

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0311
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 8 July 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	Miss
First Name	Hollie
Last Name	Howe
Job Title (where relevant)	Planning Manager
Organisation (where relevant)	Kier Living Ltd
Address	Lysander House Tempsford Hall Sandy Beds
Post Code	SG19 2BD
Telephone Number	01767355834
Email Address	hollie.howe@kier.co.uk

1b. I am...	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input checked="" type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
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 south of Burgh Road, Aylsham, Norwich, Norfolk
Grid reference (if known)	Easting: 619997 Northing: 326512
Site area (hectares)	8.594 ha

Site Ownership		
3a. I (or my client)....		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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?	Yes <input checked="" type="radio"/>	No <input type="radio"/>
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.		
N/A - the site is in one ownership		

Current and Historic Land Uses		
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
Agriculture		
4b. Has the site been previously developed?	Yes <input type="radio"/>	No <input checked="" type="radio"/>

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

No Planning History.

There has been a number of applications submitted and approved for residential development on the land surrounding the site. Please see attached Covering Letter and Plan for further information.

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 with associated infrastructure, open space and landscaping.

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

Market Housing	<input checked="" type="checkbox"/>	Business & offices	<input type="checkbox"/>	Recreation & Leisure	<input type="checkbox"/>
Affordable Housing	<input checked="" type="checkbox"/>	General industrial	<input type="checkbox"/>	Community Use	<input type="checkbox"/>
Residential Care Home	<input type="checkbox"/>	Storage & distribution	<input type="checkbox"/>	Public Open Space	<input type="checkbox"/>
Gypsy & Traveller Pitches	<input type="checkbox"/>	Tourism	<input type="checkbox"/>	Other (Please Specify)	

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

Approximately 250 units

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

Community Infrastructure Levy contributions
 Affordable Housing
 Open Space
 Employment opportunities during construction
 New Homes Bonus
 Economic and social benefits to local shops, services and businesses

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

N/A

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

N/A

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 frontage to Burgh Road only and can provide acceptable vehicular access to this road. Walking and cycling links to town centre can be provided to encourage sustainable travel. See attached letter for further information.

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

The site slopes generally to the north.

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

To be provided

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?

See attached letter for further information.

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?

There is no legal issues relating to development of the site.

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 is a number of mature trees along the site boundaries. The most significant landscape features will be retained and enhanced as part of the development of the site.

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?

Development of the proposed site would have no impact on Heritage Assets.

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

Residential uses to the south, west and north. Commercial to the north east. Further east of the site is the A140 with countryside beyond.

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 is currently vacant

7j. Other: (please specify):

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.

	Yes	No	Unsure
Mains water supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify):	
8b. Please provide any further information on the utilities available on the site: Further information to be provided as soon as possible	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input checked="" type="radio"/>
1 to 5 years (by April 2021)	<input type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 – 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
9b. Please give reasons for the answer given above.	
The site is immediately available and deliverable, with no known constraints	

Market Interest		
10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.		
	Yes	Comments
Site is owned by a developer/promoter	<input type="radio"/>	
Site is under option to a developer/promoter	<input checked="" type="radio"/>	Kier Living Ltd (previously Twigden Homes) have an option over the site.
Enquiries received	<input type="radio"/>	

Site is being marketed	<input type="radio"/>	
None	<input type="radio"/>	
Not known	<input type="radio"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 – 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
Approximately 5 years to complete.	

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			<input checked="" type="checkbox"/>
	Yes	No	Unsure
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?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
12c. If there are abnormal costs associated with the site please provide details: We do not believe that there are any abnormal costs that would affect viability			
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?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

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.

Further information to be provided as soon as possible.

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 see attached Covering Letter

Check List	
Your Details	<input checked="" type="checkbox"/>
Site Details (including site location plan)	<input checked="" type="checkbox"/>
Site Ownership	<input checked="" type="checkbox"/>
Current and Historic Land Uses	<input checked="" type="checkbox"/>
Proposed Future Uses	<input checked="" type="checkbox"/>
Local Green Space (Only to be completed for proposed Local Green Space Designations)	<input checked="" type="checkbox"/>
Site Features and Constraints	<input checked="" type="checkbox"/>
Utilities	<input checked="" type="checkbox"/>
Availability	<input checked="" type="checkbox"/>
Market Interest	<input checked="" type="checkbox"/>
Delivery	<input checked="" type="checkbox"/>
Viability	<input checked="" type="checkbox"/>
Other Relevant Information	<input checked="" type="checkbox"/>
Declaration	<input checked="" type="checkbox"/>

14. Declaration	
<p>I understand that:</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>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.</p>	
Name Hollie Howe - kier Living Ltd	Date 08.07.16

Land to the south of Burgh Road, Aylsham - Site Location Plan





Kier Living Limited

Lysander House
Tempsford Hall
Sandy, Bedfordshire
SG19 2BD

T: 01767 355000

F: 01767 355501

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

Sent by email: callforsites@gnlp.org.uk

7th July 2016

Dear Sir/Madam

**Greater Norwich Local Plan – Call for Sites
Land to the south of Burgh Road, Aylsham, Norwich, Norfolk**

We would like to take this opportunity to promote a site within the area of Broadland District, as part of the consultation on the Greater Norwich Local Plan Call for Sites.

I write on behalf of Kier Living Ltd (previously Twigden Homes Ltd), who have an Option over the land to the south of Burgh Road, Aylsham. The site comprises approximately 8.59 ha (21.24 acres) of agricultural land. A Location Plan showing the site edged in red can be found attached.

The site is owned by one landowner and can be accessed directly from Burgh Road. The enclosed Land Registry Title and Register confirms this single ownership (figures 1 & 2 attached).

The site and surroundings

The site is surrounded by residential uses on its northern, western and southern boundaries. Directly north of the site is Aegel House, a two storey residential home for the elderly. This has planning permission for redevelopment for 22 units (granted November 2013) (reference 20130715).

Further north of the site, on the land to the north of Sir Williams Lane, is a development of up to 300 units (planning application reference 20111453). Under this planning permission, a new roundabout is required on the Burgh Road/A140 junction. This roundabout is to be completed following the completion of the 100th dwelling on site with indications that the build should take place in 2016.

Land to the north of Burgh Road (adjacent to the existing commercial units) also has a planning application pending for the demolition of existing redundant commercial building and erection of petrol filling station with ancillary sales kiosk and associated car parking (application reference 20160789).

A Plan can be found attached which shows the site in the context of its surroundings, including the nearby planning applications (figure 3).

Site History

The site has been promoted for development in a number of previous rounds of Local Plan preparation, including the Site Allocations Consultation Shortlisted Sites 2011. The Site was recorded within Site Allocations DPD (Shortlisted Sites 2011) under 'Aylsham 2' 'south of Burgh Road and west of A140'. This covers the larger area up to the A140. The 12.87 ha of the land was promoted for approximately 300 dwellings and open space.

The site was not taken through to the preferred options stage of the Local Plan, and instead the land to the north of Burgh Road was allocated.

The Broadland District Council "Planning Assessment for Site Allocations – Preferred Options Development Plan Document (DPP)" (July 2013) showed that there were no constraints (that couldn't be overcome) in bringing the site 'Aylsham 2' forward for residential development. The report acknowledged that the site is on the periphery of a 10-minute walk to the town centre, and development of the site will increase housing supply which will benefit the local economy. New residents would also help sustain local services and businesses.

Local Plan position

Aylsham is classified as a Main Town in the Site Allocations DPD (2016) for Broadland District Council. The Joint Core Strategy (Policy 13) (January 2014) states that approximately 300 homes up to 2026 should be built including mixed tenure housing with care as part of overall provision, subject to the resolution of sewage capacity constraints.

The Site Allocations document allocates approximately 250 dwellings, a football club, associated community facilities, public open space and allotments on land north of B1145 Cawston Road (AYL1). Planning permission has already been granted on this site under planning application reference 20110128. The Reserved Matters for the residential element of this site was granted permission in October 2013. Works commenced in 2014 by Persimmon Homes (the site is known as Willow Park, Aylsham).

Land north of Burgh Road and west of A140 has also been allocated for approximately 300 dwellings, land for school expansion, community facilities, public open space and allotments (AYL2). In February 2013, outline planning permission was granted for up to 300 dwellings, access, public open space, allotments and associated infrastructure and provision of a car park and enclosure of land for education and recreational purposes as part of the transfer of land to Aylsham High School. Reserved Matters approval was granted in May 2014. This site is currently under construction by David Wilson Homes (known as Bure Meadows).

The Central Norfolk Strategic Housing Market Assessment (January 2016) confirms that approximately 12,000 additional homes will be required from 2012 to 2036 across the policy area. Importantly, these 12,000 homes would be "**over and above those which currently benefit from planning permission or which are set out in existing (or soon to be adopted) Local Plan documents**". Broadland is located within the Greater Norwich Growth Area, whereby Aylsham sits within the Greater Norwich HMA. Specifically for this housing market area, 3,269 additional homes are required in addition to those already allocated. Aylsham is one of the Main Towns in the District and therefore suitable for the higher levels of growth required within this Housing Market Area.

It is therefore vital that additional sites are located within Aylsham in order to provide a continuous housing supply and in turn meet housing need. Furthermore, with both allocated sites in the Town currently in the process of being built out, additional sites must come forward in order to provide a rolling supply for housing for the area over the plan period.

Site specific matters

We hope to submit a Masterplan showing the design and layout of the development of the site in due course. Our initial assessments indicate that the site could be suitable for a development of approximately 250 dwellings, comprising a mix of both affordable and market units.

The site can be accessed directly off Burgh Road, and highways improvements are already being implemented in accordance with planning permission for development in the surrounding area. A detailed Transport and Highways Access Appraisal would be undertaken in support of any planning application for the site.

We are unaware of any adverse ground conditions at the site. However further information in respect of this will be provided in due course.

The site slopes generally to the north, but is relatively flat. The site is clear of any trees, hedges or woodland. However there are some trees on the site borders, which we would seek to enhance as part of the

development of the design and layout of the site. A cycle and recreational route also runs along the southern edge of the site along with the Bure Valley steam railway line.

According to the Environment Agency Flood Risk Maps, the site is not at any risk of flooding from rivers or sea. A Surface Water Drainage Strategy would be submitted at a planning application stage. Development of the proposed site would have no impact on Heritage Assets.

A detailed assessment of available utilities is due to be undertaken, and we hope to be able to provide this as soon as possible. We are unaware of any constraints on available utilities connections. We are currently exploring the capacity of Aylsham Waste Water Treatment Works.

Conclusion

The site is in a sustainable location, within walking distance to the centre of Aylsham. There are a range of nearby employment uses which can be accessed on foot, as well as by bike or car for those further afield. The site is also close to a network of public transport opportunities. Development of the site can include improvements to the footpath along the A140 to allow better access into the town centre.

A new school is also due to be provided at the land north of Sir Williams Lane and there are a range of local facilities nearby. Development of the site will provide Community Infrastructure Levy contributions which will also contribute to the improvement of local services and facilities. Development of the site will provide affordable housing and open space, as well as employment opportunities during construction and economic and social benefits to local shops, services and businesses.

The land south of Burgh Road is deliverable, free of constraint that cannot be mitigated, and capable of development which can support 5 or more dwellings. Development of the site will contribute to the District's overall housing supply, as well as ensuring that new development is located in a sustainable location, in compliance with the NPPF. The site should therefore be allocated for residential development in the emerging Greater Norwich Local Plan.

Please note that the answer to question 12b of the Call for Sites is that we do not believe that there are any abnormal costs that would affect viability. The question is worded in a contradictory manner.

If you have any questions in relation to this, please do not hesitate to contact me on 01767 355834, or my Planning Director, Ian Mitchell (01767 355612). We look forward to being included in further rounds of consultation.

I look forward to confirmation of registration.

Yours sincerely

Hollie Howe MRTPI
Planning Manager
Kier Living Ltd