



Scale: 1:2500



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Plot centre co-ordinates: 616385.313622
Download file: taverham rd.zip
Project name: taverham rd

Build Cost		
16,722 sq m x £1,022 p sq m (£95 psf)	£17,089,884	
(build cost rate excludes prelims, contingency, external works, prof fees)		
Prelims		
16,722 sq m x £107 p sq m (£10 psf)	£1,789,254	
External works		
16,722 sq m x £215 p sq m (£20 psf)	£3,595,230	
Contingency		
10%	£2,247,436	
CIL		
16,722 sq m x £85 p sq m	£1,421,370	
Hub		
50 sq m x £1,722 p sq m	£86,100	
Sub total	£26,229,274	
Fees say (based on average 7.6% overall)	£2,000,000	
Total Costs		£28,229,274
Sales Value		
16,722 sq m x £2,691 p sq m (£250 psf)	£44,998,902	
Less legal / agents fees (2.5%)	-£1,124,972	
Total Revenue		£43,873,930
Residual for Land and Profit	£15,644,656	
Target Profit 20% on Revenue	£8,774,786	
Land Value	£6,869,870 / £458,000 per acre	

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0062
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

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	James
Last Name	Bunn
Job Title (where relevant)	
Organisation (where relevant)	
Address	32a Jacobs Place NULL NULL Holt Norfolk
Post Code	NR25 6BH
Telephone Number	NULL 7341560336
Email Address	jbunn@morstonpalatine.co.uk

1b. I am...
Land Agent

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
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)	Field at Taverham Road Taverham NULL Norwich Norfolk
Grid reference (if known)	616385, 313622

Site area (hectares)	6.2
Site parish	Taverham
Site district	Broadland

Site Ownership	
3a. I (or my client)...	
Is the sole owner of the site	
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?	NULL
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.)

Currently in agricultural use/arable crops

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)

The subject site has been in agricultural use for many years. However part of the field to the Northern end of the site was previously gifted to the Local Authority for use as a sports pitch.

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)

Mixed Use development comprising residential and B1 (a-c) employment building for use as a community technology hub, associated landscaping, highways, drainage and services infrastructure.

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

Market Housing	Yes
Affordable Housing	Yes
Residential Care Home	No
Gypsy and Traveller Pitches	No
Business and offices	Yes
General industrial	No
Storage and distribution	No
Tourism	No
Recreation & Leisure	No
Community Use	No
Public Open Space	No
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 development will comprise 144 houses and 50 sq m of B1 (a-c) employment accommodation

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

The proposed employment space will be used as a technology hub for community use and will enable residents to effectively work from home, reducing the need to travel by car.

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. 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?

The site has an extensive road frontage to Taverham Road. Existing access is currently used by agricultural vehicles. A new vehicular access will be required

along with site wide infrastructure.

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

The ground slopes from North to South.

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

The ground conditions are believed to be stable. There are no known contamination issues.

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 has not been flooded in the past.

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?

n/a

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?

n/a

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?

n/a

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

The site is opposite and adjacent to established residential development, a school and sports pitches. The proposed use and the neighbouring uses are not considered to have any implications.

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

n/a

7j. Other: (please specify):

The site will require new vehicular access and mains services infrastructure to be provided.

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

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

All mains utilities are understood to be located within Taverham Road which abuts the site frontage.

Availability

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

Immediately

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

The land is not subject to any long term tenancies and could be available immediately (subject to planning consents)

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.

Enquiries received

Comments

The site has previously been promoted for development during Call for Sites and Local Plan reviews.

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)?

4 years

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, demolition or ground conditions?

Yes

12c. If there are abnormal costs associated with the site please provide details:

New vehicular access (and associated highways improvements), utilities/services connections (and possible off site reinforcements), and new site wide infrastructure (including sustainable urban drainage) will be required.

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?

Yes

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.

See attached viability assessment.

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

nothing

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
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">to assist in the preparation of the Greater Norwich Local Planto contact you, if necessary, regarding the answers given in your form

- 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

Disclaimer

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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
James Bunn

Date
7/6/2016