

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0243
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	Stuart
Last Name	Willsher
Job Title (where relevant)	
Organisation (where relevant)	
Address	Boyer Planning 15 De Grey Square De Grey Road Colchester Essex
Post Code	CO4 5YQ
Telephone Number	01206 769018 NULL
Email Address	bethanroscoe@boyerplanning.co.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)	12 Longwater Lane NULL NULL Costessey Norwich
Grid reference (if known)	Easting 616819 Northing 311068

Site area (hectares)	2.7
Site parish	Costessey
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.)

A single residential dwelling with associated curtilage used informally for agricultural purposes.

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)

There is currently a single dwelling on the site, which was built in the 1960s.

The proposed new dwellings will be located to the rear curtilage of 12 Longwater Lane, which lies to the west and south of the existing dwelling, which, as of yet, does not have any previous planning history.

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)

It is proposed that this would be residential development.

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.

It is proposed that the development would comprise of the construction of approximately 8-9 low-density, 3-4 bedroom dwellings distributed in the southern part of the associated curtilage of 12 Longwater Lane. The existing dwelling of 12 Longwater Lane will form the template and scale of the proposed new dwellings. Whilst a full scheme has not yet been prepared it is anticipated that the site could accommodate between 8-9, 3-4 bedroom dwellings within the southern part of the site, with access taken from the existing 12 Longwater Lane access. The development would comprise, therefore, generously designed larger dwellings with relatively large plots, meeting a requirement for larger family dwellings in the area. The development would be designed to retain existing mature vegetation in order to screen development from neighbouring properties to the east, as well as mitigate any potential harm on the River Valley.

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

This development would assist South Norfolk District Council in meeting their necessary five year housing land supply whilst also providing necessary larger sized family dwellings.

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?

It is proposed that the entire development would utilise the existing access for 12 Longwater Lane with the new dwellings' access route constructed to the west of the

existing property. It is proposed that this new access route along the western side of 12 Longwater Lane will be a single track route with passing places. This is considered to be sufficient for the additional 9 dwellings proposed. The existing access onto Longwater Lane is sufficiently wide to allow for safe access onto Longwater Lane and will not require upgrading.

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

The site has a relatively flat topography which does not pose any issues with regards to developing the site.

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

The area of the site to which the proposed new dwellings relate has not been previously developed and, as such, is not foreseen to have any 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 lies entirely within Flood Zone 1 and therefore is considered to be within the most favourable flood zone for development, as set out in the NPPF.

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 access is within the land ownership of the client. There have been ongoing discussions with the landowner of the adjacent property with regards to widening the access if deemed necessary.

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 is not located within a Conservation Area nor are there any listed buildings located in close proximity to the site. A small part of the site is included within the River Valley Character Area and this will be addressed in the development proposal by seeking to locate the new dwellings outside of this character area in order to reduce harm and impact.

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?

The site is not located within a Conservation Area nor are there any listed buildings

located in close proximity to the site. A small part of the site is included within the River Valley Character Area and this will be addressed in the development proposa

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

The northern, southern and western boundaries of the site mainly border agricultural land, whilst the site's eastern boundary abuts the rear curtilage of dwellings on Longwater Lane. To reduce impact on all surrounding uses, the proposed development includes retention of existing mature trees and hedgerows to act as natural screening.

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 does include an existing dwelling, 12 Longwater Lane, however, this dwelling is to be retained and included within the new development, as such, relocation of any buildings will not be necessary prior to development taking place. The new access t

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:

It is proposed that the existing dwelling will retain its utilities and the proposed new dwellings will be connected to those existing utilities serviced at 12 Longwater Lane.

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 landowner has already indicated that they would like to develop the site and the land is available immediately. It is proposed that pre-application discussions in respect of this proposed development will commence later this year.

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.

None

Comments

As of yet the site is only within its preliminary stages of being developed and has not yet been marketed to prospective developers.

Delivery

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

Immediately

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

It is anticipated that, given the low density character of the proposed development, that it could be completed within a year of the commencement of construction.

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
<p>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.</p> <p>As this proposed development is in its most preliminary stages, a viability statement has not yet been undertaken for the site. It is of note, however, that there are no abnormal costs likely to arise in relation to the proposed development considering that the site is greenfield land, is not contaminated and is located within Flood Zone 1. It is considered that housing on the site will, therefore, be viable.</p>	

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

Whilst lying just outside of the settlement boundary, this site is considered to be in a sustainable location and within walking distance of several amenities and, as such, is in line with both National and Local policies.

As noted, the proposed development is located primarily on greenfield land and offers a low-density, well screened development. The proposed development is in keeping with its surroundings and provides a sympathetic and well-designed development near to the River Valley Character Area and, as such, is in line with Local policy DM 4.5 which states that development should respect the landscape character of its immediate and wider environment.

The site is also located entirely within Flood Zone 1 and is, therefore, on land which is most favourable for development, as set out in the NPPF.

Overall, it is considered that this proposed development does not conflict with National or Local policy and should be considered sustainable development.

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
Stuart Willsher

Date
7/7/2016