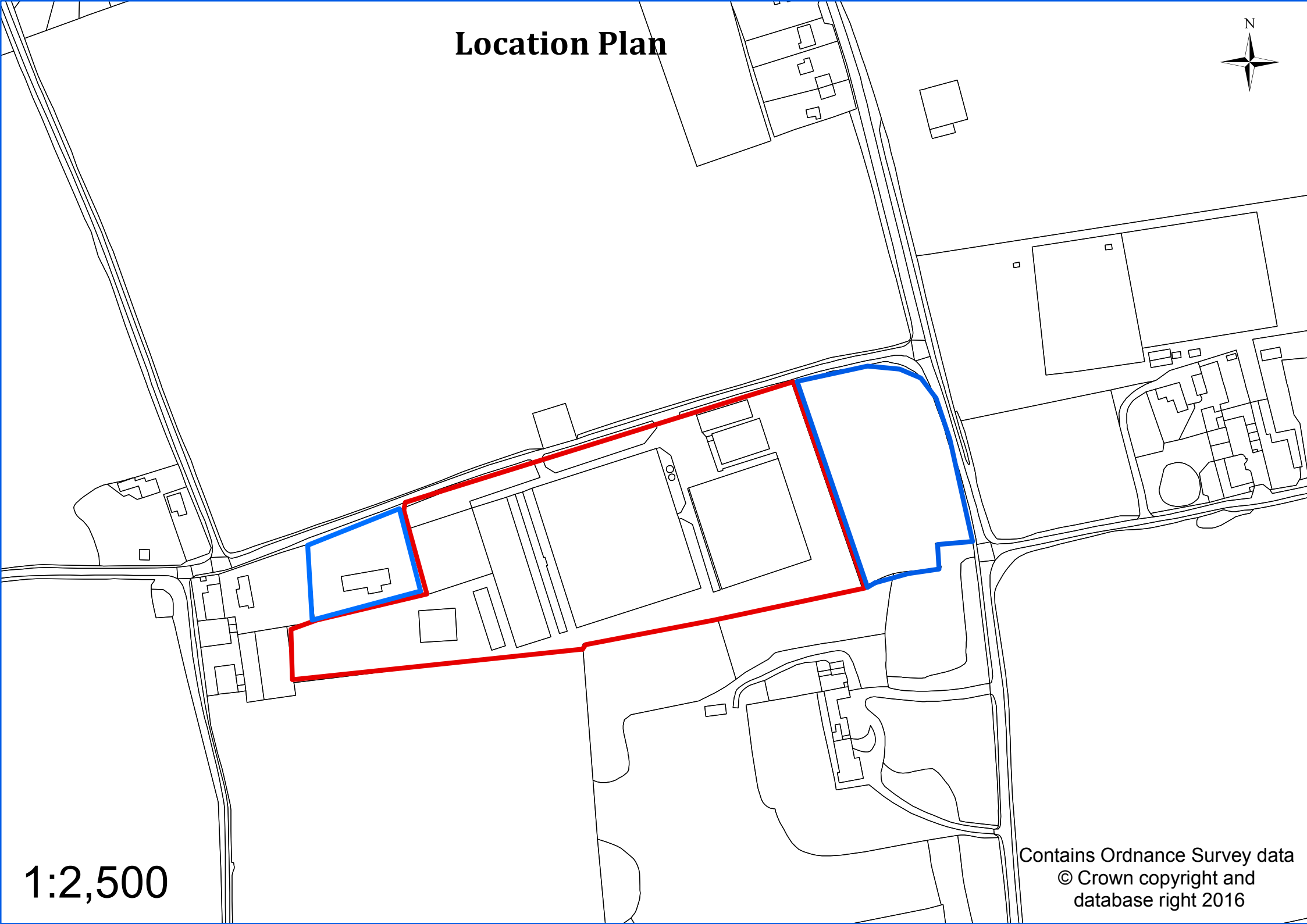


Location Plan



1:2,500

Contains Ordnance Survey data
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Greater Norwich Call for Sites Submission Form

| FOR OFFICIAL USE ONLY | |
|-----------------------|----------|
| Response Number: | GNLP0099 |
| 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 24 June 2016**.

By email: 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

E-mail: callforsites@gnlp.org.uk

Telephone: 01603 306603

| 1a. Contact Details | |
|-------------------------------|--|
| Title | Ms |
| First Name | Melissa |
| Last Name | Burgan |
| Job Title (where relevant) | |
| Organisation (where relevant) | |
| Address | 4 Brimbelow Road NULL NULL Hoveton Norfolk |
| Post Code | NR12 8UJ |
| Telephone Number | 1603446075 NULL |
| Email Address | melissa.burgan@smallfish.org.uk |

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

| 1c. Client/Landowner Details (if different from question 1a) | |
|---|--|
| Title | |
| First Name | |
| Last Name | |
| Job Title (where relevant) | |
| Organisation (where relevant) | |
| Address | |
| Telephone Number | |
| Email Address | |

| 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 an scaled OS base with the boundaries of the site clearly shown) | Blofield Nurseries Hall Road NULL Blofield Heath Norfolk |
| Grid reference (if known) | 632833, 310930 |

| | |
|----------------------|-----------|
| Site area (hectares) | 2.9 |
| Site parish | Blofield |
| Site district | Broadland |

| | |
|--|-----|
| Site Ownership | |
| 3a. I (or my client)... | |
| Is a part owner of the site | |
| 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). | |
| 3c. If the site is in multiple landownerships do all landowners support your proposal for the site? | Yes |
| 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.) |

Landscape Nursery and Greenhouses

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)

Landscape Nursery and Greenhouses

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 development for up to 25 houses.

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

| | |
|-----------------------------|------|
| Market Housing | Yes |
| Affordable Housing | No |
| Residential Care Home | No |
| Gypsy and Traveller Pitches | No |
| Business and offices | No |
| General industrial | No |
| Storage and distribution | No |
| Tourism | No |
| Recreation & Leisure | No |
| Community Use | No |
| Public Open Space | No |
| Other (Please Specify) | NULL |

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

Up to 25 houses (although a higher density could be agreed with the LPA if required).

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

The proposed site is a brownfield site currently used as a landscape nurseries comprising a series of greenhouses. As a brownfield site, it should be considered favourably in comparison to greenfield sites.

The site can be accessed off of Hall Road. Traffic speeds are likely to be low here and there should be more than sufficient land within the landholdings to provide for the necessary visibility splays.

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. Are you proposing a site to be designated as a Local Green Space?

No

6b. Which community would the site serve and how would the designation of the site benefit that community.

NULL

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

NULL

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 can be accessed off of Hall Road. Traffic speeds are likely to be low here, and there should be more than sufficient land within the landholdings to provide for

the necessary visibility splays.

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

As previously developed land, the site is relatively level and comprises a services of buildings and hard standings. Physical constraints, if any, are likely to be negligible.

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

No known contamination issues.

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 Risk Zone 1 and is not liable to any 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?

No third party access rights would be needed to develop the site. The site has no known restrictive covenants or tenancies.

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 is a woodland block to the east within the landowner's holdings which will be retained and is not proposed for allocation. To the north of the site, a hedgerow screens the site from the north from Hall Road, but would be retained for screening, or replanted if required for access purposes. There are no known ecological or geological features of importance within 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?

None within or near to the site that would be affected by a residential development.

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

There is a woodland block to the east within the landowner's holdings which will be retained and is not proposed for allocation. To the north lies agricultural land. The land to the south is agricultural land, as well as a residential development. To the west lies residential development.

| | |
|--|--|
| 7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed. | |
| None of the existing buildings would require relocation. They would, however, require demolition prior to the commencement of any residential development. | |
| 7j. Other: (please specify): | |
| None. | |

| | |
|---|--------|
| 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 | Unsure |
| Electricity supply | Yes |
| Gas supply | No |
| Public highway | Yes |
| Broadband internet | Yes |
| Other (please specify): | NULL |
| 8b. Please provide any further information on the utilities available on the site: | |
| Borehole on site. | |

| |
|--|
| Availability |
| 9a. Please indicate when the site could be made available for the land use or development proposed. |
| 15 - 20 years (between April 2031 and 2036) |

9b. Please give reasons for the answer given above.

Blofield nurseries is a family run business. The business was developed by the current owner's father in 1970. The current owner hopes to retire from the business around 2030, but he does not envisage being able to sell it as a going concern, as the busin

Market Interest

10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.

None

Comments

The landowner(s) has not yet approached any developers or land promoters, as it is too early given that they are seeking allocation for the early 2030s.

Delivery

11a. Please indicate when you anticipate the proposed development could be begun.

15 - 20 years (between April 2031 and 2036)

11b. Once started, how many years do you think it would take to complete the proposed development (if known)?

A development of up to 25 houses would likely take in the region of 2 years to complete.

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

Yes

12b. Do you know if there are there any abnormal costs that

No

| | |
|---|------------|
| could affect the viability of the site e.g. infrastructure, demolition or ground conditions? | |
| <p>12c. If there are abnormal costs associated with the site please provide details:</p> <p>NULL</p> | |
| <p>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?</p> | <p>Yes</p> |
| <p>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.</p> <p>None available at this time.</p> | |

| |
|---|
| <p>Other Relevant Information</p> |
| <p>13. Please use the space below to for additional information or further explanations on any of the topics covered in this form</p> |

Nothing

| 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. 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: <ul style="list-style-type: none">• 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 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.

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
Melissa Burgan

Date
7/4/2016