

Greater Norwich Site 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:

By email: gnlp@norfolk.gov.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 site submissions 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 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. Under the (GDPR) General Data Protection Regulation Norfolk County Council will be the data controller.

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.gnlp.org.uk
E-mail: gnlp@norfolk.gov.uk
Telephone: 01603 306603

1a. Contact Details	
Title	
First Name	EVERT
Last Name	AMADOR
Job Title (where relevant)	
Organisation (where relevant)	CAM ARCHITECTS. (NORMICH) LTD.
Address	STUDIO 10 NETHERCOMBSFORD 93-95 KING ST. NORMICH
Post Code	NR1 1PW
Telephone Number	01603 666151
Email Address	evert@camarchitects.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 type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify): ARCHITECTS.	

1c. Client/Landowner Details (if different from question 1a)	
Title	MK.
First Name	J. SMITH
Last Name	
Job Title (where relevant)	DIRECTOR
Organisation (where relevant)	SMITHS OF HONINGHAM
Address	QUARRY WORKS 31 DEBHAM RD. HONINGHAM
Post Code	NR9 5XP.
Telephone Number	01603 880258.
Email Address	smithsofhoningham.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 ADJACENT TO OLD YARWORTH ROAD BLOFIELD.
Grid reference (if known)	EASTING 632832 NORTHING 309663
Site area (hectares)	1.75 (TOTAL SITE 1.75 Ha)

SITE A. for 12 HOUSES. 0.87 Ha
 B: for further residential use
 C: FOR B1. (NOT WITHIN ALLOCATION CALL.

} 1.75 Ha.
 } 2.6 Ha

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="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).		
<p>AJ + R Smith Quarry House, Bereham Road, Hovingham NR9 5AP</p>		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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.)		
<p>UNUSED VACANT AGRICULTURE</p>		
4b. Has the site been previously developed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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

PLANNING APPROVAL:

BY APPEAL DECISION

REF: 20111303 FOR 175 RESIDENTIAL UNITS, B1 USE.

: APPLICATION OUTLINE APPROVAL FOR DINER/STAKE.

B1: RESERVED MATTERS.

APPLICATION 20140758: MIXED USE DEVELOPMENT, SUPERMARKET

APPLICATION 20160488: RESTAURANT + PUB. UP TO 175 DWELLINGS. (OPP)

APPLICATION 20172131: RESERVED MATTERS FOR 20160488.

Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision (if you are proposing a site to be designated as local green space please go directly to question 6).

THE CURRENT PERMISSION ALLOWS 175 RESIDENTIAL UNITS
163 UNITS HAVE BEEN APPROVED BY RESERVED MATTERS.
THE PROPOSAL IS FOR A FURTHER 12 UNITS FOR RESIDENTIAL
USE TO BE CONSTRUCTED ON THE REMAINING UNDEVELOPED
SITE AS FULL NUMBERS IN THE APPROVAL HAS NOT BEEN
UTILISED. OTHER APPROVED USES HAVE PROVED NON-VIABLE
SO FURTHER RESIDENTIAL DEVELOPMENT IS PROPOSED.

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

Market Housing <input checked="" type="checkbox"/>	Business and offices <input checked="" type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage and distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy and 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.

12 units initially with the potential for further development. up to 4000 sqm of employment.

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

Provision of needed Housing.
Employment use to the area.

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.

N.A.

6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

N.A.

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 has a constructed site access. There are no public rights of way.

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

The site is relatively flat with no significant changes in level.

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

The site has been partially developed and no potential ground contamination issues are currently known.

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?

Not applicable

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?

Not applicable.

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?

not applicable

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?

not applicable

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

Residential

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 is empty + vacant.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify):			
8b. Please provide any further information on the utilities available on the site: The adjoining site has been developed with full utilities. These would be available for extension to the proposed site.			

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input checked="" type="checkbox"/>
1 to 5 years (by April 2021)	<input type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 - 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>
9b. Please give reasons for the answer given above.	
The site is empty and is now awaiting development after a successful planning application decision.	

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.

	Yes	Comments
Site is owned by a developer/promoter	<input checked="" 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 type="checkbox"/>	
Not known	<input type="checkbox"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 - 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
15 months .	

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

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?



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.

There has been no uptake in the provision of the store from approval until present day. The viability for this is now in question and the land reallocated to housing in addition to the 12 not constructed.

The same situation relates to the pub where there has been no interest in development of this use.

Undertaken marketing for both uses but no take up.

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 has previously received planning approval for development so this is not in question. There is also not a question on numbers as this was stated as 175 and only 163 have been constructed, leaving 12 undeveloped. The only question remaining is whether this could be expanded within the areas approved for non viable uses.

Check List	
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	

14. Disclaimer

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / 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

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See our Privacy notice here <http://www.greaternorwichlocalplan.org.uk/> for information on how we manage your personal information

Declaration

I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above.

Name

CAM ARCHITECTS (Norwich) Ltd..

Date

13 MARCH 2020

LOCATION PLAN 1:2500@A1

Scale 1:2500
100m

