

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.

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?

--

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?			

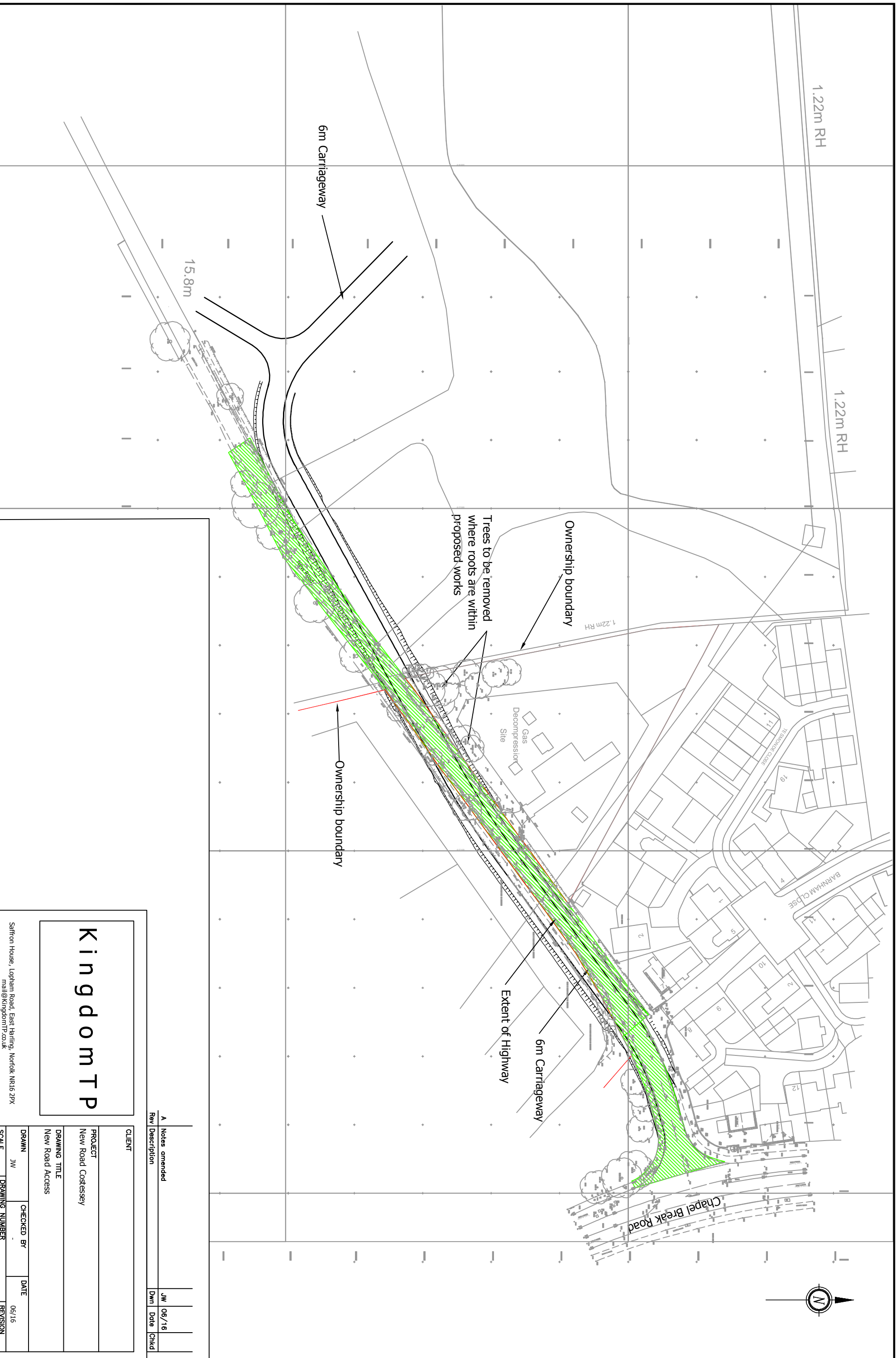
12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

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



Rev	Description	Dwn	Date	Chkd
A	Notes amended	JW	06/16	

Kingdom TP

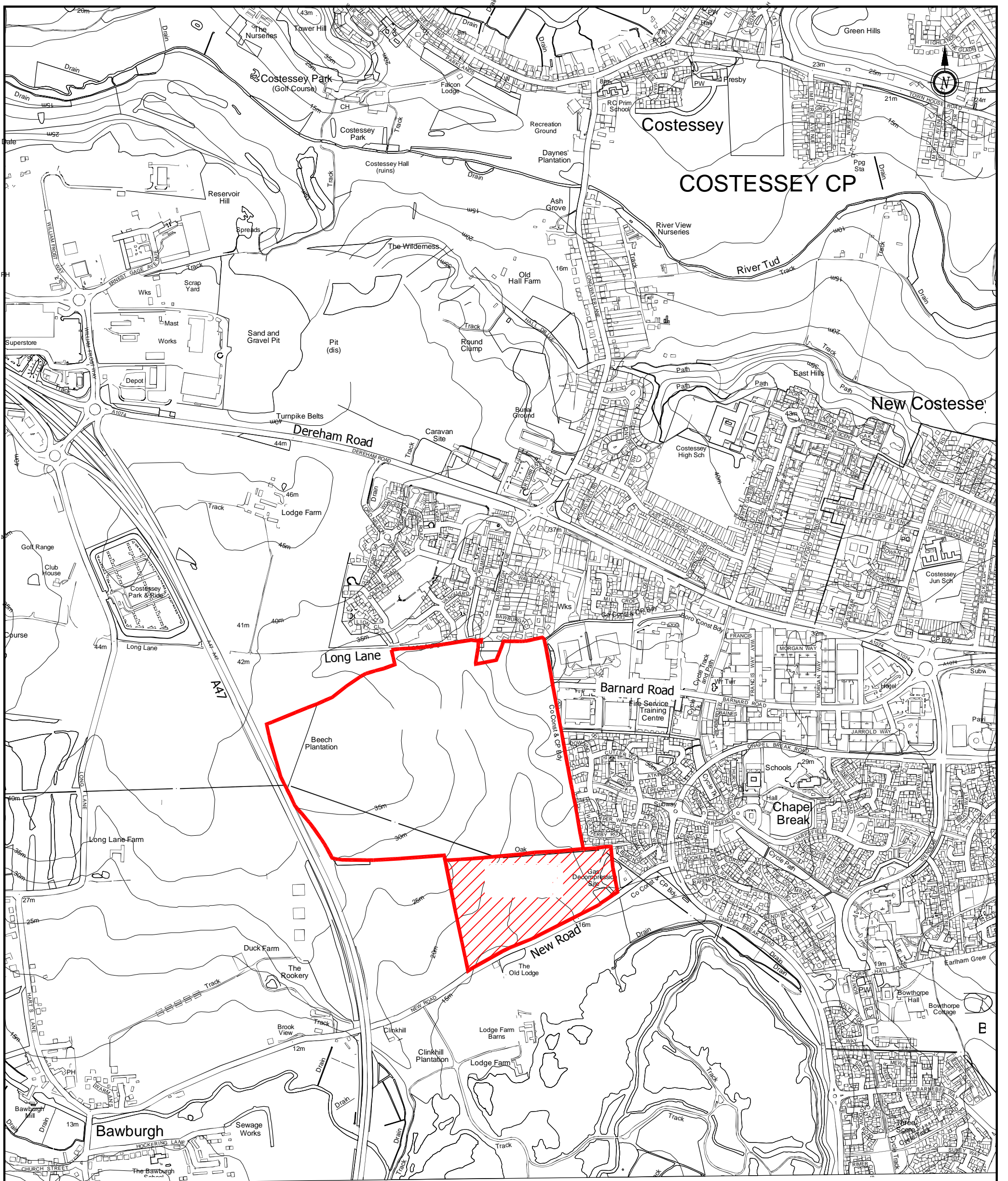
CLIENT

PROJECT
New Road Costessey

DRAWING TITLE
New Road Access

Saffron House, Lopham Road, East Harling, Norfolk NR16 2PX
 mail@kingdomtp.co.uk
 Telephone 01503 325597

DRAWN	CHECKED BY	DATE
JW		06/16
SCALE	DRAWING NUMBER	REVISION
1:1000	G02161/03/01	A

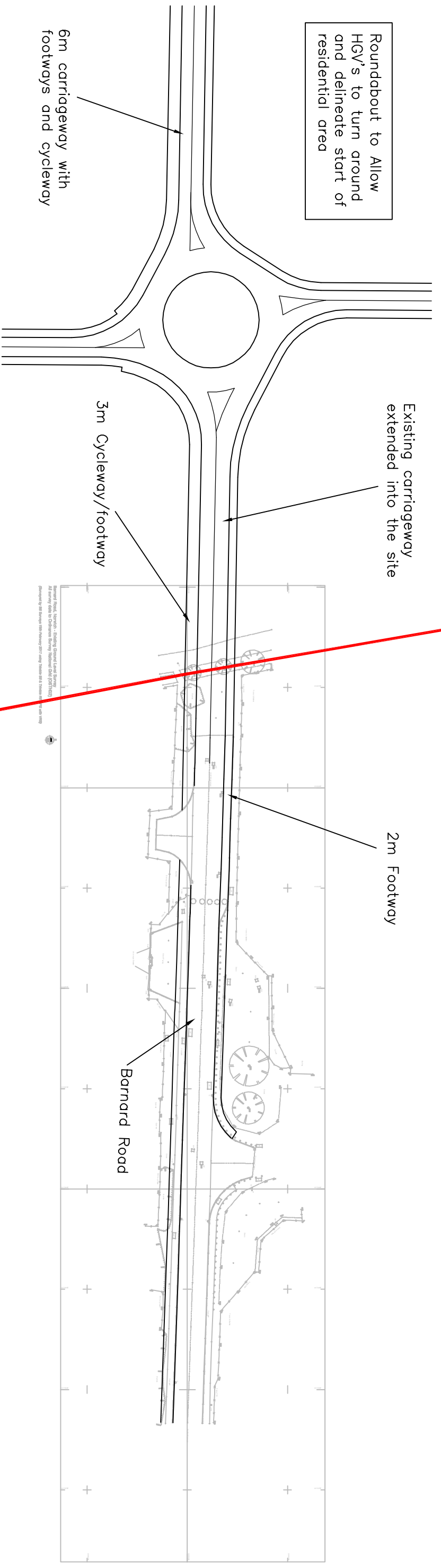
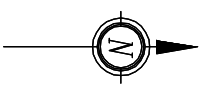


Rev	Description	Dwn	Date	Chkd

Kingdom TP

Saffron House, Lopham Road, East Harling, Norfolk NR16 2PX
 mail@KingdomTP.co.uk
 Telephone 01603 325587

CLIENT		
PROJECT New Road Costessey		
DRAWING TITLE Site Location		
DRAWN JW	CHECKED BY -	DATE 26/09/16
SCALE 1:10,000	DRAWING NUMBER G02161/00/101	REVISION



Barnard Road, Norfolk - Existing Footway and Cycleway
 All survey data to Ordnance Survey National Grid (OSN2000)
 Drawn by: Mr Andrew Murray 2017 using AutoCAD 2017

Rev	Description	Dwn	Date	Chkd

KingdomTP				
CLIENT				
PROJECT New Road Costessey				
DRAWING TITLE Barnard Road Access Preliminary Option				
DRAWN	JW	CHECKED BY		DATE
SCALE	1:1000	DRAWING NUMBER	G02161/03/02	REVISION
				26/09/16

Saffron House, Lopham Road, East Harling, Norfolk NR16 2PX
 mail@kingdomtp.co.uk
 Telephone 01603 325597

From: Doleman, Richard [mailto:r.doleman@GNDP.org.uk]
Sent: 14 January 2013 11:49
To: Jon Whiting
Subject: RE: Long Lane Costessey

Jon

The relevant minute from the Development Team meeting of 14/11/12

Regards

Richard

7.0 Any other business

Long Lane Costessey. (RD)

RD advised technical drawings have been submitted to address the pinch point with a 1.8m wide footway. Dev Team happy with the new drawings.

Norwich Research Park (RD) Item deferred – to be considered at next Development Team Meeting.

Community Infrastructure Levy (RD) Item deferred – to be considered at next Development Team Meeting.

From: Jon Whiting [mailto:jw@kingdomtp.co.uk]
Sent: 11 January 2013 17:01
To: Doleman, Richard
Subject: Long Lane Costessey

Richard,

Happy New Year

Following our conversation on the positive news from the development committee last year, are the minutes of the meeting available yet?

Kind Regards

Jon Whiting
Director
jw@kingdomtp.co.uk
01603 325 587
07522 772035

KingdomTP.co.uk

Saffron House, Lopham Road, East Harling, Norfolk NR16 2PX

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From: [Harris, Paul](#)
To: [Banham, Adam](#)
Subject: FW: Land off Bawburgh Lane & New Road, Bowthorpe, Costessey, Norwich. (30030.019)
Date: 30 September 2016 10:47:20
Attachments: [image001.gif](#)
[image002.gif](#)
[image003.gif](#)
[image004.gif](#)
[1. 20160516 DRAFT MRGV6. Call for Sites Guidance Notes and Form.pdf](#)
[2. G02161-00-100.pdf](#)
[3. G02161-00-101.pdf](#)
[4. 160920.2 New Rd. G02161-03-01-A.pdf](#)
[5. G02161-03-02 A3H.pdf](#)
[6. 130114. Copy Mins. Re Access Land at Costessey..doc](#)

Adam,

Can you please action this?

KR

Paul

Paul Harris
Greater Norwich Local Plan Team
paul.harris@gnlp.org.uk
01603 222403

From: Adam Nicholls [<mailto:ANicholls@S-NORFOLK.GOV.UK>]
Sent: 27 September 2016 14:10
To: Harris, Paul <paul.harris@norfolk.gov.uk>
Subject: FW: Land off Bawburgh Lane & New Road, Bowthorpe, Costessey, Norwich. (30030.019)

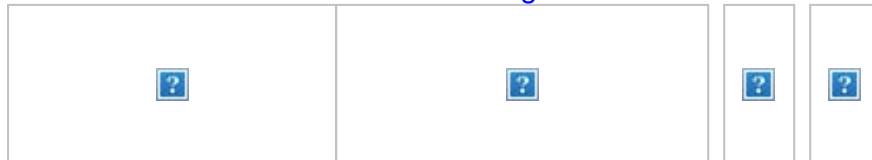
Paul,

As discussed.

Thanks,

Adam

Adam Nicholls
Planning Policy Manager
t 01508 533809 e anicholls@s-norfolk.gov.uk www.south-norfolk.gov.uk



From: Malcolm Vincent [<mailto:mrg.vincent@btconnect.com>]
Sent: 27 September 2016 13:17
To: Adam Nicholls
Cc:
Subject: Land off Bawburgh Lane & New Road, Bowthorpe, Costessey, Norwich. (30030.019)

Dear Mr. Nicholls,

Further to our recent exchange of e-mails, I attach herewith submission on behalf of _____ and the _____ of land at Costessey and Bawburgh amounting to some 50ha (123 Acres) which we would request your team consider for inclusions in the Greater Norwich Local Plan for allocation as development land for housing purposes.

We attach:

1. Your 'Call for Sites' document with the Submission Form completed on behalf of the landowners
2. Site Layout Plan at scale 1:2500th (when printed at A1 size).
3. Location Plan at scale 1:10,000th (when printed at A3 size).
4. Layout Plan showing the proposed re-alignment of New Road (to the south of the land) and the proposed access road into the site.
5. Layout Plan showing the proposed extension to Barnard Road (to the east of the Land).

As you know from _____ e-mail 12th September 2016, the two proposed accesses to the site (Plans 4 & 5 above) were discussed and agreed in principle by the County Highways Development Meeting. I attach a copy of an extract of the minutes of the meeting on November 2012 confirming this (see the highlighted section).

Plans showing the details of the re-alignment of New Road and the access into the site have now been prepared in more detail and it is these on which we are now seeking the agreement of the County Highways Development Meeting. Unfortunately we missed the meeting on 20th September (because the plans were not available) but anticipated their approval will be given at their next meeting, which I understand is in about two to three weeks' time.

You will see from Plan 5. above that it will be necessary to make a slight revision to the verge land to the front of the Gas Decompression Site fronting to New Road. This land is owned by _____ and the requirements have been agreed in principle with National Grid Gas, so we do not envisage this will cause any problems.

Please let me know if you require any further information or details concerning the site, which we will be pleased to supply.

I look forward to hearing from you.

Regards

Malcolm Vincent.
Valuer.
VincentHowes, 62, Spixworth Road, Norwich. NR6 7NF
the RICS
Tel: 01603 488023. d/d 01603 484022. Mob 07843 287488

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Regards

Malcolm Vincent.

RICS Registered

Valuer.

VincentHowes, 62, Spixworth Road, Norwich. NR6 7NF

Regulated by

the RICS

Tel: 01603 488023. d/d 01603 484022. Mob 07843 287488

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