



## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0039
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 24 June 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	Mr
First Name	Scott
Last Name	Parke
Job Title (where relevant)	
Organisation (where relevant)	
Address	33 Market Street NULL NULL Wymondham Norfolk
Post Code	NR18 0AJ
Telephone Number	01953 423 188 NULL
Email Address	s.parke@twgaze.co.uk

<b>1b. I am...</b>
Land Agent

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
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)	Land to the North East of Town House Road  NULL  Costessey  Norwich  Norfolk
Grid reference (if known)	TG 18607 11473

Site area (hectares)	11.39
Site parish	Costessey
Site district	South Norfolk

<b>Site Ownership</b>	
<b>3a. I (or my client)...</b>	
Is a part owner of the site	
<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).</b>	
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes
<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.)

Land currently let for short term horse and livestock grazing.

**4b. Has the site been previously developed?**

No

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

As far as we are aware, the land has always been in 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)

The proposed development is for residential housing on part or all of the site, relevant to the size of the surrounding area of Costessey and reflecting the existing form and structure of settlements.

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

Market Housing	Yes
Affordable Housing	No
Residential Care Home	Yes
Gypsy and Traveller Pitches	No
Business and offices	No
General industrial	No
Storage and distribution	No
Tourism	No
Recreation & Leisure	No
Community Use	Yes
Public Open Space	Yes
Other (Please Specify)	NULL

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

The proposed site would be appropriate to the size of the local area and expansion requirements stated in the Local Plan. The proposed site could look to accommodate and develop between 10 - 50 residential dwellings. There would be a variety of houses, including an element of smaller dwellings aimed at being starter homes or allowing the existing elderly residents to down-size. Another proposed option for the site would be to look at the development of residential care facilities for the elderly as the services in Costessey are relatively close, but it would also allow the development to be set in a tranquil and rural location which the elderly would appreciate. A footpath is already in place along Town House Road allowing access for pedestrians to the services in Costessey. The development would incorporate sustainable drainage systems avoiding any increase in rainwater run-off in to the river valley. The design of the housing would reflect the vernacular design of the parish and allow adequate space between individual plots.

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

The development is likely to incur a CIL charge which would provide funding to the local area for improvements in infrastructure and contributions to local business and schools. The additional housing would benefit local business and provide an area of open space adjacent to the Shallowbrook lakes to retain the river valley landscape and mitigate the impact of development on the lake and wildlife that use this as a habitat.

If the site was allocated for development, the landowner would be willing to negotiate for the possibility of providing an area for allotments or an area of open space to the south of the site adjacent to the Shallow Brook Lakes and River Tud.

**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. Are you proposing a site to be designated as a Local Green Space?**

No

**6b. Which community would the site serve and how would the designation of the site benefit that community.**

NULL

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

NULL

**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?

There is currently a right of access to the North of the site for any vehicle at any time. This is also a bridleway running along the track to the north of the site (Costessey

BR7). There is currently a good visibility splay this access has a good visibility splay, however it may be appropriate to look at reducing the 40mph speed limit to a 30mph speed limit along Town House Road.

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

There are no physical constraints that could affect the development proposed.

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

Ground conditions on the site are stable, and we are not aware any contamination issues that would affect the development proposed.

**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 land does not lie within an identified flood risk zone, however it is situated between the River Tud and the River Wensum.

**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 land is currently let on a 2 year Farm Business Tenancy. This tenancy would be extinguished prior to any potential development occurring.

**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?

Not Applicable

**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?

Not Applicable

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

Neighbouring uses are also agricultural land and it we do not believe that the prosed development would have any implications on this use.

**7i. Existing uses and Buildings:** are there any existing buildings or uses that need to



be relocated before the site can be developed.

Not Applicable

**7j. Other:** (please specify):

Not Applicable

**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.**

Mains water supply	Unsure
Mains sewerage	Unsure
Electricity supply	Yes
Gas supply	Unsure
Public highway	Yes
Broadband internet	Yes
Other (please specify):	NULL

**8b. Please provide any further information on the utilities available on the site:**

With large scale residential development to the West and South of the proposed site, we believe that the above services will be readily available to service the site and enable development.

**Availability**

**9a. Please indicate when the site could be made available for the land use or development proposed.**

1 to 5 years (by April 2021)

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

The Farm Business Tenancy does not expire until September 2017. After which the land could become available for planning permission to be sought and development to begin. If the site was allocated for development, planning permission would be sought as soon as possible and development could start immediately after planning permission was granted and the FBT expiration, in association with a developer or promoter.

**Market Interest**

**10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.**

Not known

**Comments**

Currently the site has not been sent to developers or promoters, but as part of the representations for the Greater Norwich Local Plan, the site will be promoted to relevant parties to gauge interest levels from developers/promoters.

**Delivery**

**11a. Please indicate when you anticipate the proposed development could be begun.**

1 to 5 years (by April 2021)

**11b. Once started, how many years do you think it would take to complete the proposed development (if known)?**

The Farm Business Tenancy does not expire until September 2017. After which the land could become available for planning permission to be sought and development to begin. If the site was allocated for development, planning permission would be sought as soon as possible and development could start immediately after planning permission was granted and the FBT expiration, in association with a developer or promoter.

**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

**12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure,**

No

<b>demolition or ground conditions?</b>	
<b>12c. If there are abnormal costs associated with the site please provide details:</b>	
NULL	
<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>	Yes
<b>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.</b> The site would look to assist with the Local Plans housing requirement whilst providing a mix of housing and the potential for residential care homes for the ageing population in this area. The site would look to benefit the community by possibly increasing the area of allotments or creating an area of open space for the public to enjoy the river valley's tranquillity and rural setting.	

<b>Other Relevant Information</b>
<b>13. Please use the space below to for additional information or further explanations on any of the topics covered in this form</b>

Nothing

<b>Check List</b>	
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	

<b>14. Declaration</b>
I understand that:  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: <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></ul>

- to evaluate the development potential of the submitted site for the uses proposed within the form

**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.

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.

Name  
Scott Parke

Date  
7/7/2016