

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0095
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	Ms
First Name	Melissa
Last Name	Burgan
Job Title (where relevant)	
Organisation (where relevant)	
Address	4 Brimbelow Road NULL NULL Hoveton Norfolk
Post Code	NR12 8UJ
Telephone Number	1603446075 NULL
Email Address	melissa.burgan@smallfish.org.uk

1b. I am...
Planning Consultant

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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)	Land to the East of Salhouse Road Salhouse Road NULL Rackheath Norfolk
Grid reference (if known)	627893, 311995

Site area (hectares)	0.5
Site parish	Rackheath
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.)

Light industrial storage	
4b. Has the site been previously developed?	Yes
4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)	
Highways Depot	
Light Industrial Storage	

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)	
Housing - up to eight dwellings off of a private drive	
5b. Which of the following use or uses are you proposing?	
Market Housing	Yes
Affordable Housing	No
Residential Care Home	No
Gypsy and Traveller Pitches	No
Business and offices	No
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.	

Housing - up to eight dwellings off of a private drive

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

The site is extremely well located to access a number of communities via sustainable transport modes, and also via short distances if travelled by car. The site is just over 700 metres from Rackheath which boasts a range of services and facilities, and will be augmented by additional services and facilities planned for delivery through the emerging Growth Triangle Area Action Plan. The site is on the planned Bus Rapid Transit Corridor, so is highly likely to benefit from the planned improvements this scheme will provide in terms of improved cycling and walking infrastructure and public transport service improvements.

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?

No public rights of way cross or adjoin the site, although a cycleway and footway are planned adjacent to the site through the Bus Rapid Transit programme. The site is

able to utilise its existing access for a private driveway. It is believed that due to the straight alignment of Salhouse Road that visibility splays in line with DMRB standards can be achieved without the need for third party land.

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

The site benefits from being relatively flat and level. It is not believed that there will be any physical constraints to developing the land for housing.

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

None to the landowners' knowledge.

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 not liable to flooding and is within Flood Risk Zone 1.

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?

No third party land would be required to develop the land and there are no access rights needed that are not within the current landowners' holdings. There are no restrictive covenants on the land, nor is the land subject to any 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?

There are no designated heritage assets within or near to the site that would be affected by residential development.

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?

There are no designated heritage assets within or near to the site that would be affected by residential development.

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

Neighbouring land uses include holiday accommodation and agricultural land.

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

be relocated before the site can be developed.

The site currently has no permanent buildings upon it.

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.

Mains water supply	Yes
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:

No further information available.

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 landowners are keen to progress a scheme that would be completed soon after the opening of the NDR just north of the site.

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 is currently in the process of going under option with a developer who is keen to being construction as soon as planning permission is granted.

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)?

As the site would be unlikely to accommodate more than eight houses, the development could be completed in 1 year.

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?

No

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

NULL

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.

No viability assessment has been undertaken to date, but as a small scheme likely to be constructed by a small local builder/developer, the scheme is highly likely to be viable.

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 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
Melissa Burgan

Date
6/27/2016

Millican, Abigail

From: Melissa Burgan <melissa.burgan@smallfish.org.uk>
Sent: 30 June 2016 09:17
To: Broadhead, Amy
Subject: Call for sites WEB-GNLP-95

Categories: Acknowledgment Sent

Dear Ms Broadhead,

My business partner (Mark Thompson) got in touch with you regarding a form error on the site allocations submission, where the environmental text has been deleted and replaced with the heritage text. This has also happened on the site allocations I have submitted. I will send through the revisions separately for each site (only two at the moment). This revision is for WEB_GNLP-95 (Rackheath):

“The site is not located next to a watercourse or a mature woodland. There are no important trees or hedgerows within or bordering the site. The site does not contain, nor it is near to, any known ecological or geological features.”

I have more sites to submit yet – will these now submit correctly or will I need to make an amendment immediately as soon as I submit?

Best regards,
Melissa

Melissa Burgan
Strategy Consultant
Small Fish
Tel: 01603 446 075

www.smallfish.org.uk

