

## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0376
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](mailto: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](http://www.greaternorwichlocalplan.org.uk)

E-mail: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Telephone: 01603 306603

<b>1a. Contact Details</b>	
Title	
First Name	Richard
Last Name	Smith
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 706035
Email Address	richard.smith@nps.co.uk

<b>1b. I am...</b>	
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):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
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)	Costessey Park and Ride Long Lane Bawburgh Norwich NR9 3LX
Grid reference (if known)	TG157101
Site area (hectares)	5.0 ha (NB southern portion 1.0 ha)

<b>Site Ownership</b>		
<b>3a. I (or my client)....</b>		
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"/>
<b>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 1c</b>		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes <input type="radio"/>	No <input type="radio"/>
<b>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.</b>		

<b>Current and Historic Land Uses</b>		
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
<p>Norfolk County Council - Park and Ride. This performs an important function as part of the wider transport strategy. The whole site is no longer required for park and ride purposes based on the level of use. Therefore it is considered an area of 1.0 hectare can be used / allocated for alternative use without prejudicing the current operation of park and ride.</p> <p>In addition, park and ride provision may be concentrated onto a smaller number of sites in future. Therefore alternative use should be allocated for the whole site linked to relocation / rationalisation of park and ride from this site to ensure that an alternative future use of the site is identified in the Local Plan should the park and ride use cease.</p>		
<b>4b. Has the site been previously developed?</b>	Yes <input checked="" type="radio"/>	No <input type="radio"/>

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

Norfolk County Council - Park and Ride

**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)

Potential business / office or retail use (given the proximity to other business uses at Longwater).

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

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

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

It is considered that office or commercial floorspace in the region of 4000 - 5000 sq m per hectare of develop-able land could be accommodated on this site. Also scope for retail based on proximity to other retail uses at Longwater.

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

The site would reinforce the role of the land close to the Longwater junction to deliver employment and business uses.

**Local Green Space**

If you are proposing 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.**

N/A

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

N/A

**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 used as a Park and Ride and has good access from Long Lane. The development of the site would not require any significant change / improvement to access .

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

The park and ride use resulted in changes in levels on and adjacent to the site. Office / commercial / retail development could be accommodated based on existing topography. As part of any scheme additional landscaping may be used and this could reduce the extent of impermeable surfacing on the site.

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

There is no evidence of any unstable ground and the existing use would not suggest any significant 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. Furthermore their mapping identifies no risk of flooding from surface water. The site has been used as a Park and Ride for several years and in this time there has been no evidence of flooding.

**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 solely owned by Norfolk County Council and for any alternative use, any restrictions would be addressed to allow the use to be implemented.

**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 has landscaping on the boundary which would be retained as part of the development of the site.

**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 a park and ride. There is a range of adjacent uses including the A47, showground, golf course, agricultural land plus nearby at the Longwater intersection retail, commercial and business.

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

For the development of the southern portion of the site, no park and ride building would be used. If the whole site were developed, it would be linked to concentrating park and ride onto a smaller number of sites and result in the comprehensive development of the whole site including the likely demolition of the existing park and ride building.

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

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

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
Immediately	<input type="radio"/>
1 to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 – 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
<b>9b. Please give reasons for the answer given above.</b>	
See question 7. The smaller southern portion of the site would be available in the next 1-5 years. The whole park and ride site is not likely to be available until later in the plan period (linked to any park and ride rationalisation)	

<b>Market Interest</b>		
<b>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.</b>		
	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"/>	

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
Up to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
Also see question 9b. Any commercial development of the southern portion would be capable of development within a 1 - 2 year period.	

<b>Viability</b>			
<b>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 &amp; Children's Play Space and Community Infrastructure Levy</b>	<input checked="" type="checkbox"/>		
	Yes	No	Unsure
<b>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?</b>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
<b>12c. If there are abnormal costs associated with the site please provide details:</b>			
<b>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?</b>	<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 used for Park and Ride. Initially only part of the area is proposed for alternative use.

There are no ground condition or contamination constraints which would suggest abnormal costs.

Infra-structure costs are unlikely to prove very significant, therefore there is considered to be no reason to prepare a detailed viability development appraisal to support this submission.

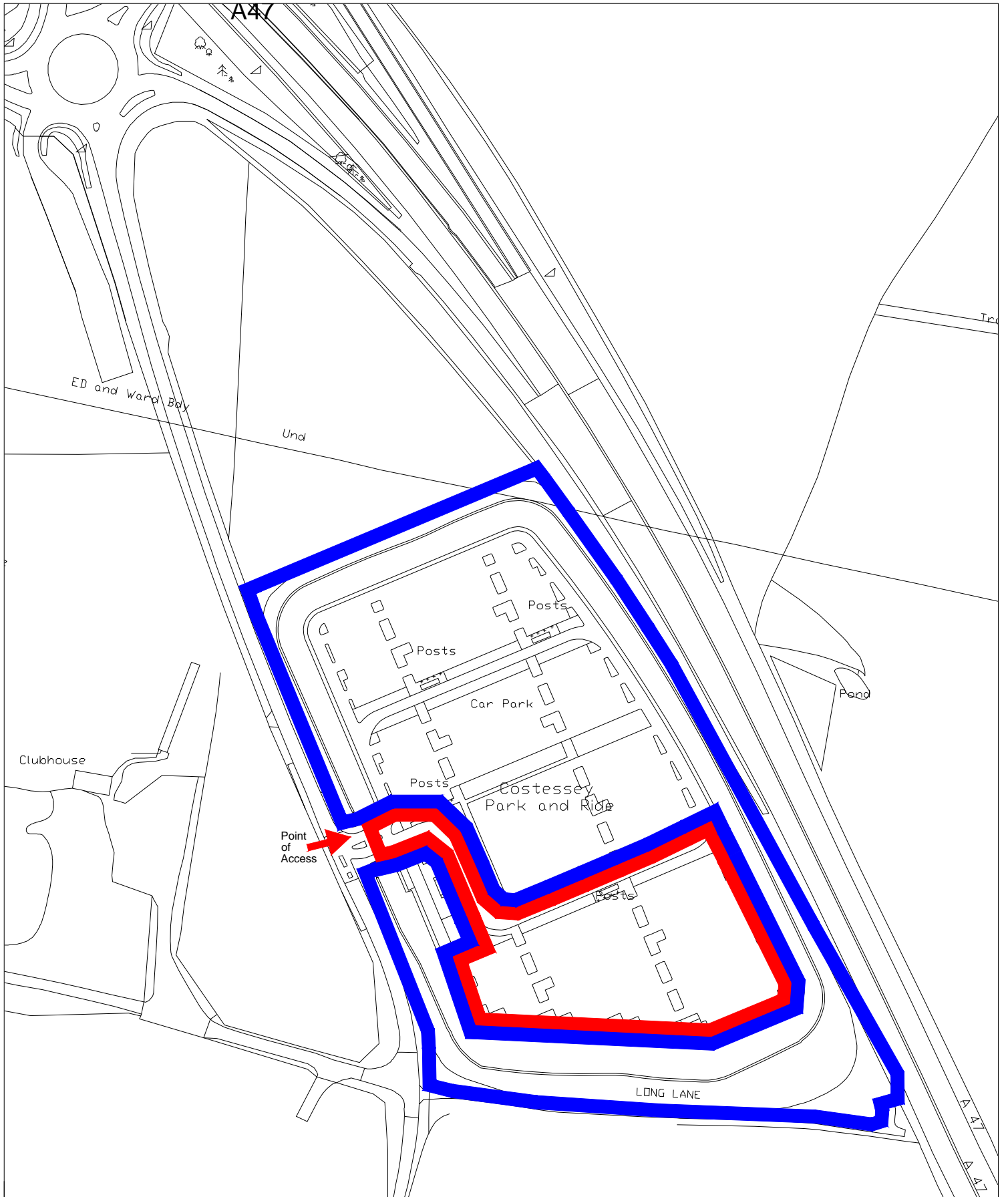
**Other Relevant Information**

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

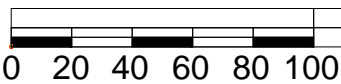
Attached is a location plan showing the extent of the land owned by Norfolk County Council and the area promoted for business / commercial use. The southern portion is outlined in red (1.0 ha) with the whole site (5.0 ha) outlined in blue.

<b>Check List</b>	
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"/>

<b>14. Declaration</b>	
<p>I understand that:</p> <p><b>Data Protection and Freedom of Information</b>  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"> <li>• To assist in the preparation of the Greater Norwich Local Plan</li> <li>• To contact you, if necessary, regarding the answers given in your form.</li> <li>• To evaluate the development potential of the submitted site for the uses proposed within the form.</li> </ul> <p><b>Disclaimer</b>  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 <b>Richard Smith</b>	Date <b>7 July 2016</b>



**SCALE IN METRES**



REV	DATE	DESCRIPTION
Address: Costessey Park and Ride Norfolk		
Title: Call for Sites		
Plan No. 01-02-17-2-1122-08		
Scale 1:2500 @ A4		
Date: July 2016	DRAWN BY RG	CHECKED BY RS

**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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