

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0102
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	David
Last Name	Miller
Job Title (where relevant)	
Organisation (where relevant)	
Address	North Associates Limited North House Kingstown Carlisle Cumbria
Post Code	CA6 4BY
Telephone Number	01228 633033 7971330063
Email Address	davem@north-associates.com

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)	Frontier Agriculture Ltd Sandy Lane NULL Diss Norfolk
Grid reference (if known)	TM 12872 79773

Site area (hectares)	4
Site parish	Diss
Site district	South Norfolk

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.)

Employment use	
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)	
<p>The site has been operational for its current use, or iterations of its current use, since circa 1950. Diss is one of Frontier's six main sites, with all key activities including trading, seed processing, crop protection storage and deliveries, grain storage and distribution. The site is located on the eastern side of the town and employs around 80 people. The site is one of Frontier's main HGV transportation hubs.</p> <p>There is a current planning application lodged with South Norfolk Council for residential development - 2015/2816.</p>	

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.	
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	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.	

The outline planning application that has been lodged proposes 89 dwellings via an indicative layout.

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

Economic benefits

The overriding factor driving the plan to move Frontier's entire operation from its current location in Diss is the continued encroachment of residential and commercial development. The business finds itself in an impossible situation, not of its own making, whereby it is surrounded by neighbours (both residential and light commercial). The activities of the business are no longer compatible with life in a growing residential area.

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?

Yes. There are two vehicular access points to Sandy Lane that serve the existing use. Proposals have been submitted with the current outline planning application for

enhanced pedestrian access. There are no rights of way across the site.

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 to redevelopment and the site is flat.

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

The site is previously developed and will require some localised remediation.

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?

Flood Zone 1. The submitted FRA and drainage strategy addresses how the site will be redeveloped form a SUDS perspective.

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.

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?

No.

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?

No.

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

The overriding factor driving the plan to move Frontier's entire operation from its current location in Diss is the continued encroachment of residential and commercial development on every boundary. The business finds itself in an impossible situation, not of its own making, whereby it is surrounded by neighbours (both residential and light commercial). The operations undertaken at Frontier's Diss site are not conducive to good third party neighbour relations, given the noise levels and continual activity on site, both of which prevent its neighbours' quiet enjoyment of their newly built premises. The activities of the business are no longer compatible with life in a growing residential area.

he latest addition to the neighbourhood in respect of potential for conflict with, and

disturbance to, sensitive neighbouring land uses, is the 76-bed care home to the immediate south of the Frontier site on Nelson Road, which has detailed planning permission (2013/1748/F) and which is to commence construction in the first quarter of 2016.

Residential development (C3) is the obvious choice in terms of complementing the existing surrounding land uses and it will maximise the potential value of the site to enable the move to reach fruition. Other uses, including retail and care facilities, were also addressed but these are either likely to give rise to sequential test policy objections relative to the town centre, or demand respectively, given existing developments of this nature (existing and proposed) in the vicinity. If the latter position were to change going forward then there is nothing to prevent either independent retirement living and/or Extra Care development coming forward at the detail design stage as part of any market and affordable housing development.

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

Yes. The existing silos and other buildings would need to be demolished to facilitate new housing.

7j. Other: (please specify):

N/A

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:

N/A

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.

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

This is confidential at the present time. Suffice to say, however, the site is attractive to the residential market.

Delivery

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

5 - 10 years (between April 2021 and 2026)

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

Approximately two years from the commencement of new build homes following site clearance.

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. N/A	

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

Please refer to the outline planning application that has been submitted to South Norfolk Council - 2015/2816

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:

- 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

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 David Miller	Date 6/21/2016
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