

8520

**Greater Norwich Call for Sites Submission Form**

FOR OFFICIAL USE ONLY	
Response Number:	
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team no later than **5pm on Friday 8 July 2016**.

By email: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Or, if it is not possible submit the form electronically.

By Post to:

Greater Norwich Local Plan Team  
PO Box 3466  
Norwich  
NR7 7NX

The responses received as part of the Greater Norwich Local Plan Call for Sites will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: [www.greaternorwichlocalplan.org.uk](http://www.greaternorwichlocalplan.org.uk)  
E-mail: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)  
Telephone: 01603 306603

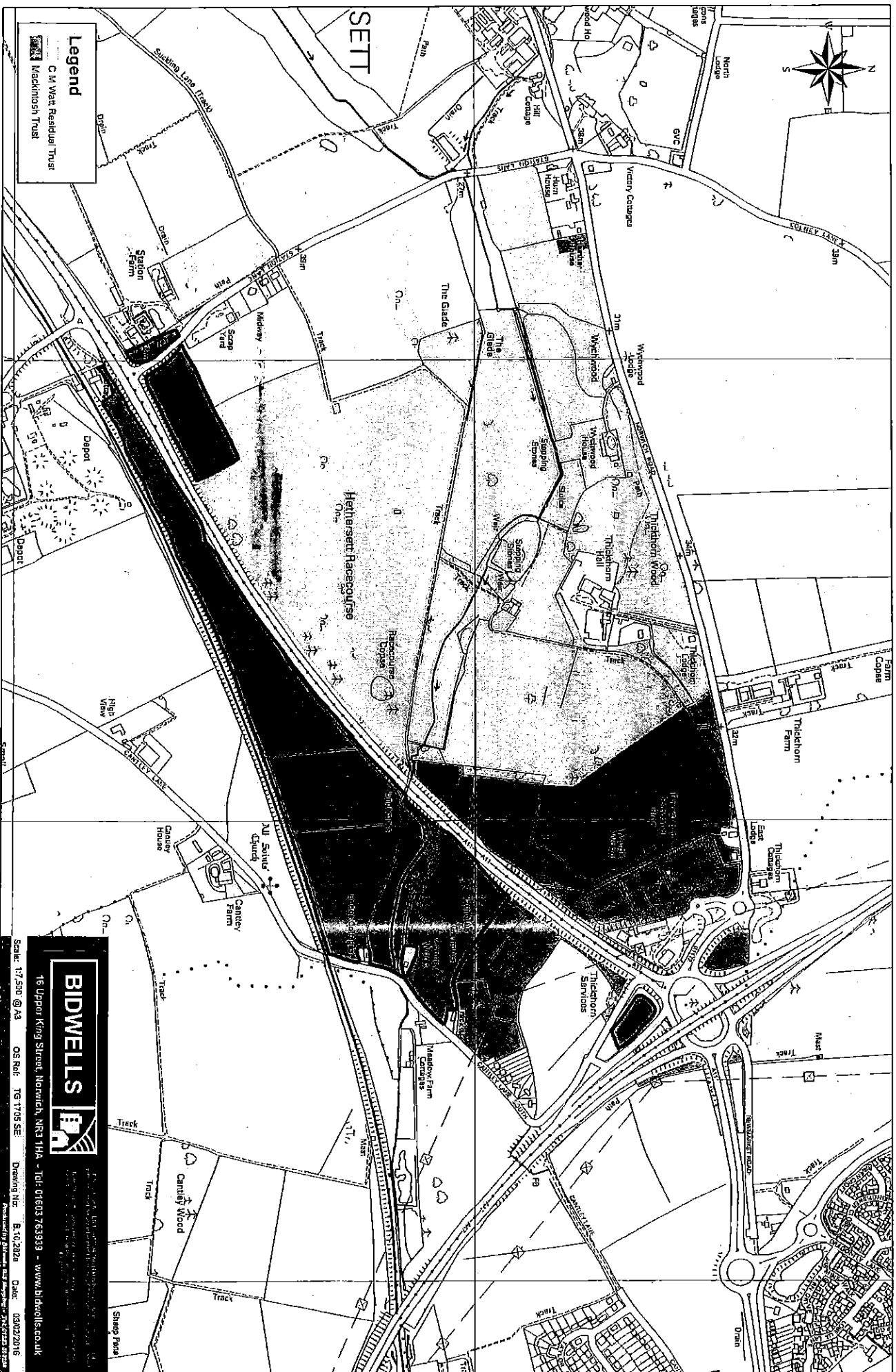
1a. Contact Details	
Title	MR
First Name	JOHN
Last Name	COATES
Job Title (where relevant)	RURAL SURVEYOR
Organisation (where relevant)	BIDWELLS
Address	16 UPPER KING STREET NORWICH
Post Code	NR3 1HA
Telephone Number	01603 229 308
Email Address	john.coates@bidwells.co.uk

1b. I am...	
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 checked="" type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	[REDACTED]
First Name	[REDACTED]
Last Name	[REDACTED]
Job Title (where relevant)	
Organisation (where relevant)	[REDACTED]
Address	c/o Bidwells 16 Upper King Street Norwich
Post Code	NR3 1HA
Telephone Number	01603 229 308
Email Address	john.coates@bidwells.co.uk

2. Site Details	
Site location / address and post code  (please include as an attachment to this response form a location plan of the site on a scaled OS base with the boundaries of the site clearly shown)	Land around Thickthorn Roundabout, Either side of A11, Norwich NR4 6TF  As shown for identification purposes only edged purple on the attached plan.
Grid reference (if known)	TG178046
Site area (hectares)	Total of all parcels = approx. 29.95ha

# Thickthorn Estate



### Legend

C M West Residential Trust  
 Mackintosh Trust



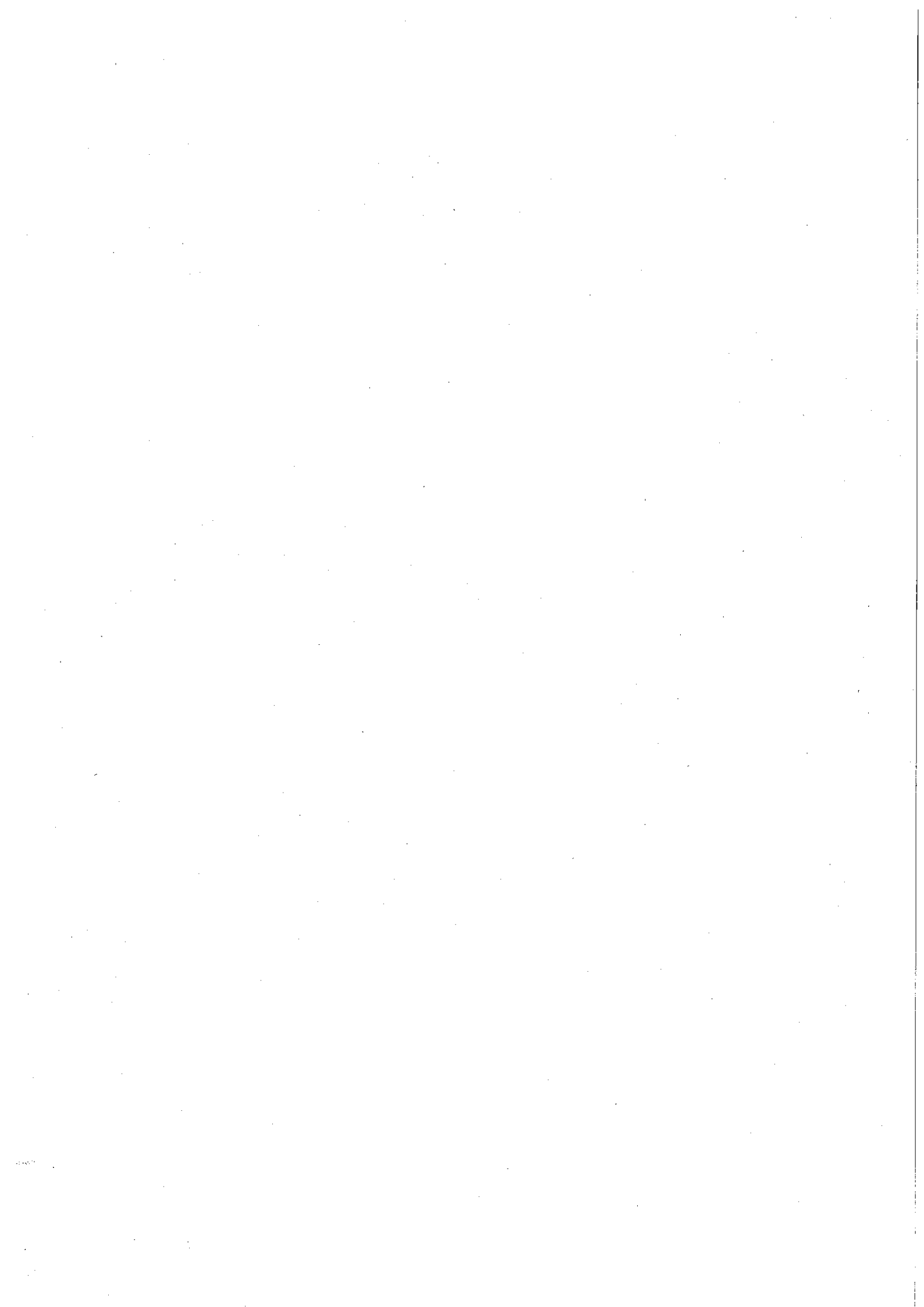
**BIDWELLS**

16 Upper King Street, Norwich, NR3 1HA - Tel: 01603 763933 - www.bidwells.co.uk

Scale: 1:7,500 @ A3 OS Ref: TG 1706 SE Drawing No: E.10.202a Date: 03/02/2016  
 Produced by: [illegible] No: 24/2009/20/23/23/23

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
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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). The [redacted] the names and addresses of whom are provided on the title plans and deeds attached.*		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input checked="" type="radio"/>	No <input type="radio"/>
All Trustees support application		
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. *The land within this application that falls outside of the ownership of [redacted] is owned by the [redacted]. The Trustees for the [redacted] are [redacted] and [redacted] whose details are provided on the Title Deeds for the [redacted].		

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, woodland, vacant land at junction.		
4b. Has the site been previously developed?	Yes <input type="radio"/>	No <input checked="" type="radio"/>



4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

**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)

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

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

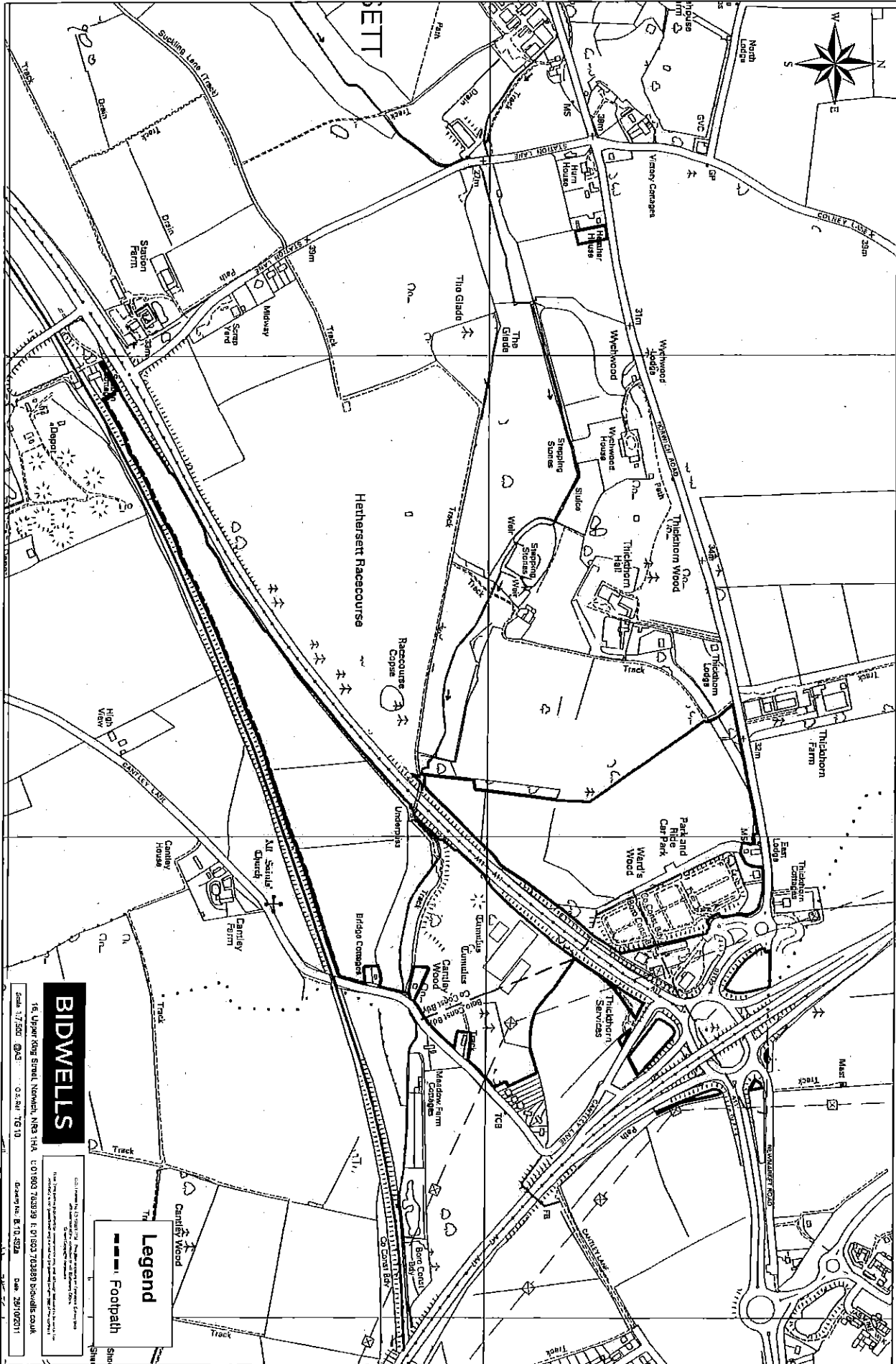
5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

Full details will be provided alongside a full application if the site(s) are considered suitable for development by the council.

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

Employment benefits, in a well connected location, in close proximity to Norwich city.

# Thickthorn Estate - Mackintosh Trust

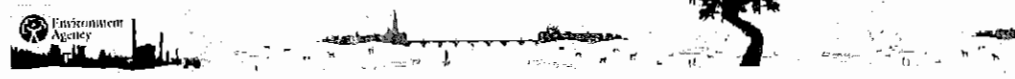


**BIDWELLS**

16, Upper King Street, Newport, NE4 1HA. U: 01904 763839 F: 01904 763880 [www.bidwells.co.uk](http://www.bidwells.co.uk)  
 Scale: 1:7500 © 2013 G.S. NV 7610 Drawing No: B13-022 Date: 29/06/2011

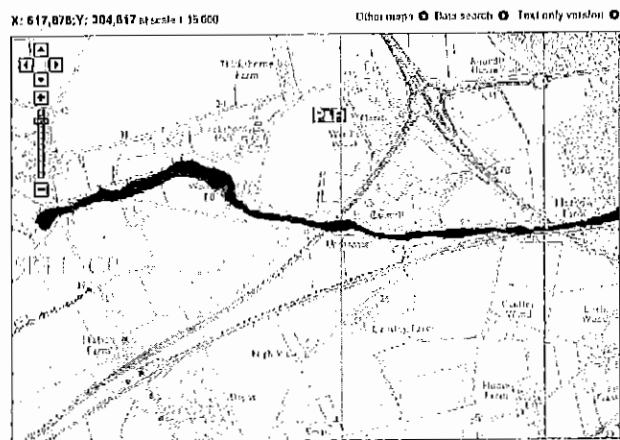
**Legend**  
 --- Footpath





Enter a postcode or place name: Other topics for this area... Flood Map for Planning (Rivers and Sea)

- Map legend**
- Click on the map to see which Flood Zone (National Planning Policy Guidance defined) the proposed development is in.
- Flood Map for Planning (Rivers and Sea)
  - Flood Zone 3
  - Flood Zone 2
  - Flood zones (not shown)
  - Areas boundary from flood zones (not shown)
  - Main River Line
  - Non-River Line
  - Other national environmental organisations
  - Natural Resources Wales Area of Responsibility
  - Local Authority Area of Responsibility



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More about flooding:

**Understanding the Flood Map for Planning (Rivers and Sea)**  
 A more detailed explanation to help you understand the flood map shown above.

<b>Local Green Space</b>
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.
<b>6a. Which community would the site serve and how would the designation of the site benefit that community.</b>
<b>6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.</b>

<b>Site Features and Constraints</b>
Are there any features of the site or limitations that may constrain development on this site (please give details)?
<b>7a. Site Access:</b> 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 can be accessed from the public highway. The access would require some improvement for a large scale development. A path runs along the southern boundary of the southern parcel, as shown on the plan.
<b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?
The site is across gently undulating ground.
<b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?
Site is stable with no known ground contamination issues.
<b>7d. Flood Risk:</b> 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?
A small river runs through part of the site which is in Flood Zone 3 (see plan) but there would be no need to develop in close proximity to this area.
<b>7e. Legal Issues:</b> 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 that we are 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?

See 7d regarding watercourses. Parts of the site are crossed by woodland and hedgerows border much of the agricultural land. There are no known features of ecological or geological importance.

**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?

Note that we are aware of.

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

All agriculture, A17, some residential. We do not consider that the development of the site would have a negative impact on the surrounding area and believe the surrounding land uses make the site better suited for development.

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

No.

**7j. Other:** (please specify):

**Utilities**

**Ba. 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="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

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 checked="" type="radio"/>
1 to 5 years (by April 2021)	<input type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
<b>9b. Please give reasons for the answer given above.</b>	
<p>The owner is looking to realise any opportunities in the immediate future and there are no restrictive covenants or interests in the land that would need to be released prior to development that we are aware of.</p>	

<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="radio"/>	
Site is under option to a developer/promoter	<input type="radio"/>	
Enquiries received	<input type="radio"/>	

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

<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 checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	


<b>Viability</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 & Children's Play Space and Community Infrastructure Levy			<input checked="" type="checkbox"/>
	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?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
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?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

**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**

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

14. Declaration	
<p>I understand that:</p> <p><b>Data Protection and Freedom of Information</b>  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>  The responses received as part of the Greater Norwich Local Plan "Call for Sites" 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 Call for Sites Response Form 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	Date
	07/07/2016

