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Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0228
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	Mr
First Name	Simon
Last Name	Hillier
Job Title (where relevant)	
Organisation (where relevant)	
Address	NULL NULL NULL NULL NULL
Post Code	NULL
Telephone Number	NULL NULL
Email Address	NULL

1b. I am...

working alongside current trustee Nick Woolley

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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)	Land to the East side of Woodside Road Thorpe NULL Norwich Norfolk
Grid reference (if known)	TG 26169 10690

Site area (hectares)	10.9 ha approx
Site parish	Thorpe St. Andrew
Site district	Norwich City

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) 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?	NULL
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.)

Unused young scrub woodland plus open areas

4b. Has the site been previously developed?

No

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

Unused young scrub woodland plus open areas

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)

Mixed Use Development and the crucial infrastructure link for all access to any further development to the north east of the property, to achieve a properly integrated and master planned development of the area, all with access to Woodside road to the south west.

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

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

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

This site is an important part of the overall masterplan to develop the entire area. It forms a vital transport infrastructure link that will allow the development of the neighbourhood. As well as the transport links it could provide a substantial number of dwellings.

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

The proposed allocation will generate significant economic activity and, as a result of its phasing provisions, over a long period of time. We expect that it will take up to 10 to 12 years to develop the whole site and other land to the north east. We are also looking to maximise the development's energy efficiency and will look to renewable energy sources as an integral part of the overall scheme. This efficiency will also generate economic benefits. Apart from providing a housing mix that is aimed at meeting identified local need, this proposal will provide significant social benefits arising from its setting. We intend for the site to create a natural setting with recreational facilities for children. It is well documented that direct contact with nature is beneficial to children's learning and to the physical and mental well-being of people of all ages.

Not only this, any future development to the north and northeast will increase the burden on the current infrastructure leading to Woodside Road. The allocation of this site will give rise to a far better master plan of the whole area by introducing good access and permeability for pedestrians and vehicles.

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?

There are 3 means of access which will need to be improved to support residential development. There are no public rights of way. The three points of access are-

North east access opposite Hammond Way on the south side of Greenborough Road,
North west access off Greenborough Road opposite Breck Road
Access off Woodside Road
This can be seen on plans attached

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

None

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

Good ground conditions.
Potential ground contamination issues are unknown but unlikely due to good growth of vegetation

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?

Potential for surface water flooding on the southern boundary.

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 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?

None

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

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

To the north of the site there is established residential development on Greenborough Road.
To the east of the site is currently woodland.
To the south of the site there is established residential development on Racecourse Road and Paston Way

To the west of the site there is established residential development on the west side of Woodside Road.

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

None

7j. Other: (please specify):

None known.

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	Yes
Public highway	Yes
Broadband internet	Yes
Other (please specify):	NULL

8b. Please provide any further information on the utilities available on the site:

Nothing

Availability

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

Immediately

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

Apart from the edges of mature trees, much of the land is currently lower grade woodland with open areas, but the landowners wish that it is developed as soon as possible for residential and community use. The John Gurney Charitable Trust are willing for development to take place in the near future as soon as development of the are is required.

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.

Enquiries received

Comments

The precise status is commercially confidential at this time.

Delivery

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

1 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)?

10 years or more, probably in conjunction with much other land to the north east.

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

Unsure

<p>could affect the viability of the site e.g. infrastructure, demolition or ground conditions?</p>	
<p>12c. If there are abnormal costs associated with the site please provide details:</p> <p>Providing all relevant services, drainage and SUD's. Highways access, likely to serve not only this land but further land to the north east.</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>Nothing.</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

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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
Simon Hillier

Date
7/8/2016