

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0375
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	Mr
First Name	Jonathon
Last Name	Green
Job Title (where relevant)	Senior Planning Consultant
Organisation (where relevant)	NPS Property Consultants Ltd
Address	Nautilus House 10 Central Avenue St Andrews Business Park Norwich
Post Code	NR7 0HR
Telephone Number	01603 706171
Email Address	jonathon.green@nps.co.uk

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	
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)	Land north of Postwick Lane/West of Holmesdale Road, Brundall, Norwich
Grid reference (if known)	TG 631484/308749
Site area (hectares)	8.9 hectares (22.09 acres)

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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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). See question 1.		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input type="radio"/>	No <input type="radio"/>
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		
4b. Has the site been previously developed?	Yes <input type="radio"/>	No <input checked="" type="radio"/>

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

None, only agricultural use.

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 approximately 200-250 dwellings, associated open space and possible community facilities.

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

Market Housing	<input checked="" type="checkbox"/>	Business & offices	<input checked="" type="checkbox"/>	Recreation & Leisure	<input 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 & distribution	<input type="checkbox"/>	Public Open Space	<input checked="" type="checkbox"/>
Gypsy & Traveller Pitches	<input type="checkbox"/>	Tourism	<input type="checkbox"/>	Other (Please Specify)	

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

The site is proposed primarily for residential development. As part of this, it is expected that the necessary percentage of affordable housing and open space would be provided (policy compliant). There is no reason why a mixed use scheme involving potentially care home provision/community uses or employment uses could not form part of any wider application (if a need was identified and supported). Although no details are confirmed, it is envisaged that vehicular access would be provided from a widened section of Postwick Lane to the south. Based on site size, its edge of village location and character of surrounding development, it is proposed to accommodate about 200-250 dwellings. The client owns adjacent land to the west should additional capacity be required. Additionally, there is no planning reason why a larger more comprehensive development including 3rd party land to the north could not come forward, should this land also be promoted.

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

Delivery of a further modest scale of residential development to help support local services/facilities within the village, in addition to other possible community uses (depending on the exact nature of uses within the 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.

Not applicable.

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

Not applicable.

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 is currently in an agricultural use with agricultural access from Postwick Lane to the south. Postwick Lane is narrow in width, and therefore as part of any development improvements would be undertaken to the front of the site to provide a pedestrian path (if considered necessary) and improve visibility. There are no public rights of way in the vicinity of the site.

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

There are differences in ground levels within the site, with levels falling from north to south/south-west, these levels however are not considered to prevent the site from coming forward for an alternative use.

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

The previous use is agricultural and there is no evidence of any unstable ground and previous uses suggest no risk of contamination.

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 falls within flood zone 1 as defined by the Environment Agency.

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?

The site is currently farmed by a County Farms tenant as part of two Farm Business Tenancies, ending in 2016 and 2018. The landowner can however serve 12 months notice as part of either tenancy from the date any planning permission is granted for control of the land, whereby the land would come back into the clients control. Land to the immediate north is not within the clients ownership, and therefore if a larger more comprehensive development were to come forward this would need liaison with the relevant land owner to establish legal matters/any possible covenants.

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 an existing woodland belt which runs to the north and west of the proposed site. In addition, there are a handful of existing trees along the eastern and southern boundaries. The majority of the site is devoid of any significant landscaping, and existing peripheral landscaping would be retained where possible, and incorporated into any development layout. The site is not considered to have any significant ecological interest and no geological importance.

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?

The site is currently in agricultural use. The adjacent parcels of land to the north and west are in agricultural use. The eastern boundary is characterised by established residential development, with a scattering of houses to the south eastern corner. It is not considered that a proposed residential use would have any adverse impact on the amenities of the adjacent residential properties, subject to normal design and layout considerations.

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

No

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.

	Yes	No	Unsure
Mains water supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify):	
<p>8b. Please provide any further information on the utilities available on the site: There is an existing foul main which traverses the north-western corner of the site. It is not considered however that this would prevent the development of the site coming forward.</p>	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input type="radio"/>
1 to 5 years (by April 2021)	<input type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input checked="" type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
9b. Please give reasons for the answer given above.	
Farm tenancy allows land to be taken out of the estate and be available for housing 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="radio"/>	
Site is under option to a developer/promoter	<input type="radio"/>	
Enquiries received	<input type="radio"/>	

Site is being marketed	<input type="radio"/>	
None	<input checked="" type="radio"/>	
Not known	<input type="radio"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input checked="" type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
In view of the size of site, it is anticipated that the site would be developed in a four to five year period.	

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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
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="radio"/>	<input type="radio"/>	<input type="radio"/>

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.

The site is currently in agricultural use. In the majority there are no ground conditions or contamination constraints which would suggest abnormal costs. Infrastructure costs are likely to not be abnormal for a greenfield site. In view of the owners experience of promoting sites for development and market interest there is considered no reason to prepare a detailed development appraisal to support this submission.

Other Relevant Information

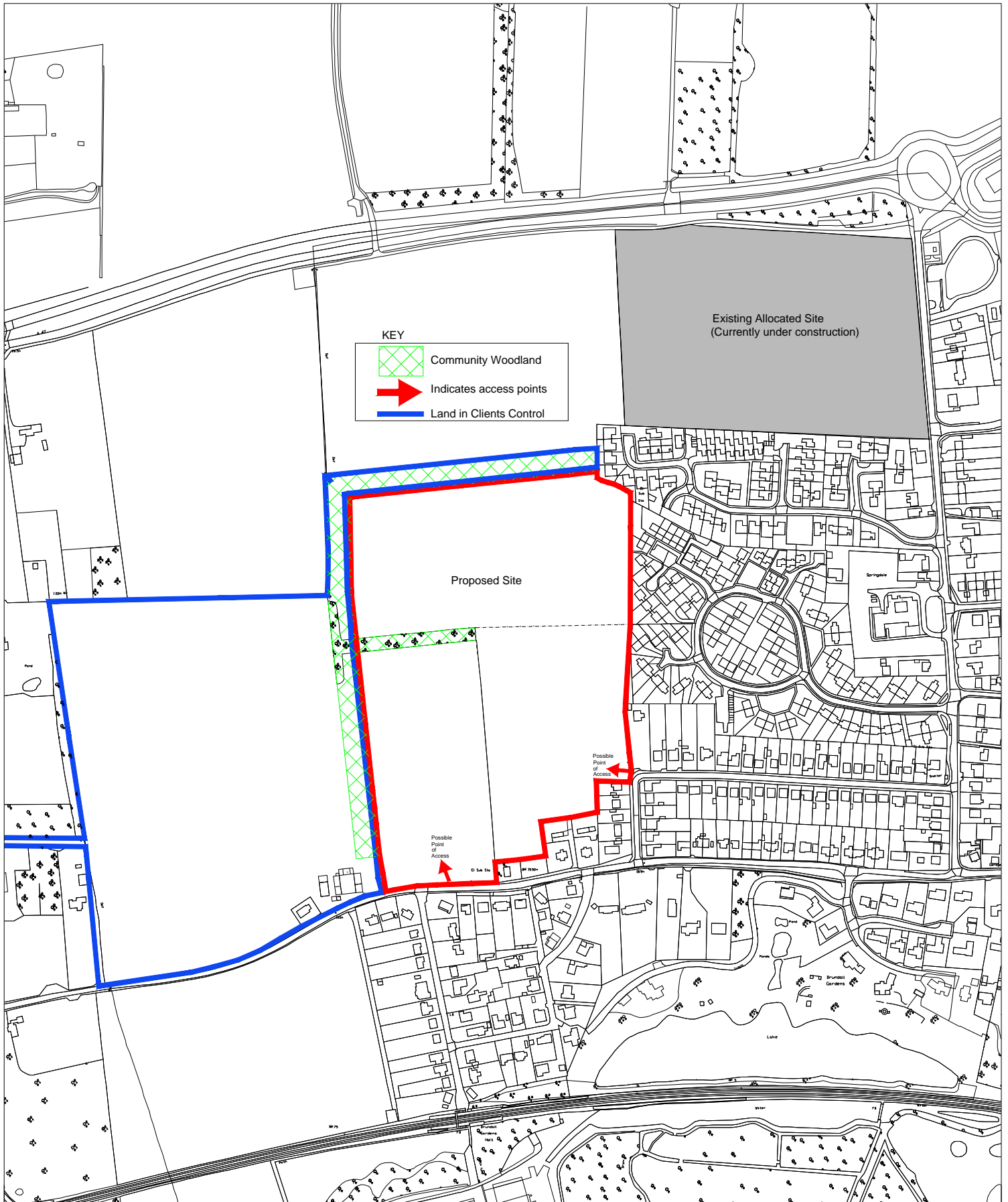
13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

I attach a site location plan with potential access points. This will be supplemented in due course by a more detailed Planning Statement/Appraisal to support the suitability of the site during the Development Plan preparation process.

The parcel of land to the immediate north is not within the clients ownership, but this could potentially form a much larger comprehensive development. It is understood that this land is being promoted separately.

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

14. Declaration	
<p>I understand that:</p> <p>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:</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 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 Jonathon Green (NPS Property Consultants Ltd)	Date 6 July 2016



SCALE IN METRES



REV	DATE	DESCRIPTION
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Address. Land North of Postwick Lane / West of Holmesdale Road
Brundal Norfolk

Title.
Call for Sites TG631484 308749

Plan No.
01-02-17-2-1122-06

Scale
1:5000 @ A4

Date:
July 2016

DRAWN BY
RG

CHECKED BY
JG

NPS Property Consultants LTD

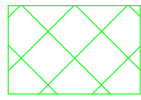
- NORWICH LANCASTER HOUSE TEL: 01603 706000 FAX: 01603 706001
 - NORWICH COUNTY HALL TEL: 01603 222413 FAX: 01603 222719
 - LONG STRATTON TEL: 01508 536400 FAX: 01508 535110
 - AYLSHAM TEL: 01263 738200 FAX: 01263 731732
 - KING'S LYNN TEL: 01553 778240 FAX: 01553 778241
- Development Plan

This drawing must not be reissued, loaned or copied without the written consent of NPS Property Consultants Ltd. (the originator). All errors, omissions, discrepancies should be reported to the originator immediately. All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier. Do not scale plans - use figure or grid dimensions where given. Any deviation from the drawing to be reported to the originator immediately.

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KEY



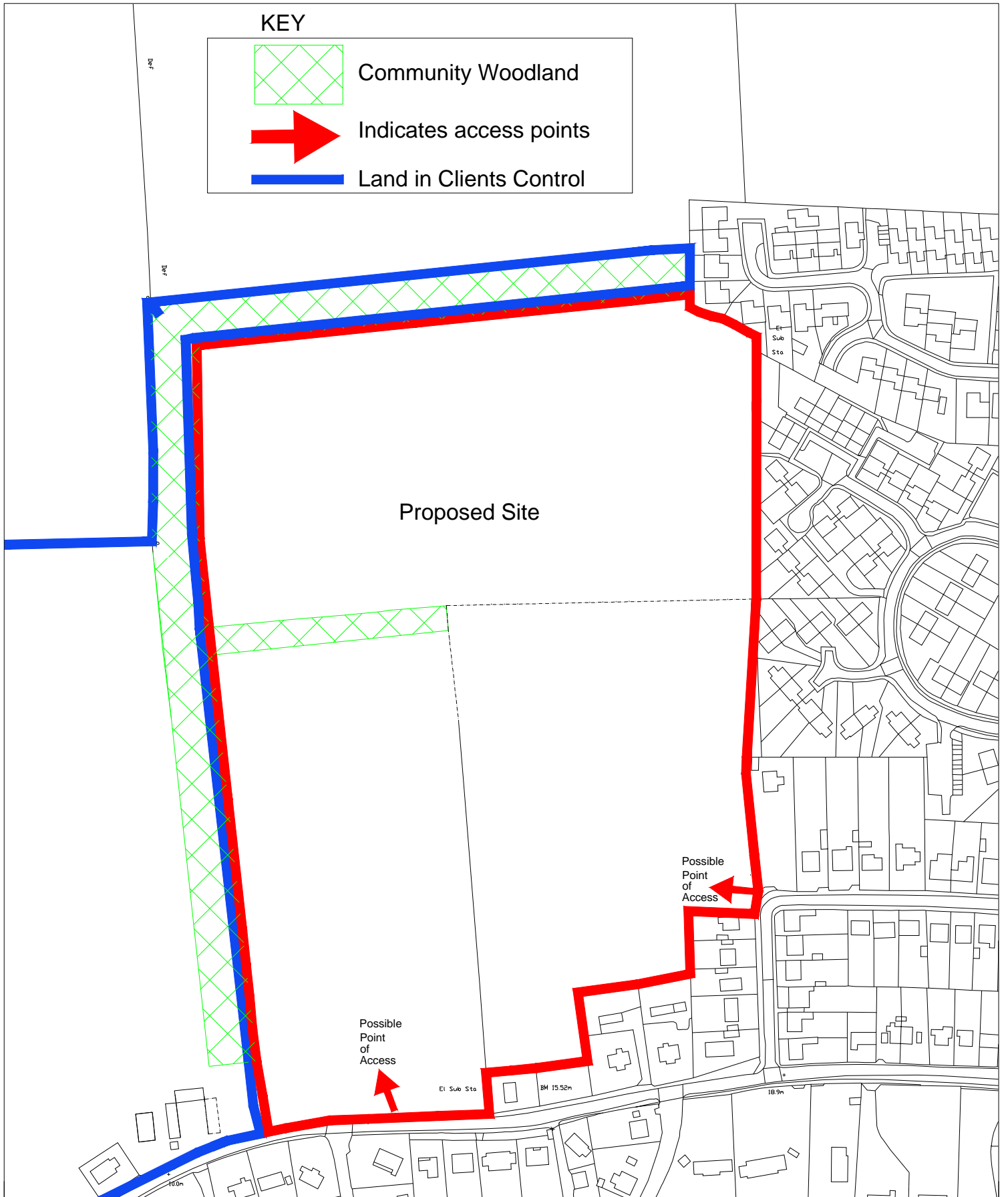
Community Woodland



Indicates access points



Land in Clients Control

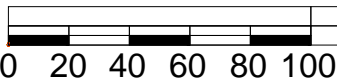


Proposed Site

Possible Point of Access

Possible Point of Access

SCALE IN METRES



REV	DATE	DESCRIPTION
Address. Land North of Postwick Lane / West of Holmesdale Road Brundal Norfolk		
Title. Call for Sites TG631484 308749		
Plan No. 01-02-17-2-1122-07		
Scale 1:2500 @ A4		
Date: July 2016	DRAWN BY RG	CHECKED BY JG

NPS Property Consultants LTD

- NORWICH LANCASTER HOUSE TEL: 01603 706000 FAX: 01603 706001
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