

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

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

1b. I am...	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent	Local Resident
Planning Consultant	Registered Social Landlord
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)

Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
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)	
Grid reference (if known)	
Site area (hectares)	

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
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	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.)		
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)

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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)

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

Market Housing	Business & offices	Recreation & Leisure
Affordable Housing	General industrial	Community Use
Residential Care Home	Storage & distribution	Public Open Space
Gypsy & Traveller Pitches	Tourism	Other (Please Specify)

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

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

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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.

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

Are there any features of the site or limitations that may constrain development on this site (please give details)?
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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?
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7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
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7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
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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?
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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?
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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?

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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?

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

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

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7j. Other: (please specify):

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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			
Mains sewerage			
Electricity supply			
Gas supply			
Public highway			
Broadband internet			

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

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	
1 to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
9b. Please give reasons for the answer given above.	

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		
Site is under option to a developer/promoter		
Enquiries received		

Site is being marketed		
None		
Not known		

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
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)?	

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	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?			
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?			

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.

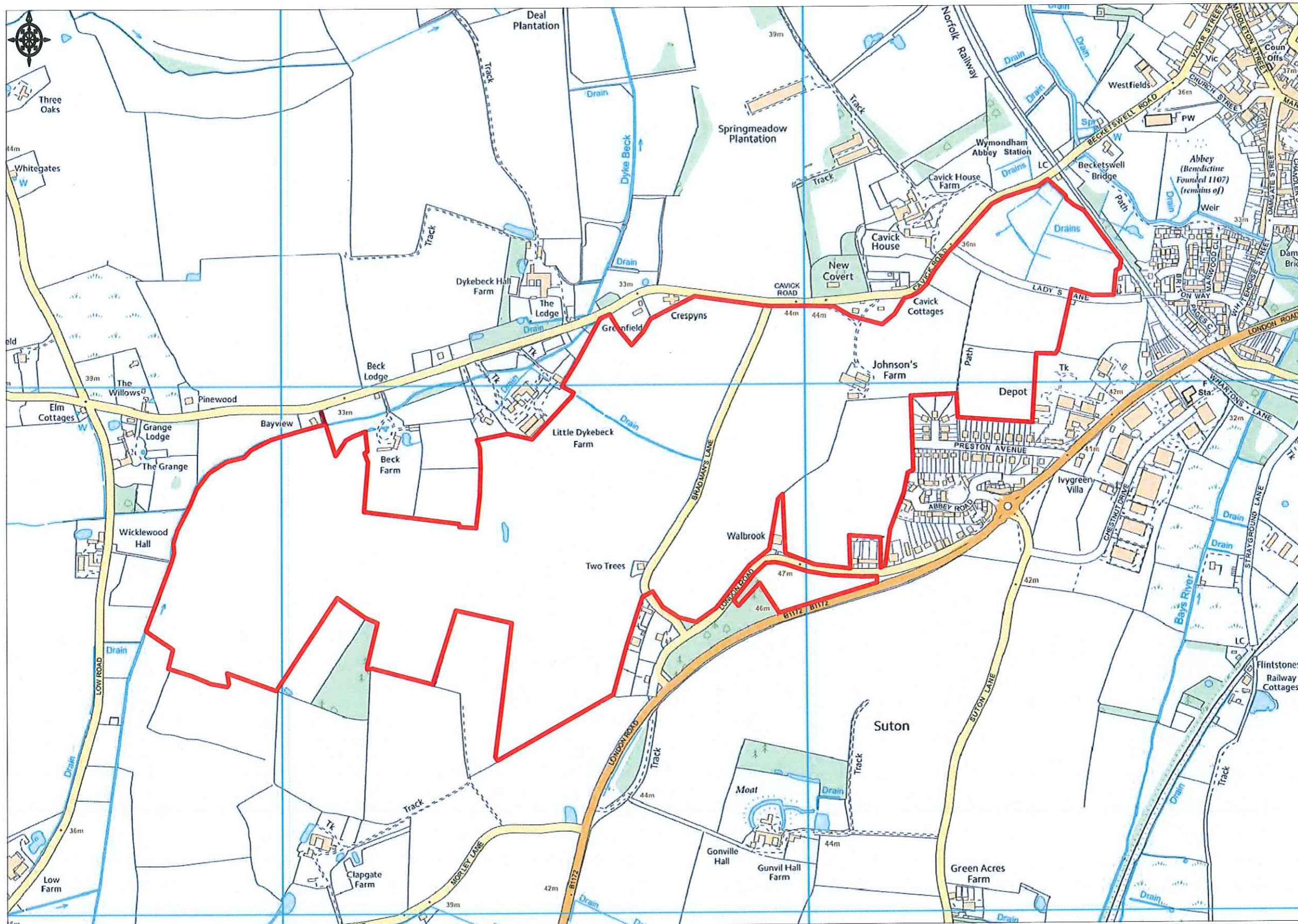
Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

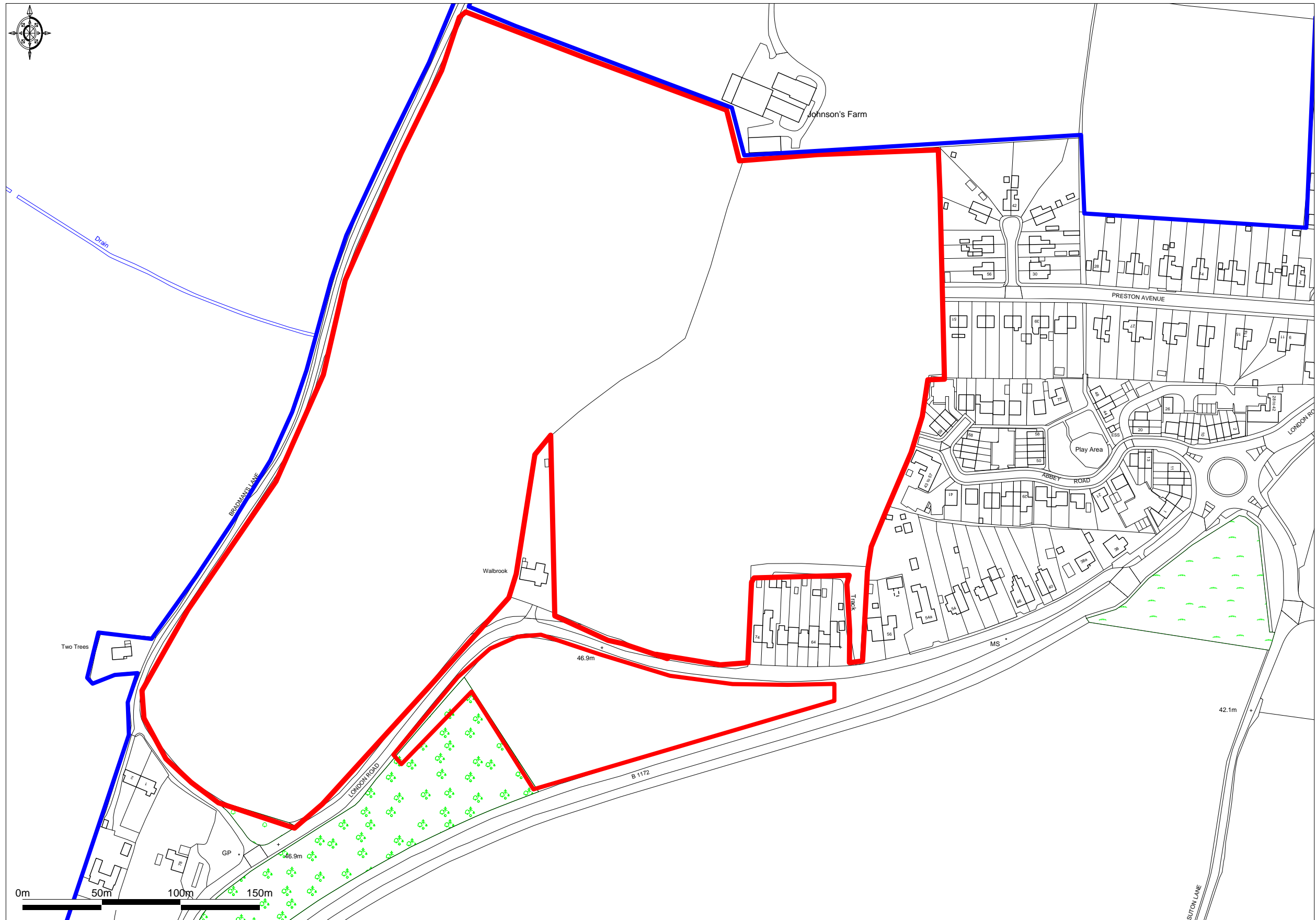
Check List	
Your Details	
Site Details (including site location plan)	
Site Ownership	
Current and Historic Land Uses	
Proposed Future Uses	
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	
Utilities	
Availability	
Market Interest	
Delivery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

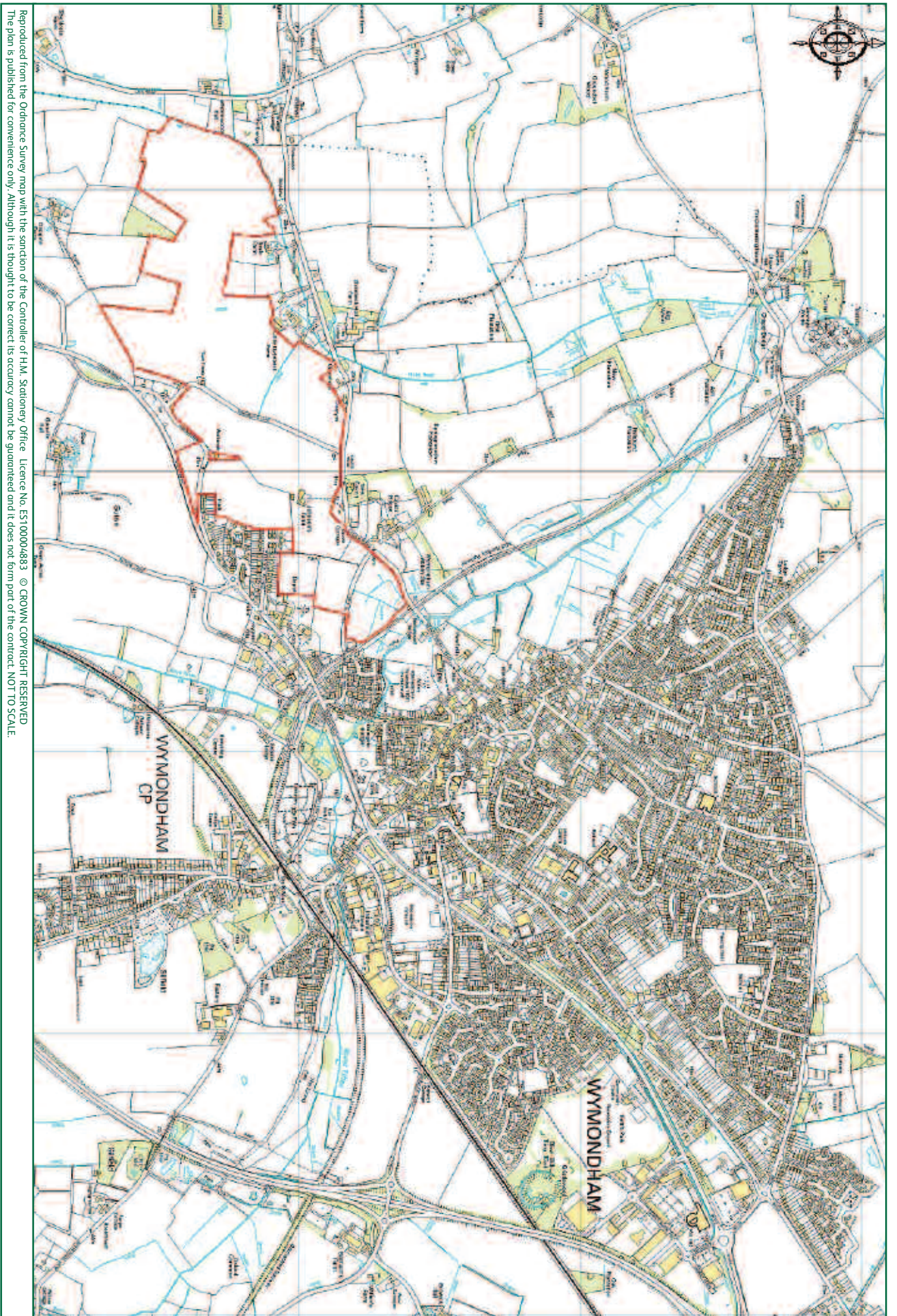
14. Declaration	
<p>I understand that:</p> <p>Data Protection and Freedom of Information</p> <p>The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:</p> <ul style="list-style-type: none"> • 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. <p>Disclaimer</p> <p>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

Call for Sites - Land at Johnson's Farm, Wymondham



Land at Johnson's Farm, Wymondham





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

paul.white@atkinsglobal.com
www.atkinsglobal.com

6 July 2016

Dear Sir / Madam

Greater Norwich Plan: Call for Sites - Land at Johnson's Farm, Wymondham

Please find enclosed a completed copy of the Call for Sites Submission Form on behalf of our client RJ Baker and Son in reference to Land at Johnson's Farm, Wymondham.

As detailed within the form the site covers an area of 15.32ha and has the ability to provide a sustainable urban extension to Wymondham with an average distance of 1km from the town centre. It would provide an integrated and functional location for residential development which would assist in meeting the identified future housing requirement of Wymondham. The site also benefits from excellent deliverability due to its good access onto London Road and it being within one ownership meaning it could be available for development within 1-5 years.

Our client also has the availability of 15ha of water meadows and other land between the town and the site at Johnson's Farm which could be used for Public Open Space and to protect the setting of Wymondham Abbey. The additional land can be identified on the additional site plan submitted with this form.

We trust the attached submission form and supporting evidence provides all the information you require at this stage however if you have any queries please do not hesitate to contact us.

Yours sincerely

Paul White
Technical Director

Your ref:
Our ref: 5032194/PMW

Tel: 020 7121 2144
Fax:
Ext no:

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

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18 Nov 2016

Dear Mr Nichols

Greater Norwich Local Plan: Call for Sites - Land at Johnson's Farm, Wymondham

I refer to your recent telephone conversation with [redacted] relating to the Call for Sites Submission Form which we submitted on 6 July in relation to land at Johnson's Farm, Wymondham. I understand that in your conversation you indicated to [redacted] that it would be possible to provide an update to the July submission to show a larger area of land at Johnson's Farm suitable for residential development.

Please find attached a plan showing a 75.8ha area of land which could provide a sustainable urban extension to Wymondham. This site is an integrated and functional location for residential development which has the particular advantage of being located closer to Wymondham town centre than any other large site submitted in response to the call for sites. The site enjoys good access onto London Road and benefits from excellent deliverability, being in single ownership and potentially available for development within five years. The site includes 14ha of land situated between Johnson's Farm and the town centre which could provide public open space to benefit the community and serve to protect the setting of Wymondham Abbey.

Other than the change in land area from 15.32ha to 75.8ha all the information included in the form submitted in July remains unchanged. It should be noted that, whilst the previously submitted viability assessment related to a smaller site, its findings apply equally to the larger site now proposed for development.

I trust that you can accept the update to our submission and that we have provided all the information you require. Should you have any queries please contact me on 020 7121 2144 or by email (paul.white@atkinsglobal.com).

Yours sincerely,

Paul White
Technical Director

Your ref:

Our ref: 5032194/PMW

Tel: 020 7121 2144

Fax:

Ext no:

Adam Nichols
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PO Box 3466
Norwich
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14 August 2017

Dear Mr Nichols

Greater Norwich Local Plan: Call for Sites - Land at Johnson's Farm, Wymondham

I refer to our recent telephone conversation relating to the Call for Sites Submission Form which we submitted on 6 July 2016 in relation to land at Johnson's Farm, Wymondham. During our conversation you indicated that there was still time for further supporting information to be submitted before the consultation on the Call for Sites in October. In response, on behalf of our clients RJ Baker and Son, we wish the information in this letter and the attached Heritage Setting Appraisal report to be taken into consideration when you assess the suitability of the land at Johnson's Farm for inclusion in the published list of sites to meet future housing need.

When we spoke you advised that there was concern about the potential impact of proposed housing on the land at Johnson's Farm on views to and from Wymondham Abbey. To address those concerns we have carried out a detailed assessment of these views and undertaken an appraisal of the setting of the Abbey, having regard to relevant Government guidance and current good practice. The findings of our study are set out in the Heritage Setting Appraisal report and the key conclusions are set out below.

Views from Wymondham Abbey

Existing views from the Abbey towards the proposed development site are shown in Appendix A of the report, view 5 and the expected roofline of the development is shown in the corresponding view in Appendix B. From the expected view it is clearly evident that the proposed development, which is assumed to be two storeys in height, would not be visible when viewed from the Abbey. This is because the presence of mature trees, particularly along the River Tiffey, would completely screen views of the development. As these trees are situated outside the proposed housing site they would not be affected by the development and would remain as an effective screen, obscuring the development in views from the Abbey.

In summary, a housing development on the land at Johnson's Farm would not be visible from Wymondham Abbey because of the presence of screening trees, which would remain.

Views to Wymondham Abbey

In Appendix A of the Heritage Setting Appraisal report public viewpoints towards the Abbey from the south west are identified and photographs from these viewpoints are included. In Appendix B a viewshed analysis is presented and photomontages are included for existing and expected views from key viewpoints in and adjacent to the proposed development site.

Given that the proposed housing site lies to the west and south west of Johnson's Farm (shown as viewpoint 7) the existing views of the Abbey that would be affected by the development are views 9 to 15. The likely impact on these views is as follows:

- View 9 in London Road – the existing glimpsed view of the top of one of the Abbey's towers would be largely obscured by the proposed development, although there would be some glimpsed views remaining as illustrated in Appendix B, view 9.
- Views 10, 11 and 12 in Bradman's Lane – potentially these views towards the Abbey would be lost through the development of the land to the east. To mitigate this effect it is proposed to incorporate a view corridor into the development from which existing views of the Abbey could be enjoyed as illustrated in Appendix B, view 10.
- Views 13 and 14 in Bradman's Lane – as with views 10, 11 and 12 these views towards the Abbey would potentially be lost through the development of the land to the east. As above it is proposed to incorporate a view corridor into the development from which existing views of the Abbey could be enjoyed as illustrated in Appendix B, view 13.
- View 15 in Bradman's Lane – the existing view of the Abbey would remain unobscured but with housing visible in the foreground.

In summary, the development can be planned to safeguard existing views of the Abbey from locations in Bradman's Lane by incorporating view corridors towards the Abbey, free from obstruction.

Setting of Wymondham Abbey

A number of characteristics contribute to the setting of Wymondham Abbey including its relationship with the landscape to the west and south west, where Johnson's Farm is situated. The Abbey's two towers are its most notable features, defining the prominence of the building within the landscape, which is a visual reminder of the former influence and power of the Abbey and its significance as a monumental building. The imposing nature of the building within the wider landscape and the visibility of the towers in long views from all directions are important aspects of its setting that contribute to its significance.

The Abbey towers are a prominent landscape feature along Bradman's Lane and the land beyond and the proposed development has the potential to impact the views currently enjoyed from these locations. The loss or filtering of these views would affect this element of the Abbey's setting and could detract from the extent to which the site derives significance from its presence in such views. However, the views impacted by the proposed development form a relatively small proportion of the Abbey's setting in relation to the wider landscape views and should be seen in that context. In addition a number of views from within the proposed housing site are already filtered by the screening of the existing tree cover east of Johnson's Farm and Lady's Lane and along the River Tiffey.

The proposed development would not impact on the tranquillity of the Abbey's immediate setting. The screening offered by the trees along the river and the proposed retention of open space east of the Johnson's Farm buildings would ensure that proposed development does not encroach on the tranquillity of the area around the Abbey. Furthermore, the proposed development would not have a significant visual or audible impact on people's experience of the Abbey and Abbey grounds.

Whilst the proposed development would have some impact on the landscape setting of the Abbey the overall impact would not detract significantly from the extent to which the building derives significance from its setting. Importantly, although there would be some impact arising from the proposed development it would not constitute significant harm to the setting of the Abbey.

Conclusion

From our analysis we have demonstrated that:

- A housing development on the land at Johnson's Farm would not be visible from Wymondham Abbey because of the presence of screening trees, which would remain.

- The development can be planned to safeguard existing views of the Abbey from locations in Bradman's Lane by incorporating view corridors towards the Abbey, free from obstruction.
- Housing development at Johnson's Farm would not significantly harm the setting of the Abbey.

Having regard to the limited potential impact of the proposed development on views of Wymondham Abbey and its setting, there are no landscape and heritage reasons why the land at Johnson's Farm should not be allocated for housing. **Given the site's sustainable location in close proximity to Wymondham town centre and public transport combined with the proposal to create a substantial and easily accessible public open space, it enjoys significant advantages over other sites around Wymondham.**

I would be grateful if you would take account of these findings when assessing the suitability of the land at Johnson's Farm as a site for housing.

I trust that you can accept this update to our submission and that we have provided all the information you require. Should you have any queries please contact me on 020 7121 2144 or by email (paul.white@atkinsglobal.com).

Yours sincerely,

Paul White
Technical Director

LAND AT WYMONDHAM
VIABILITY ASSESSMENT USING COUNCIL ASSUMPTIONS

ASSUMPTIONS

1. Total site area approximately 5.26 hectares (13 acres).
2. Number of dwellings – 150.
3. 30% affordable housing requirement – 45 leaving 105 free market dwellings.
4. Site developed over two year period. Site cost financed for two years. Development costs financed for 50 % of duration of development.

COUNCIL ASSUMPTIONS

1. Minimum threshold land value £427,500/ha (£173,007/ac).
2. 45 affordable houses of which 15 % shared equity and remainder affordable for rent.
3. Sales value £2,170/m² (£201.6/ft²) for free market and £1,076/m² (£100/ft²) for affordable dwellings.
4. Area per private dwelling:
 - 15% at 656ft² = 9,840ft²
 - 31% at 721ft² = 22,351ft²
 - 35% at 875ft² = 30,625ft²
 - 19% at 1,092ft² = 20,748ft²
$$83,564\text{ft}^2 \div 100 = 835.6\text{ft}^2$$
5. Area per affordable dwelling:
 - 30% at 592ft² = 17,760ft²
 - 30% at 818ft² = 24,540ft²
 - 20% at 936ft² = 18,720ft²
 - 10% at 1,109ft² = 11,090ft²
$$72,110\text{ft}^2 \div 100 = 721.1\text{ft}^2$$
6. BCIS costings for fourth quarter 2012 – estimated cost for mixed housing development £867/m² (£81/ft²) multiplied by 1.03 for Norfolk regional variation plus £250 allowance for Code Level 4 requirements equates to a build cost of £83.74/ft².
7. S106 costs at £750 per dwelling.
8. CIL at £75/m² for free market dwellings.
9. Infrastructure at 15% of build cost.
10. Developer's finance at 7%.
11. Developer's profit at 20% of total costs.

VALUE OF SITE

Gross Development Value:

105 dwellings at 835.6ft ² each x £201.6/ft ² =	£17,675,280	
45 dwellings at 721.1ft ² each x £100/ft ² =	<u>£3,244,950</u>	
	£20,920,230	
less sale fees at 3.5%	<u>£732,208</u>	
Net Sale Proceeds		£20,188,022

Build Costs:

105 dwellings at 835.6ft ² each x £81.30/ft ² x 1.03 =	£7,347,092	
45 dwellings at 721.1ft ² each x £81.30/ft ² x 1.03 =	<u>£2,717,280</u>	
	£10,064,372	
Prof fees at 10%	£1,006,437	
Contingency at 2.5%	£251,609	
Section 106 at £750 per dwelling	£112,500	
CIL – 7,763.3m ² x £75/m	£582,248	
Infrastructure at 15% of build cost	<u>£1,509,656</u>	
Total Build Costs	£13,526,822	
Developer's finance at 7% over 2 yrs at 50%	<u>£946,877</u>	
Total Build Costs inc finance		£14,473,699

Site Acquisition Costs:

Site Value – 5.26ha at £427,500/ha	£2,248,650	
Land acquisition fees at 1.5%	£33,730	
SDLT at 4%	£89,946	
Finance on land acquisition at 7% for 2 yrs	<u>£332,126</u>	
Total Land Cost inc finance		£2,704,452

 Developer's profit at 20% of total land and build costs £3,435,630
Net Proceeds **(£425,759)**
Therefore, site value **£2,248,650**
Less deficit **£425,759**
Site Value **£1,822,891 (£140,222/ac)**

