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)**

It is envisaged that a convenience retail / services will be provided including a small to medium scale refuelling station alongside associated retail and/or employment units.

**5b. Which of the following use or uses are - Other (please specify) you proposing?**

<b>Other</b>	Retail / Services
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**5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.**

As illustrated in the illustrative site layout, the site has the potential to provide a total of c.670m<sup>2</sup> retail floorspace, set within a landscaped setting.

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

The proposed services would provide an enhanced retail offer to the surrounding local rural communities. The site is strategically located off the A140, which runs directly to Norwich, and by the A140 / B1134 roundabout enabling the proposed service station to be easily accessible.

**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?**

The site is excellently located for vehicular access located off the A140 and accessed by the B1134 to the north. This access was historically utilised for the former waste transfer and recycling centre. The existing access may be sufficient for the proposed development or there is room to accommodate a new access point depending on the layout of the development.

No Public Right of Ways cross or adjoin the site.

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

The site is located on a flat parcel of land which has an existing tarmac/concrete base.

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

The sites ground conditions are stable and it is considered that there are no potential ground contamination issues; the former waste transfer operations were undertaken on a sealed tarmac/concrete base.

**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 site is located within Flood Zone 1. A small area of the site is identified as being at risk of surface water flooding; this can be mitigated through appropriate site design.

**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?**

None aware of

**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?**

There are no statutory ecological designations within or bordering the site. The site currently contains a derelict plot comprising a former waste transfer station and recycling centre. The wider site comprises mature vegetation; the majority of this can be retained with some vegetation clearance required to improve visibility; see attached concept layout plan.

**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 nearest Listed Building is the Grade II listed Julian House located approximately 335m to the east of the site. Given the intervening land uses of the A140 and B1134 and the mature vegetation along the site boundaries, the proposed redevelopment of the site is unlikely to cause direct or indirect impact on cultural heritage features.

There are no Conservation Area, Historic Parklands or Scheduled Monuments on or nearby the site.

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

The western and southern boundaries of the site border open agricultural fields, the sites eastern boundary borders the A140 and the sites northern boundary borders the B1134. It is not considered that the neighbouring uses will be affected by the proposed development.

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

The site currently comprises the minimal infrastructure from the former waste transfer station and recycling centre which would be demolished. The underutilised, previously developed and disturbed land is now available for sustainable redevelopment.

## **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** Yes

**Electricity supply** Yes

**Gas supply**

Unsure

Public highway Yes

Broadband internet Yes

### 9. Availability

9a. Please indicate when the site ~~can~~ immediately be made available for the land use or development proposed.

9b. Please give reasons for the answer given above.  
The site is available for the proposed development, subject to planning consent.

### 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.

### 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)?  
Up to 1 year

### 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

12b. Do you know if there are 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:  
N/A

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?

### 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. We 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 Local Plan

#### Disclaimer

The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Growth Options Consultation will be published and made available for public viewing. By submitting this form you are consenting to your and your individual sites being stored by Norfolk County Council, and the details being made available for the purposes of the Local Plan. Any information you consider to be confidential is clearly marked in the submitted form. You have confirmed with the Council(s) in advance that such information can be kept confidential. For more information see Greater Norwich Local Plan: Regulation 18 Growth Options Consultation - Site Submission Form.

I agree that the details within this form can be held by Norfolk County Council and that they can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes of this declaration.

Name Francesca Wray

Date Mar 22, 2018



**NOTES:**

1. ALL DIMENSIONS IN MILLIMETRES AND ALL LEVELS IN METRES ABOVE ORDNANCE DATUM.
2. DO NOT SCALE FROM THIS DRAWING.
3. ANY ANOMALIES IDENTIFIED WITH THE DETAILS SHOWN ON THIS DRAWING ARE TO BE BROUGHT TO THE ATTENTION OF FCC ENVIRONMENT (UK) LIMITED PRIOR TO CONSTRUCTION WORKS COMMENCING.

**LEGEND:**



Revision:	Date:	Description:	By:	Chk:
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

Reference files:  
 Information taken from plans:  
 Site Survey: 618A006

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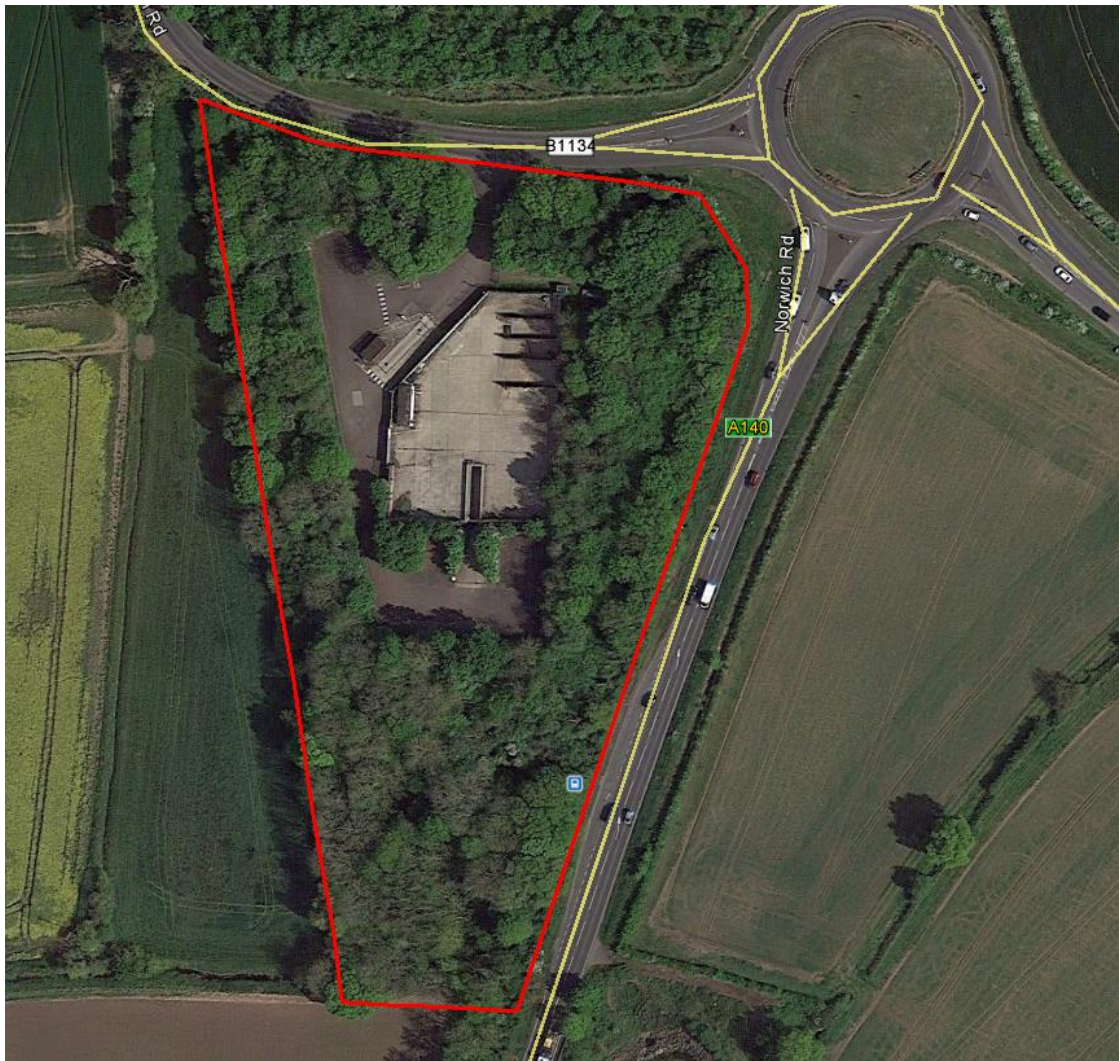


Site: **PULHAM MARKET**

Drawing Title: **Land Ownership Plan**

Drawn By: LH	Checked By: RA	Date: 18.08.14	Scale: 1:1000	Paper Size: A3
Status: planning	Revision: -	Plan Number: <b>PLAN 1</b>	Drawing No: <b>WR7376_1</b>	

- 1.1.6 The following aerial extract illustrates the FCC's site area which includes the former waste transfer and recycling centre.



Concept Development:

- 1.3.5 The below concept has the potential to provide a total of c. 670m<sup>2</sup>, (c. 7,212 sq ft) of retail floor space, set within a landscaped setting. The concept below illustrates that a refuelling station could be accommodate on site, along with 3 medium sized retail units.

