

<b>1a. Contact Details</b>	
Title	Mrs
First Name	Sarah
Last Name	Hornbrook
Job Title (where relevant)	Associate
Organisation (where relevant)	Bidwells LLP
Address	16 Upper King Street Norwich Norfolk
Post Code	NR3 1HA
Telephone Number	01603 229309
Email Address	sarah.hornbrook@bidwells.co.uk

<b>1b. I am...</b>	
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):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	Mr
First Name	Graham

Last Name	Dacre
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
Site location / address and post code  (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)	84-120 Ber Street, Norwich  147-153 Ber Street, Norwich  Mariners Car Park, Mariners Lane, Norwich
Grid reference (if known)	
Site area (hectares)	1.8ha

<b>Site Ownership</b>		
<b>3a. I (or my client)....</b>		
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 checked="" type="checkbox"/>	<input 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).**

Dacre Property Holdings, as above.

**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.)

Various commercial uses and car parking.

**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)

Relevant planning history: 08/00490/F – Demolition and redevelopment to provide 151 flats with basement car parking.

**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)

Residential (Class C3).

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

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

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

It is considered that the site could accommodate approximately 150 units.

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

The site constitutes previously developed land and is situated in a highly sustainable location within Norwich City Centre. Residential development would bring numerous benefits, including an opportunity to enhance the built environment of this part of Ber Street, reinstating the historic sense of enclosure, and potentially acting as a catalyst for wider regeneration. Future residents would have easy access on foot to the extensive range of jobs and services that Norwich provides, as well as access to a range of sustainable transport options, reducing pollution and contribution to climate change. Development could provide a mix of market and affordable units, with a range of sizes, to help meet local need.

**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?

There are a number of existing accesses onto Ber Street and Mariners Lane, which can be used to serve any future development. A scheme of highways improvements on Ber Street, including footway realignment, was previously agreed under planning permission 08/00490/F.

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

The site slopes significantly downwards from Ber Street to the north-east. The land on the west side of Ber Street is relatively level.

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

Part of the site has previously been used as a Petrol Filling Station, and remediation works are therefore likely to be required. There is also a history of Chalk Workings in the area, which would require further investigation.

**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 falls within Flood Zone 1, where there is a low probability of 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?

There are a number of existing tenancies, all of which are due to expire by December 2020.

**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 eastern boundary abuts a linear group of mature trees on Horns Lane and there are a range of mature trees and hedgerows within the site, around the Mariners Lane car park. There are no watercourses, mature woodland, nor are there any known features of ecological or geological importance on or adjacent to the site.

**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 site falls within the Ber Street Conservation Area. There are no Listed Buildings within the site, but to the north of the site are the Grade II Listed Remains of the Church of St Bartholomew. Along Ber Street are a variety of Listed Buildings including 81, 83, 89, 91, 103, 101, 121, 123, the Jolly Butchers, and 139 Ber Street. Also, in the vicinity is the Convent of Notre Dame, a Grade II Listed Building.

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

There are a mix of uses, including residential, commercial and Notre Dame High School. Residential development in this location has previously been assessed as acceptable.

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

There are existing leases, all of which expire by December 2020; the businesses operating from the existing buildings have already identified preferred relocation options.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify):	
<b>8b. Please provide any further information on the utilities available on the site:</b>	

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
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 type="checkbox"/>
15 - 20 years (between April 2031 and 2036)	<input type="checkbox"/>
<b>9b. Please give reasons for the answer given above.</b>	
All existing leases are due to expire in December 2020, meaning that the site will be available for development from January 2021.	

<b>Market Interest</b>		
<b>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.</b>		
	Yes	Comments
Site is owned by a developer/promoter	<input type="checkbox"/>	
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	

Site is being marketed	<input type="checkbox"/>	
None	<input checked="" type="checkbox"/>	
Not known	<input type="checkbox"/>	

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
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 2036)	<input type="checkbox"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
We would anticipate development on the scale suggested to be completed within 18 months - 2 years.	

<b>Viability</b>			
<b>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 &amp; Children’s Play Space and Community Infrastructure Levy</b>	<input checked="" type="checkbox"/>		
	Yes	No	Unsure
<b>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?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>12c. If there are abnormal costs associated with the site please provide details:</b>			
<b>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?</b>	<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**

The site is considered to be entirely deliverable, and capable of making a significant contribution towards satisfying the Councils' housing needs during the period to 2036, in a highly sustainable City Centre location.

In accordance with the National Planning Policy Framework's (NPPF) definition of 'deliverable', set out in footnote 11 to paragraph 47, the site represents a suitable location for development, is available, is achievable with a realistic prospect of housing being delivered on the site, and is viable. These points are addressed in further detail below.

### **Assessment of Deliverability**

#### **Suitable**

The site occupies a highly sustainable location within Norwich City Centre, part of which is already allocated for residential development under reference CC2 in the Adopted Development Plan, and has previously benefitted from planning permission for residential development comprising 151 dwellings, under planning application reference 08/00940/F. Whilst that consent has subsequently lapsed, the site remains entirely suitable for residential development. There have been no material changes to the site or its surroundings that would alter the Council's previous conclusions, set out in the Committee Report for application 08/00940/F, that residential development in this location would result in "redevelopment of a 'brownfield' site in a sustainable location... which makes efficient use of land."

Planning permission 08/00940/F was able to successfully demonstrate that high-density residential development, at over 80dph, could be accommodated on the site without detriment to local townscape or principal long-distance views from the opposite side of the river valley.

The site is in an area identified within Norwich City Council's 'South City Centre Vision and Investment Plan, 2013' as suffering from a weak townscape that is at odds with the historic character of the area. Development would assist in reinstating a sense of enclosure along Ber Street, and as stated in the previous application's Committee Report, could "act as a catalyst for regeneration and promote vitality in the Ber Street area" and "result in the rebuilding of part of a fragmented section of the Ber Street frontage". Development would therefore have a positive impact on the character and appearance of the area, and on the nearby Heritage Assets, which include a number of Listed Buildings on Ber Street.

The previous consent also established that the site could be developed without unacceptable impacts on nearby residential properties, and with the identified highway works would have no adverse impacts on highway safety or traffic flow. There are no known infrastructure constraints, and a drainage strategy can be devised to ensure that no increased risks of flooding occur.

Further assessment of ground stability and ground conditions will be undertaken prior to the submission of any planning application, given part of the site's history as a petrol filling station and the potential for former chalk workings to exist in proximity to the site. The investigations undertaken in support of the 2008 planning application were accepted by the Environment Agency and the Local Planning Authority to provide confidence that appropriate mitigation could be provided.

The earlier planning permission also confirmed that the site can be developed for residential purposes without any detriment to biodiversity or geodiversity issues. There are no sites of ecological significance or interest in the vicinity of the site. Whilst it is unlikely that the site itself would provide on-site open space, due to its constrained size and nature, the previous permission established an acceptable alternative, through the enhancement and/or augmentation of existing provision in the locality.

Whilst the site is currently, in part, used for employment purposes, it is not located within a designated employment area, and the businesses which currently occupy the site intend to relocate to alternative premises within the city. For example, the current motorbike dealership is currently progressing pre-application proposals for a new location close by.

It is therefore clear that the site remains entirely suitable for residential development of approximately 150 dwellings.

#### **Available**

The site was previously put forward for development in Norwich City Council's Site Allocations and Site-Specific Policies Plan, but part was subsequently withdrawn at the request of the landowner, who had concerns that the site would not be available for residential development during the plan period i.e. before 2026. At the time, the site was fully tenanted, and the car parks were on long leases to the NHS who occupied Elliott House adjacent. Consequently, the longer-term future of the site for commercial purposes appeared relatively secure.

Circumstances have subsequently changed; not only does the latest consultation seek sites to deliver growth over an extended period, to 2036, but all leases on the site have either ended or are coming to an end. The NHS have terminated their lease of the car parks as Elliott House has been redeveloped for residential purposes. The gym use of No. 106 ceased in summer 2017, and whilst replacement short-term tenants have been found, these do not offer a long-term commercial future for the building or the site. As described above, the motorbike dealership has a preferred site for

relocation. The whole site will become available for development from January 2021, when all current leases will have expired.

### **Achievable**

It is considered that residential redevelopment of the site within the first five years of the Greater Norwich Local Plan is entirely achievable. As detailed above, all leases are due to expire by December 2020, and the site will therefore be available for redevelopment in its entirety from January 2021. There is more than sufficient time in the meantime for a new planning application to be drawn up, and consented, prior to the expiration of the leases. There are no known constraints to delivery of the site in terms of infrastructure requirements etc, and as detailed below, residential development of the approximate quantum previously consented is considered viable at this stage.

The landowner is committed to the delivery of housing on the site.

### **Viable**

Development of the site for residential purposes is, at this stage, considered viable, taking into consideration the various policy requirements in relation to matters such as affordable housing provision and CIL contributions. Further evidence on viability can be provided on a strictly private and confidential basis, should this be deemed necessary.

### **Summary**

As outlined above, the site is suitable, available, achievable and viable, and is deliverable within the first five years of the Greater Norwich Local Plan period. On this basis, the site should be taken forward as an allocation for residential development of approximately 150 dwellings in the emerging Local Plan, as it would represent sustainable development in all three dimensions.

Economically, the site represents the right type of land in the right place at the right time, to enable further residential development in a highly accessible Town Centre location. Additional housing will ensure that the employment growth which Greater Norwich has experienced since 2011 is properly supported. Future residents would have easy access to the extensive range of jobs and services which Norwich offers. Socially, development of the site will assist in the creation of a high quality built environment, and will offer homes in an established community with highly accessible local services. In environmental terms, development will enhance the built environment of this part of Ber Street, and the close proximity of the site to employment and services means there is significant opportunity for sustainable transport, reducing potential for pollution and contribution to climate change.

The GNLP Site Proposals consultation document recognises that only a limited number of brownfield sites have been put forward for residential development through the previous Call for Sites process, and encourages the submission of additional brownfield sites, such as this one, recognising that this type of site offers maximum opportunity for sustainable development. Residential development of the land at Ber Street would make a significant contribution to enabling the delivery of the 1500 additional homes planned for Norwich in the period to 2036. The site has already been demonstrated to be entirely suitable for residential development, through the grant of full planning permission in 2011, and would enhance the character and appearance of this part of Ber Street. The site is available for development within the plan period, and there are no constraints that would threaten its delivery.

<b>Check List</b>	
Your Details	
Site Details (including site location plan)	
Site Ownership	
Current and Historic Land Uses	
Proposed Future Uses	
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	
Utilities	
Availability	
Market Interest	
Delivery	
Viability	
Other Relevant Information	
Declaration	

<b>14. Declaration</b>	
<p>I understand that:</p> <p>Data Protection and Freedom of Information</p> <p>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"> <li>• to assist in the preparation of the Greater Norwich Local Plan</li> <li>• to contact you, if necessary, regarding the answers given in your form</li> <li>• to evaluate the development potential of the submitted site for the uses proposed within the form</li> </ul> <p><b>Disclaimer</b></p> <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 "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 Sarah Hornbrook	Date 21 <sup>ST</sup> March 2018

# Ber Street, Norwich

