

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	Mr
First Name	Paul
Last Name	Clarke
Job Title (where relevant)	Head of Planning
Organisation (where relevant)	Brown & Co
Address	The Atrium, St George's Street Norwich
Post Code	NR3 1AB
Telephone Number	01603 629871
Email Address	Paul.clarke@brown-co.com

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):	

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

Title	Trustees of Ivy Carr Estate
First Name	c/o Helen
Last Name	Cordingley
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

2. Site Details	
<p>Site location / address and post code</p> <p>(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)</p>	<p>Land adjacent to Brickfield Farm</p> <p>West End</p> <p>Costessey</p> <p>Norwich</p> <p>NR8 5BD</p>
Grid reference (if known)	616147 (easting) 312343 (northing)
Site area (hectares)	c. 6.49ha

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 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).		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input 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.)		
Agricultural land		
4b. Has the site been previously developed?	Yes <input type="checkbox"/>	No ✓
4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)		

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).

It is proposed to deliver a low density, sensitive extension to the rural development edge of circa. 30 dwellings, together with open space and extension to the adjacent County Wildlife Site.

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

Market Housing <input checked="" type="checkbox"/>	Business and offices <input type="checkbox"/>	Recreation & Leisure <input checked="" type="checkbox"/>
Affordable Housing <input checked="" 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 checked="" 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.

The indicative layout provided illustrates how 30 dwellings could be accommodated on site, in two character areas. The majority of dwellings would form a low density extension to the built form to the south, an area of open space would provide a visual break in development and a farmyard cluster style area of housing would lay north of this. To the south west an area of land would form an extension to the County Wildlife Site.

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

Well designed low density housing, together with significant open space, landscaping and an extension to the County Wildlife Site.

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.

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?

It is proposed to create a new access to the site from West End. There are no Public Rights of Way that cross the site. A bridleway is located to the south east of West End (Costessey BR1).

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

The site gently rises to the west.

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

There are no none contamination or ground stability issues at the site.

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 Zone 1 and is therefore considered at low risk of fluvial flooding. A small section of the site to the north west is considered at low risk of surface water flooding, however this would form an area of open space and any future development would be supported by a Site Specific Flood Risk Assessment and would incorporate sustainable drainage measures.
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?
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?
The site is adjacent to the Brickfield Farm County Wildlife Site and the Snakes Hills County Wildlife Site, and is located a short distance to the west of the River Wensu, SAC and SSSI.
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?
A Grade II listed farmhouse lays circa 600m to the south west of the site, whilst a number of other listed buildings are located southwards along West End. These buildings are separated by some distance an intervening development and landscaping. As a result, it is not considered that the proposed development would have a significant adverse impact upon the significance of the heritage assets or their, or materially impact their setting. The separation would be enhanced through additional landscaping to be introduced as part of the development.
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
Neighbouring uses are predominantly residential dwellings, and arable land. As such the proposed development would be in keeping with the general character of the area.
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.
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	✓	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	✓	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	✓	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	✓	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	✓	<input type="checkbox"/>	<input type="checkbox"/>
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)	<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)



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

The site is in a single ownership and no further land is needed to enable the land to be brought forward for development.

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 type="checkbox"/>	
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input checked="" 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)?	

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:

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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. 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

The Site Submission response forms 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 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: Regulation 18 "- Site Submission Guidance Notes.

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

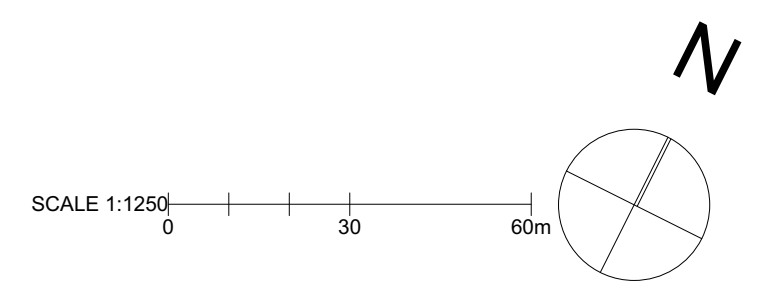
Declaration

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 Paul Clarke	Date 07 th April 2020



Issue Status			
This drawing is copyright. Only figured dimensions to be worked to.			
Revision	Drawn	Check	Date



client	Trustees of the Ivy Carr Estate		
project	Land adjacent to Brickfield Farm		
drawing	Location Plan		
date	Mar 20	scale	1:1250 @ A2
drawn	IRK	check	FIH

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Issue Status			
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Revision	Drawn	Check	Date

client	Trustees of the Ivy Carr Estate		
project	Land adjacent to Brickfield Farm		
drawing	Proving Layout		
date	Mar 20	scale	1:1000 @ A3
drawn	IRK	check	FIH

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19	066	0101
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Revision	Drawn	Check	Date

client	
Trustees of the Ivy Carr Estate	
project	
Land adjacent to Brickfield Farm	
drawing	
Concept Layout	
date	Mar 20
scale	not to scale @ A2
drawn	IRK
check	FIH

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 Registration no: 0C302092. Registered in England & Wales.

Proposed Residential Development on land south-west of West End, Costessey.

Submission of Representations relating to Regulation 18 Consultation (Stage C), Greater Norwich Local Plan

on behalf of Trustees of the Ivy Carr Estate

Ref: 19/066

GNDP Site ref: NEW SITE

REPRESENTATIONS TO REGULATION 18 CONSULTATION ON THE GREATER NORWICH LOCAL PLAN MARCH 2020

Greater Norwich Local Plan: Land south-west of West End, Costessey (Ref: NEW SITE)

Introduction

1. The following comments are submitted in support the suggested allocation of the land south-west of West End, Costessey on behalf of the landowners, Trustees of Ivy Carr Estate.
2. The following Representations identify additional land which we would like to be considered as part of the proposals for delivering growth in this part of Greater Norwich.

Comments on Draft Local Plan

3. The new Local Plan seeks to meet the growth needs of the Greater Norwich area for the period from 2018 to 2038. Under the proposed settlement hierarchy, most of this growth would be directed to the larger settlements, including Norwich, the main towns and key service centres. However, some 69% of housing growth (amounting to around 30,560 dwellings) would be provided in the Norwich urban fringe.
4. Costessey, the parish within which the site is situated, has one of the largest populations in South Norfolk. As a consequence, it has seen a significant amount of development. There are no outstanding allocations to be carried forward from the South Norfolk Local Plan although there are 520 dwellings with planning permission yet to be implemented.
5. One of the GNDP's earlier publications 'Towards a Strategy' gave an indicative new allocation figure of 600 dwellings across the settlements of Easton, Cringleford, Hethersett and Little Melton with a potential contingency at Costessey. However, the Draft Plan suggests no preferred allocations in the emerging Local Plan, however, it does recognise a number of sites considered to be 'reasonable alternatives' and identifies a site which could deliver a contingency of 1,000 dwellings could be delivered if required.
6. There is a wide range of local services within Costessey, including three primary schools and a secondary school. There are regular peak hour bus services into Norwich.

Current Proposals

Layout

7. In support of these Representations drawings accompany them which illustrate how development could be brought forward on the site. The principle shown is to provide a low density development to the edge of the existing settlement boundary, forming a logical and sensitive extension to the rural development edge. Beyond this is it is envisaged that there would be a green open space section which provides a visual break in development, maintaining the landscape character of the site and providing an undeveloped corridor over which the existing farmhouse overlooks.
8. The second element of development would be a set of farmyard clusters, recreating pockets of development often seen in the countryside. These would be accessed via the main development and provide a low-density extension to the development to the west.
9. The farmyard clusters would be enclosed with new tree belts which protect the more open nature of the western-most field and the views enjoyed by the neighbouring properties on the Ringland Road.

10. The final section to the West would remain as open landscape, and this would be included within the proposals as being open to the public, with access for quiet enjoyment. Details of how this would be maintained can be resolved through the planning application process.

11. Finally, the land section to the end of the Loke is suggested to be an extension to the existing County Wildlife site. Whilst these details are indicative at this time, they would form the basis of the proposals should they proceed.

Benefits/Impact

Access to Services

12. Costessey has a wide range of services including the schools and retail areas with a frequent bus service to higher order services in the city centre. As such it is considered that the proposed development would benefit from good access to local services, and would accord with local and national planning policies which indicate that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

Landscape/Local Character

13. The South Norfolk Landscape Assessment (SNLA) (2012) indicates that the site is situated within the within the character area A3 – Tud Rural River. Whilst an LVIA would need to be undertaken, we do not believe that the development would have a significant adverse impact on the river valley setting. The proposal would be low density, and provide for significant areas of open space as well as an extension to the County Wildlife site.

14. Whilst any proposal would inevitably result in a loss of openness, its impact on the landscape setting of the village and the character of the area would be limited.

Utilities Infrastructure

15. It is not considered that there are any fundamental impediments to the delivery of the site through any constraints relating to utilities infrastructure.

Flooding

16. The site falls within Flood Risk Zone 1 and as such is considered at low risk of fluvial flooding. Further technical work, including a site-specific flood risk assessment, would be commissioned as part of any future planning application, to demonstrate that the proposed development would not be a risk of flooding or be likely to result in an increased flood risk elsewhere in the locality.

Heritage

17. There are no known heritage assets that form part of the site or are in the vicinity of the site. We do not believe that there would be a significant adverse impact upon any heritage assets in the area, or upon their setting.

Delivery of Development

18. No significant infrastructure constraints have been identified to date which would be likely to delay or impede the development of the site for housing. The site is in a single ownership and no further land is needed to enable the land to be brought forward for development. The land is currently available for development. Subject to approval, this site could deliver housing in the short term.

19. The proposed development would make a positive contribution to the supply of market and affordable housing in the area. The proposal would also add to the range of housing sites available in the locality, providing flexibility and a wider choice of development opportunities to the market, and thus strengthening the local supply of housing land. New residents would add to the vitality of the local community. Given their accessibility, existing local businesses and services would be likely to derive support from the development due to the addition to the local economy of the spending power of new residents. The construction of the development would also provide some economic benefits, albeit temporary.

20. Furthermore, it is considered that Costessey would represent a sustainable location for development of the scale envisaged, given its close proximity to Norwich and its wide array of services. By providing sufficient land of the right type in the right place to support growth the development would address the social, economic and environmental dimensions of sustainable development, as defined in the NPPF.