

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	
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	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

1b. I am...	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent	Local Resident
Planning Consultant	Registered Social Landlord
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)	
Grid reference (if known)	
Site area (hectares)	

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
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	No
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.)		
4b. Has the site been previously developed?	Yes	No

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

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)

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

Market Housing	Business & offices	Recreation & Leisure
Affordable Housing	General industrial	Community Use
Residential Care Home	Storage & distribution	Public Open Space
Gypsy & Traveller Pitches	Tourism	Other (Please Specify)

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

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

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

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?
7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground 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?
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?

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?

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?

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

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			
Mains sewerage			
Electricity supply			
Gas supply			
Public highway			
Broadband internet			

Other (please specify):	
8b. Please provide any further information on the utilities available on the site:	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	
1 to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
9b. Please give reasons for the answer given above.	

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		
Site is under option to a developer/promoter		
Enquiries received		

Site is being marketed		
None		
Not known		

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

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

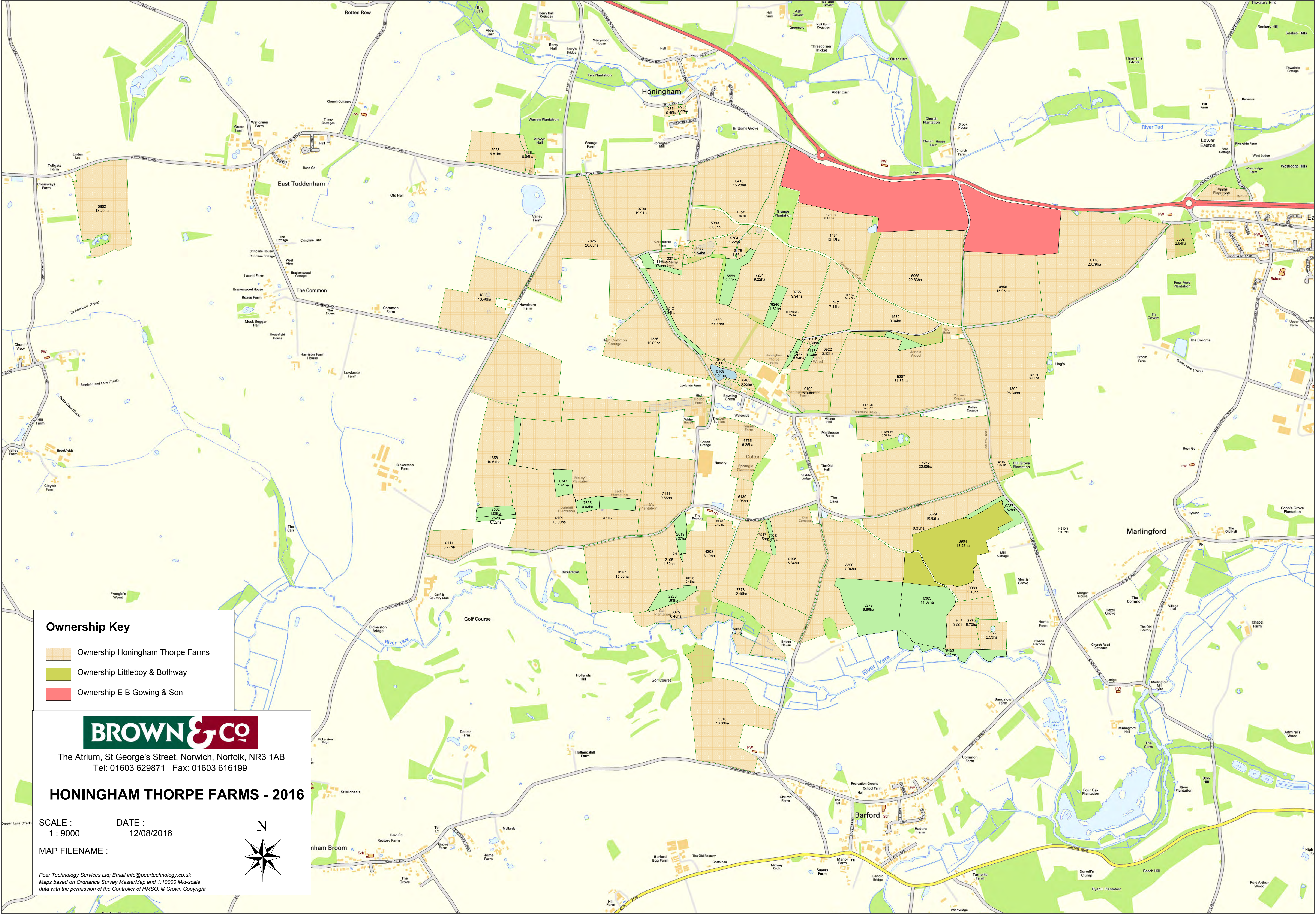
12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

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

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	Date



Ownership Key

- Ownership Honingham Thorpe Farms
- Ownership Littleboy & Bothway
- Ownership E B Gowing & Son



The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB
Tel: 01603 629871 Fax: 01603 616199

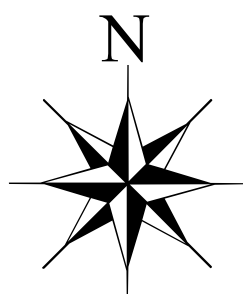
HONINGHAM THORPE FARMS - 2016

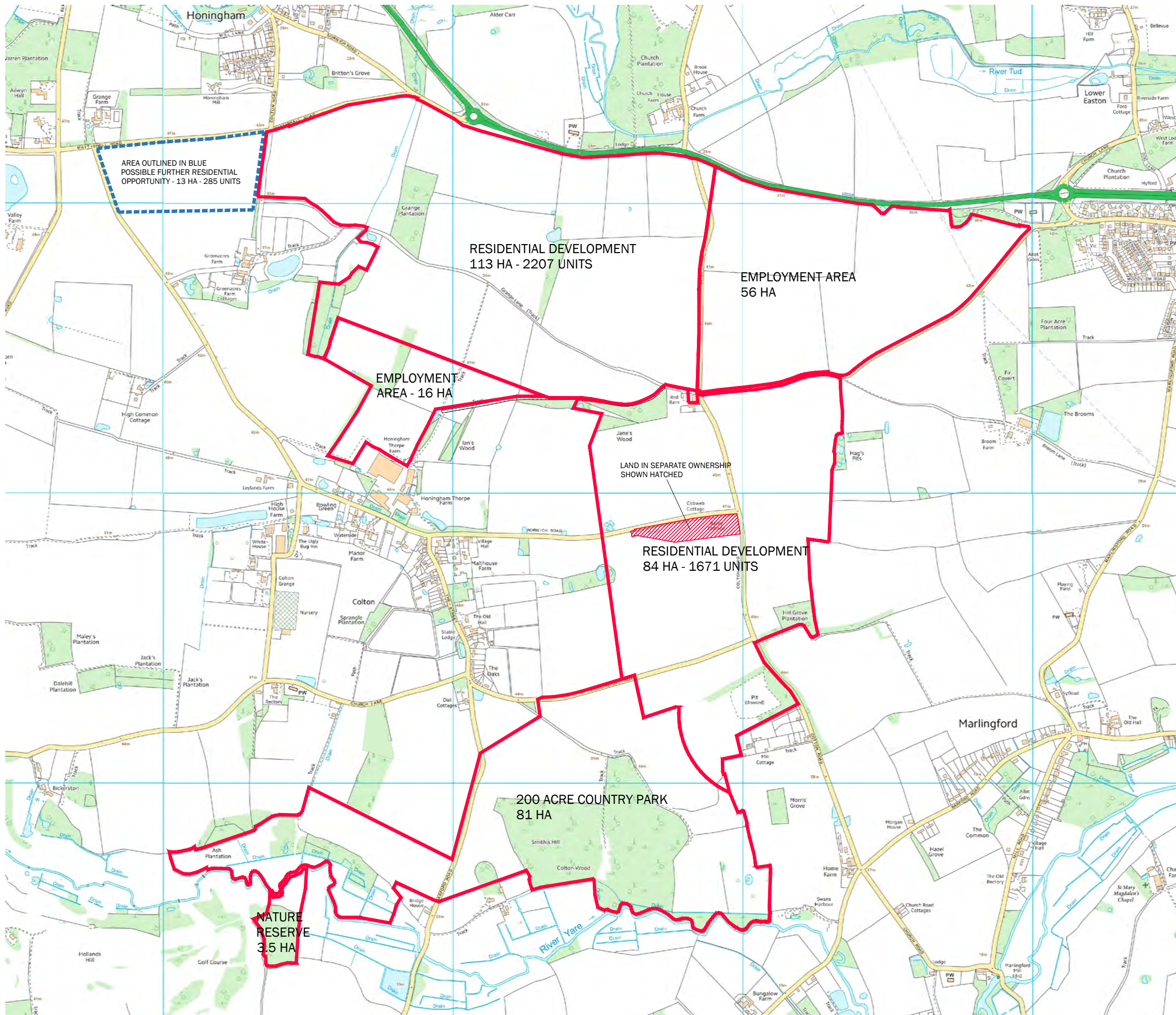
SCALE :
1 : 9000

DATE :
12/08/2016

MAP FILENAME :

Pear Technology Services Ltd; Email info@peartechology.co.uk
Maps based on Ordnance Survey MasterMap and 1:10000 Mid-scale
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revision		

client	Mr I Alston		
project	Call for sites Honingham Thorpe Farm Norwich		
drawing	Site plan		
date	07/07/16	scale	1:12,500@ A3
drawn	SL		

OWEN BOND
ARCHITECTS

Owen Bond at Brown & Co. The Atrium, St George's Street, Norwich. NR3 1AB.
Registration no: 07972661. Registered in England & Wales.
T: 01603 620326 E: architects@owenbond.co.uk W: owenbond.co.uk

Honingham Thorpe

High level overview presentation in
support of the Call for Sites submission

8 July 2016

revision B

The Call for Site submission for Honingham Thorpe comprises a new settlement, providing employment, living and leisure space to create a properly integrated sustainable community which has all the self contained benefits of economic vibrancy, environmental enhancement, and high levels of social health and well being.

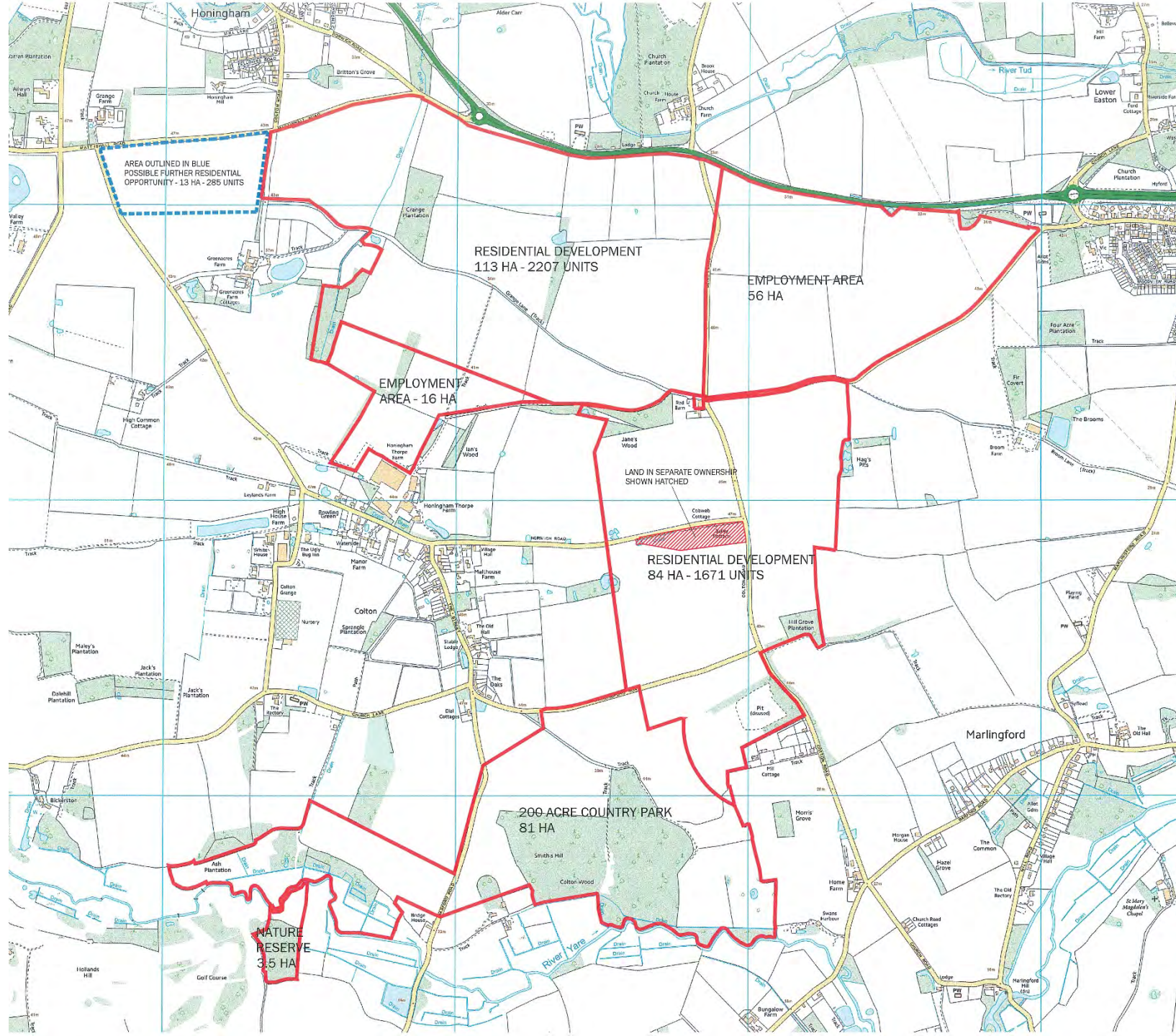
The site is primarily (ie approx 90%) the landholdings of Honingham Thorpe Farm. The land use is cultivated farmland, with pockets of woodland and ecology, which will be retained, enlarged and enhanced as part of a masterplan.

In addition to the new settlement, it is proposed to provide a 200 acre country park with full access to the River Yare, and a nature reserve. This is in addition to the Fields in Trust open space requirements which will be accommodated within the development. The client has a further 100 acres of land which could be used to expand the Country Park in the future.

The new settlement comprises

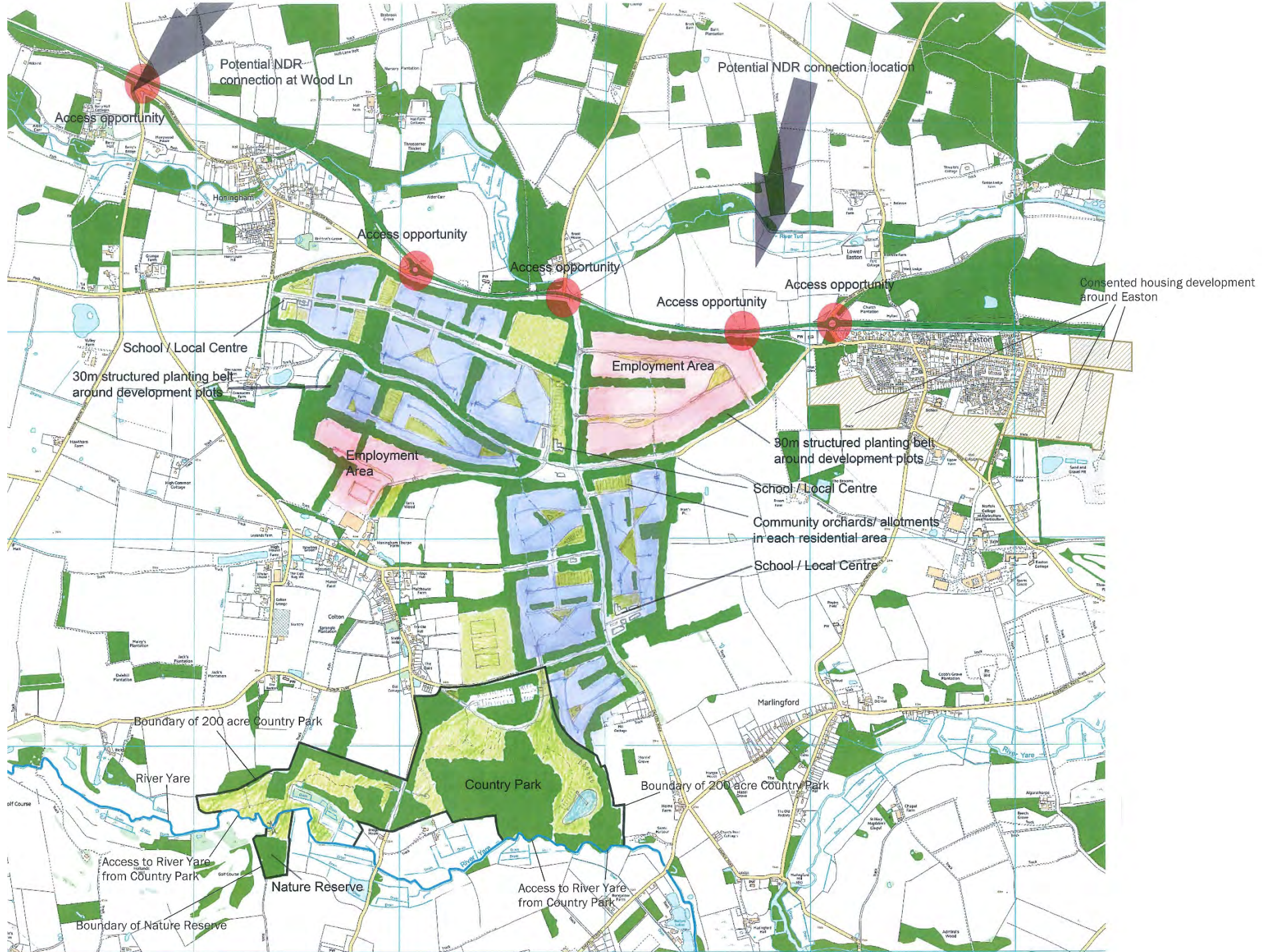
- 72ha employment space
- 198 ha residential
- 81 ha Country Park with extensive frontage and access to the River Yare
- 3.5 ha nature reserve
- A further area is reserved for future housing - 13 ha

The provision of employment, leisure and residential space all within walking and cycling distance, creates a self-sufficient, low carbon walking and cycling community model.



The preliminary masterplan

- Intention to provide a planned and phased development
- The design recognises and responds to the setting
- Seeks sustainable growth, which builds on the initial job creation to create a balanced community



In the future, the landowners full landholding could become available for a larger settlement.

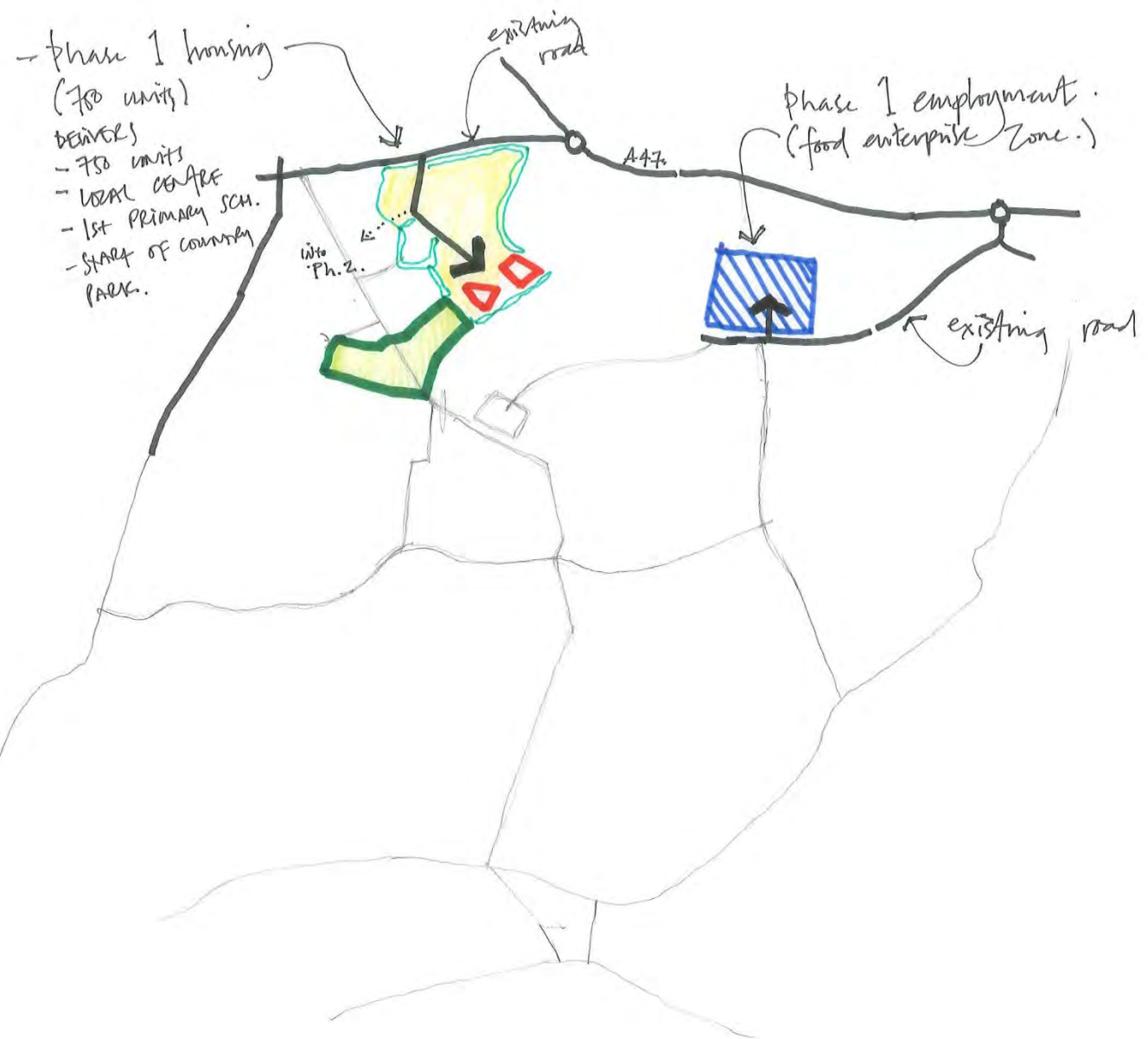
In the event of any further future expansion, there would be 100 acres of additional land available to expand the Country Park.

The concept

- Create a new sustainable community where people live, work and play
- Strategically positioned to facilitate the completion of the NDR
- Build on the National Food Enterprise Hub to create a total of 72ha of employment space comprising 40ha of Food Enterprise, and 32ha of mixed employment space
- Deliver circa 4,000 units with sufficient critical mass to deliver new primary schools, and a wide variety of leisure, retail and community and health support facilities distributed through a series of local centres.
- Connect existing settlements to the new local centres so that the benefits are spread across the wider community – each primary school is within 800m of all new housing and existing settlements at Honingham and Marlingford
- Protect the existing Colton village within a country park setting
- Create enhanced ecological corridors and improve the biodiversity across the area.
- Allow for the early delivery of the first phases of employment, residential and community facilities
- The landowner is particularly interested in innovative means of delivery and affordability, looking at European methods of ground leasing, patient funding, and shared ownership

Early phases

The first phases can be delivered from existing infrastructure to allow delivery of employment space and residential space concurrently.



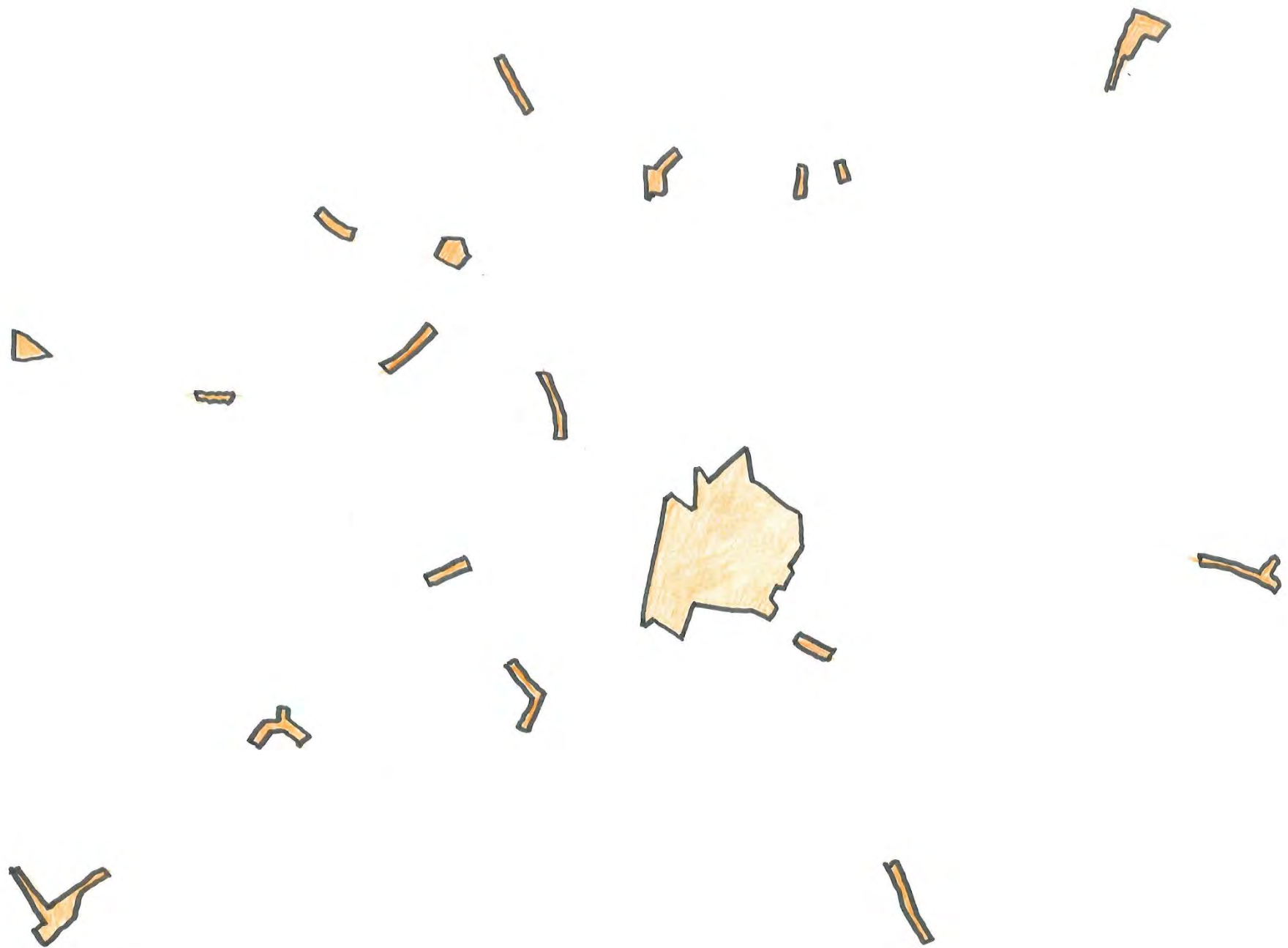
Historic Development of Norwich

The development of Norwich over the past hundred years has shown a consistent pattern of growth to the west, south west, north west and north east of the city.

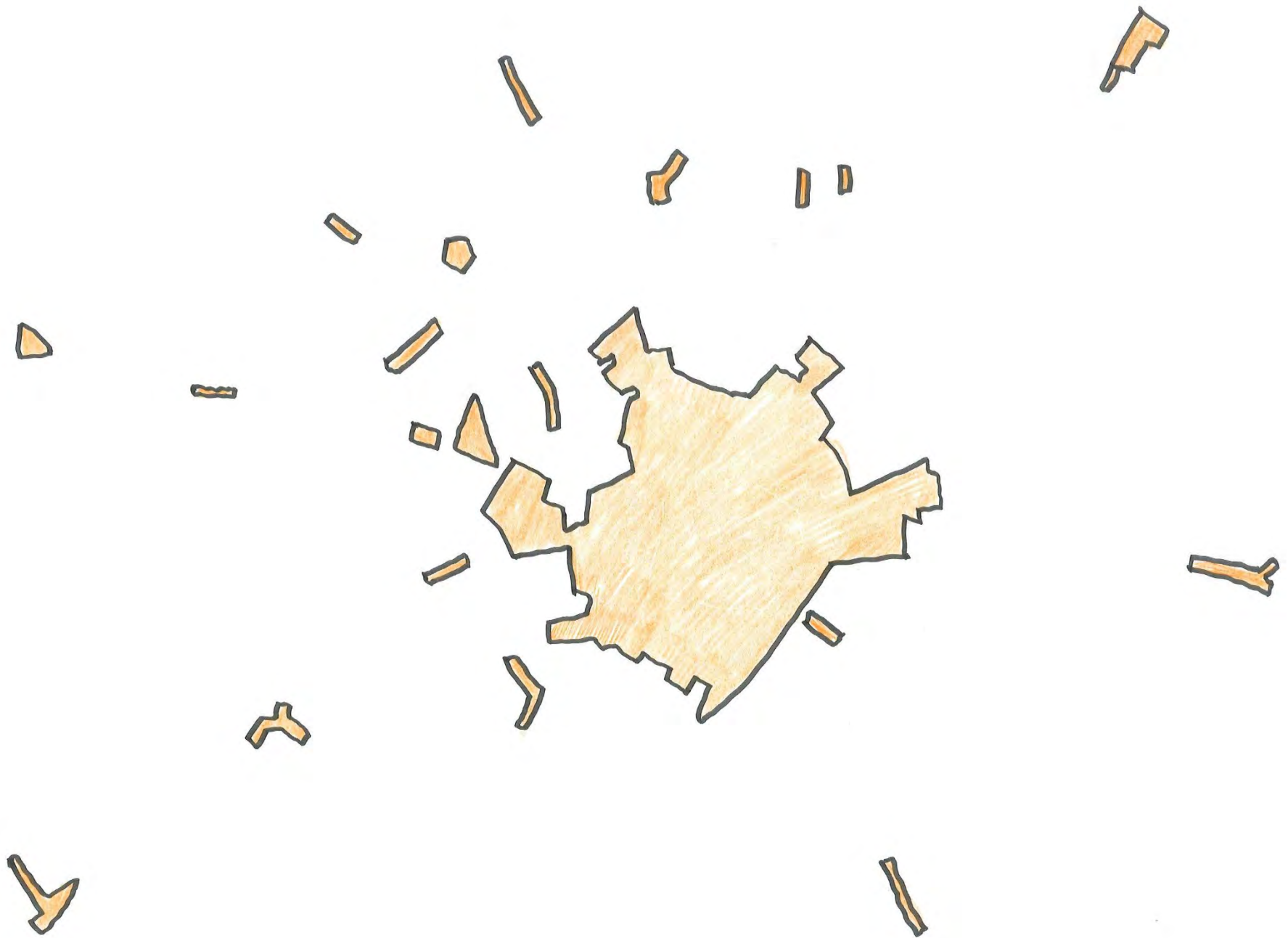
The site which we are seeking to explore as an option for the creation of a new sustainable community sits comfortably within this historic pattern of development.

Additionally, as future growth moves out into more environmentally sensitive areas, this site represents one of the lesser areas of sensitivity, being a wholly cultivated agricultural farm. All areas of ecological interest and importance within the site, will be retained and enhanced as part of the masterplan.

1907



1961

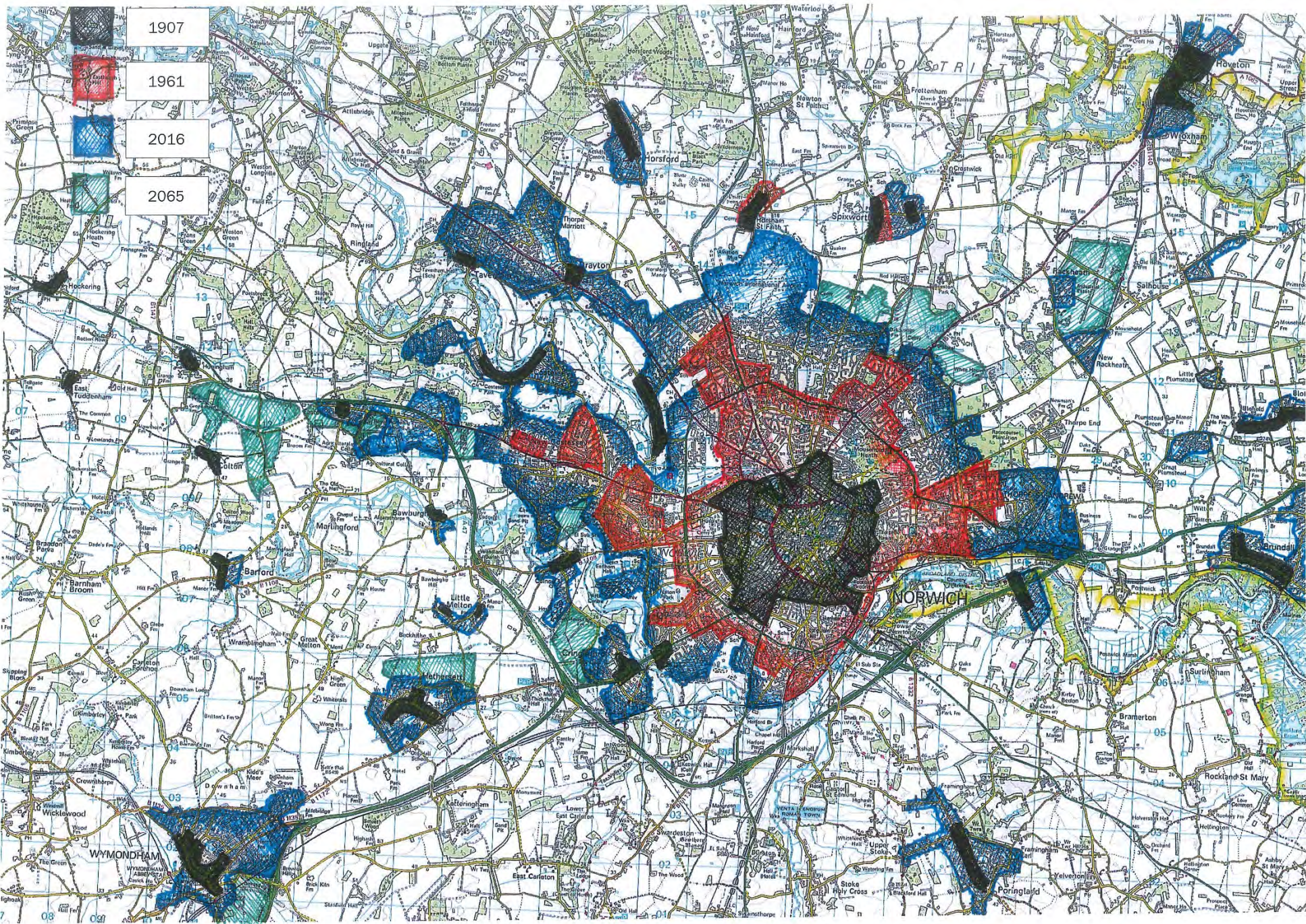


2016



2065





Honingham Thorpe Sustainable Settlement

THE CURRENT TEAM

PAUL CLARKE – BROWN & CO – TOWN PLANNING

STEVE LOGAN – OWEN BOND - MASTERPLANNING

THE CURRENT TEAM

PAUL CLARKE – BROWN & CO – TOWN PLANNING

STEVE LOGAN – OWEN BOND - MASTERPLANNING

PAUL CLARK

EX HEAD OF BROADLAND COUNCIL PLANNING DEPARTMENT

TOWN PLANNER ON SCHEMES OF REGIONAL AND NATIONAL
IMPORTANCE

STEVE LOGAN

EX PARTNER LSI ARCHITECTS – HEAD OF MASTERPLANNING

HAD OWN PRACTICE FOR 10 YEARS WORKING ALL OVER THE UK

PROJECTS OF REGIONAL AND NATIONAL IMPORTANCE

BEEN AT OWEN BOND SINCE JUNE 2016 AS PART OF OWEN BOND
GROWTH STRATEGY

UEA MASTERPLANNER

KING'S LYNN MILLENNIUM VILLAGE

WHITECROSS SUSTAINABLE SETTLEMENT

RACKHEATH ECOTOWN

NEWFOUND FARM CRINGLEFORD

DESIGNER OF WYMONDHAM COLLEGE SIXTH FORM BLOCK AT LSI



KING'S LYNN MILLENNIUM VILLAGE



KING'S LYNN MILLENNIUM VILLAGE



WHITECROSS MASTERPLAN



INTO INTERNATIONAL SCHOOL, UEA



HELLESDON HOSPITAL MASTERPLAN



WYMONDHAM COLLEGE

OVERVIEW

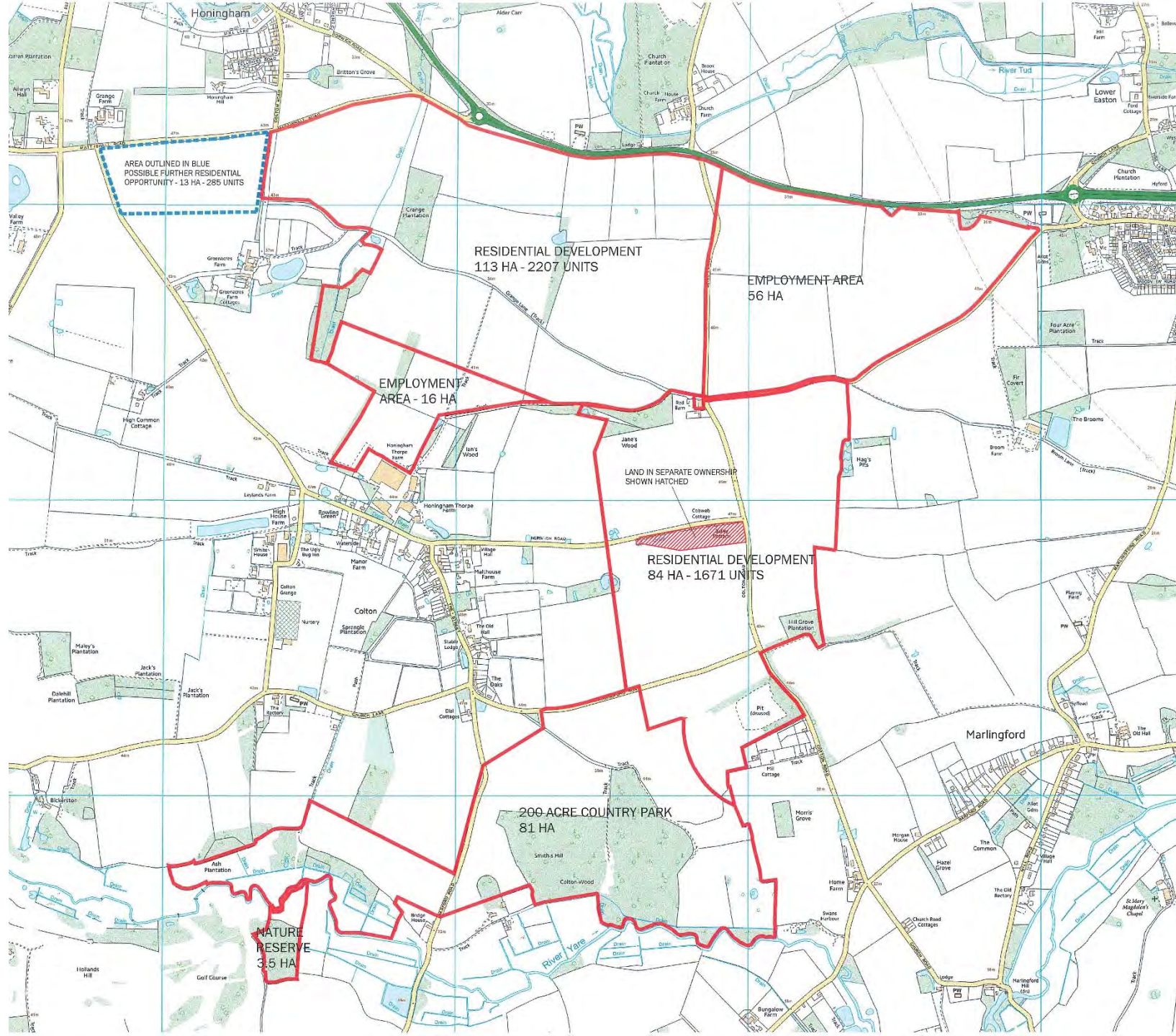
72 HA EMPLOYMENT SPACE (40 HA FEZ, 32 HA MIXED EMPLOYMENT

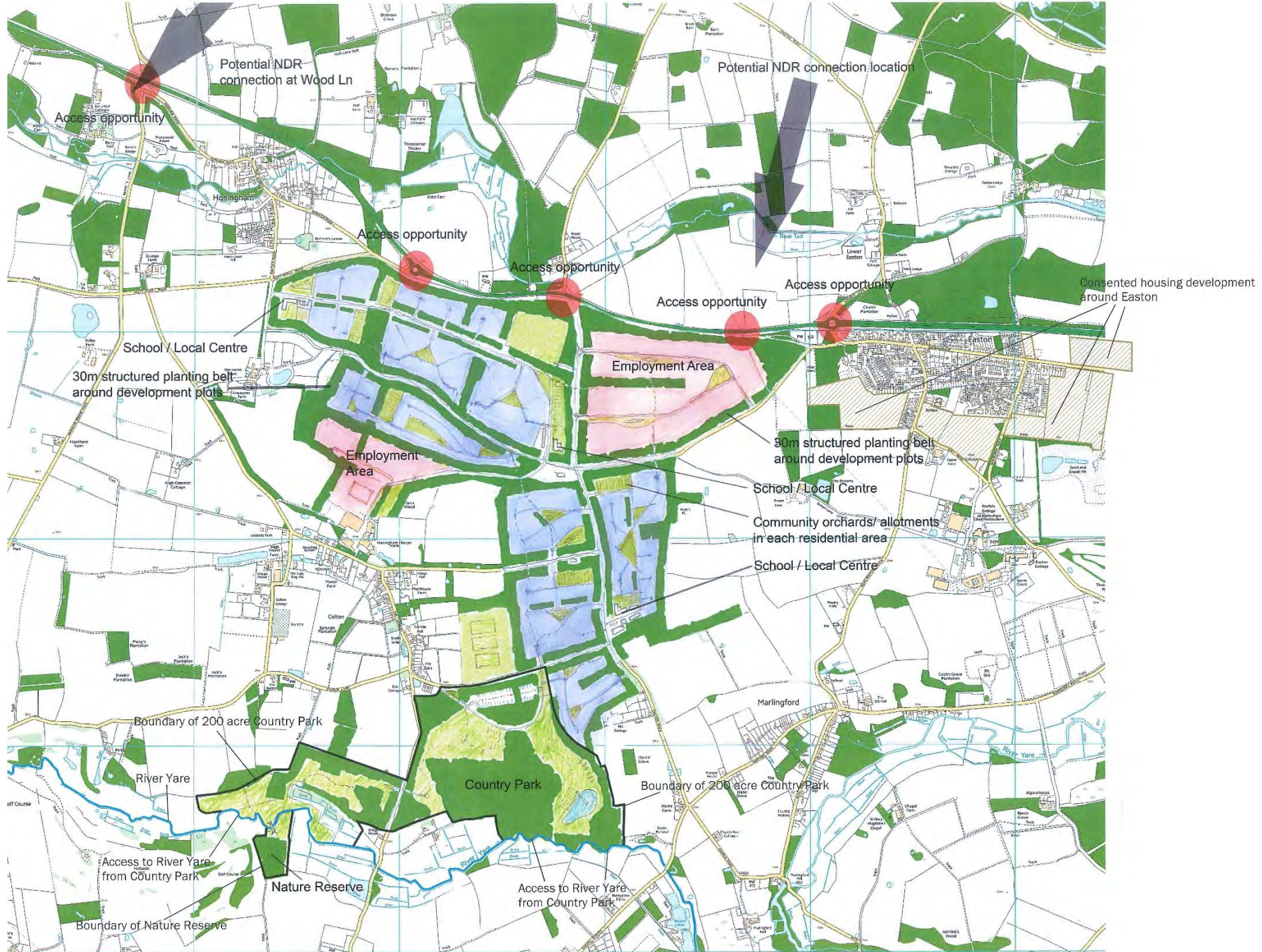
198 HA RESIDENTIAL (CIRCA 4000 UNITS)

81 HA COUNTRY PARK FRONTING THE RIVER YARE

3.5 HA NATUTE RESERVE

NEW PRIMARY SCHOOLS AND LOCAL CENTRES





NEW SUSTAINABLE COMMUNITY, HONINGHAM THORPE FARM,
LAND BUDGET - Rev B

06-Jul-16

ALL CALCULATIONS FORM THE BASIS OF A DESKTOP STUDY AND REQUIRE TO BE CONFIRMED THROUGH DETAILED DESIGN

PRELIMINARY NET DEVELOPMENT CALCULATION - PHASES 1 AND 2

	NET SITE DENSITY ¹	GROSS SITE DENSITY	Number dwellings	Population 2.3 ³	Net Developable Area	Distributor Roads ⁵	Public Open Space ⁴	Local Centres ⁶	Schools ⁷	Employment areas ⁸	total land take
	a		b	c = (bxD12)	d = (j-i-h-f-e)	e	f = c/1000 x5.35	g	h	i	j
	du/ha				ha	ha	ha	ha	ha	ha	ha
Area 1	30.00	19.54	2207	5143	73.58	3.00	27.52	5.00	3.90	0.00	113.00
Area 2	30.00	19.94	1715	3996	57.17	3.00	21.38	2.50	1.95	0.00	86.00
Total	30.00	19.71	3923	9140	130.75	6.00	48.90	7.50	5.85	0.00	199.00

Notes:

1 Net Site Density (in dwelling units per hectare {du/ha}) excludes major distributor roads, large open spaces and large landscape buffers (Public Open Space)

2 Net site densities deemed appropriate within NPPF are in the range of 30-50 du/ha, with rural areas falling in the lower range of 30-40 du/ha.

3 2.3 persons per household as per 2011 Census for the Local Authority, for dwelling capacity calculations

4 The Recreational and Public Open Space assumes 5.35 ha (13.2 acres) per 1000 people in accordance with the latest Fields in Trust guidance published October 2015.

5 Distributor road - circa 5km total length - includes pavements, service strips etc

6 Town and local centres assumption - public squares, parking and retail/leisure space

7 Includes 3 x double stream primary schools @ 1.95ha each

8 Employment areas - 40ha of Food Enterprise Zone and 40ha of mixed employment (in areas outwith the zones in this calculation) to provide, along with the local centres and Country Park, a truly sustainable live/work/leisure community

KEY ISSUES

DELIVERY

KEY ISSUES

DELIVERY

CONCEPT DETAILS

KEY ISSUES

DELIVERY

CONCEPT DETAILS

SECONDARY SCHOOL

KEY ISSUES

DELIVERY

CONCEPT DETAILS

SECONDARY SCHOOL

TRANSPORTATION

DELIVERY

CURRENT MODEL OF DELIVERY FAILURE

DELIVERY

CURRENT MODEL OF DELIVERY FAILURE

TRADITIONAL HOUSEBUILDERS MODEL

DELIVERY

CURRENT MODEL OF DELIVERY FAILURE

TRADITIONAL HOUSEBUILDERS MODEL

OVER AMBITIOUS EARLY PHASES

DELIVERY

CURRENT MODEL OF DELIVERY FAILURE

TRADITIONAL HOUSEBUILDERS MODEL

OVER AMBITIOUS EARLY PHASES

LANDOWNERS EXTRACTING PROFIT BEFORE PRODUCTIVE VALUE HAS
BEEN DELIVERED

NEW MODELS DEVELOPING

NEW MODELS DEVELOPING

INSTITUTIONAL FUNDING THROUGH RSL'S

NEW MODELS DEVELOPING

INSTITUTIONAL FUNDING THROUGH RSL'S

THE EUROPEAN MODEL

RENTPLUS – HEDGE FUNDS

NEW MODELS DEVELOPING

INSTITUTIONAL FUNDING THROUGH RSL'S

THE EUROPEAN MODEL

RENTPLUS – HEDGE FUNDS

IGLOO – AVIVA – THE “FOOTPRINT” SUSTAINABLE TEST MODEL

NEW MODELS DEVELOPING

INSTITUTIONAL FUNDING THROUGH RSL'S

THE EUROPEAN MODEL

RENTPLUS – HEDGE FUNDS

IGLOO – AVIVA – THE “FOOTPRINT” SUSTAINABLE TEST MODEL

CRUCIALLY – SMALL SCALE DELIVERABLE EARLY PHASES - CASHFLOW

HUGELY SUCCESSFUL LARGE SCALE DELIVERY IN EUROPE

MALMO – SWEDEN – INSTITUTIONAL FUNDING

ALMERE – THE NETHERLANDS – COMMUNITY BUILD















LANDOWNER AMBITION

LONG TERM

PATIENT FUNDER

NO EXTRACTION OF PROFIT BEFORE PRODUCTIVE VALUE HAS BEEN
ADDED

CONCEPT

RURAL, SUSTAINABLE, LOW DENSITY HOUSING

WIDE MIX OF TENURES

NOT URBAN DENSE DEVELOPMENT

FOOD BASED COMMUNITY – WIDE USE OF ALLOTMENTS, COMMUNITY
ORCHARDS, EMPLOYMENT ON FEZ



SMALL LOCAL CENTRES – VIABLE IN THE SHORT TERM

HIGH STREET IS A LONG TERM GOAL – SHORT TERM DELIVERY
AMBITION IS A THREAT TO VIABILITY

POUNDBURY – 20 YEARS ON, IT HAS DELIVERED IT'S FIRST “HIGH
STREET” PUBLIC SQUARE THIS YEAR.

SECONDARY SCHOOL

MIN 5870 UNITS

1000 PUPILS MINIMUM FOR NEW SCHOOL

17.3 PUPILS PER 100 HOUSES

LANDOWNER HAS CAPACITY FOR THIS NUMBER

SECONDARY SCHOOL

NEW SECONDARY SCHOOL WOULD BE FOOD SPECIALISED ACADEMY

LINKS TO NRP, EASTON COLLEGE AND FEZ

OFFER HIGH QUALITY EDUCATION IN SCIENCE AND TECHNOLOGY

OFFERS EXCELLENT OPPORTUNITY FOR ALL LEVELS OF ACADEMIC
ACHIEVEMENT

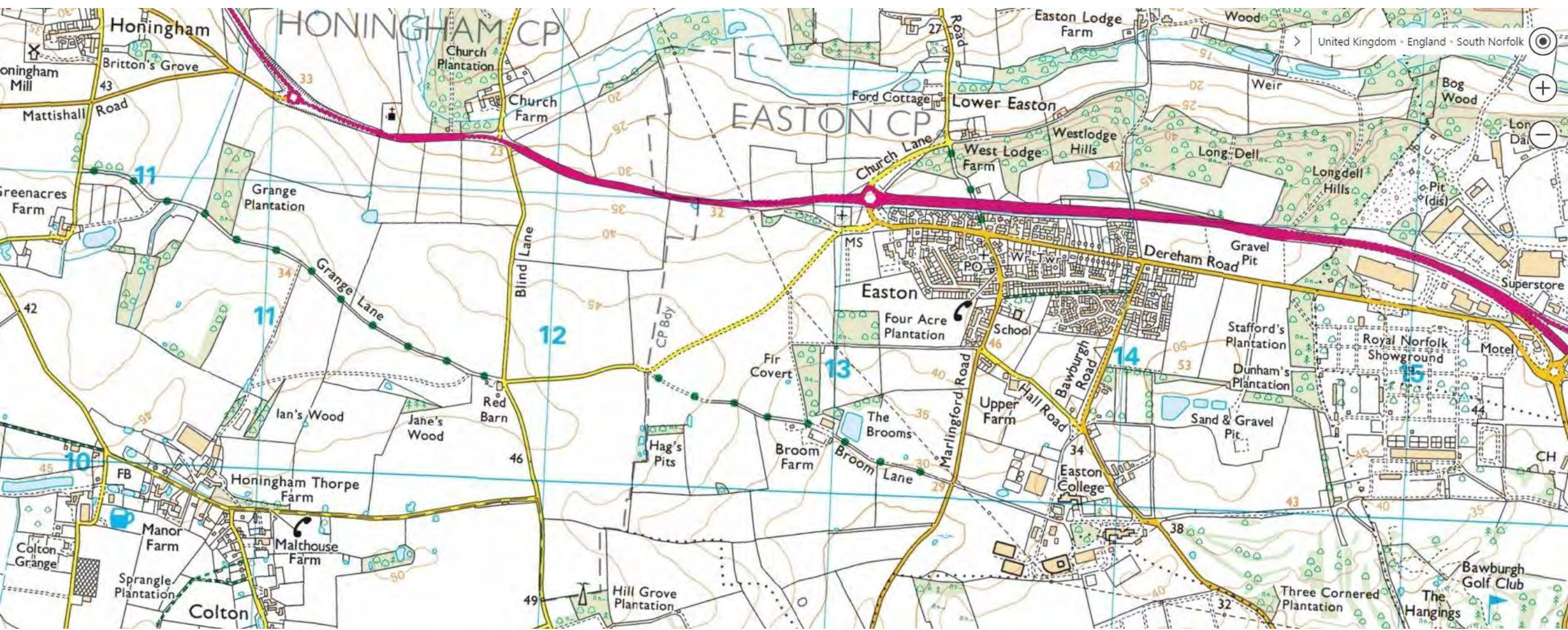
ADDITIONAL CAPACITY BUILT IN

TRANSPORTATION

OPPORTUNITIES TO ASSIST WITH DELIVERY OF A47 IMPROVEMENTS
AND CONNECTIONS

EASY LINKS TO BUS RAPID TRANSIT SYSTEM INTO CITY CENTRE

OPPORTUNITY TO DEVELOP NEW CYCLE LINKS INTO CITY CENTRE



QUESTIONS

Millican, Abigail

From: Harris, Paul
Sent: 06 December 2016 15:59
To: Banham, Adam
Subject: FW: Additional work proposed for Honingham Thorpe

Adam,

Can you please save off this email with the correct reference in the sites folder along with the other submissions relating to this site.

Thanks,

Paul

Paul Harris
Greater Norwich Local Plan Team
paul.harris@gnlp.org.uk
01603 222403

From: Paul Clarke [<mailto:paul.clarke@brown-co.com>]
Sent: 28 November 2016 12:23
To: Burrell, Mike <mike.burrell@norfolk.gov.uk>
Subject: Additional work proposed for Honingham Thorpe

Hi Mike

Further to our telephone call this morning, we are scoping out further technical work we want to undertake as part of the Honingham Thorpe project.

SCOPE OF WORK

Transport Planning

In order to demonstrate that the first Phase of the settlement is achievable using existing infrastructure, some initial work will need to be carried out to identify means of relieving the Mattishall Road roundabout with the A47, and also to identify the realistic maximum level of development that could be accommodated by the Mattishall Road three-armed roundabout, as well as by the four-armed roundabout with Easton and Ringland Hills. To achieve this we would propose undertaking the following:

- Specify and instruct traffic surveys at the two roundabouts, unless turning movement count data is available for both from within the past 3 years from the client;
- Create ARCADY models of both roundabouts to reflect the existing situation;
- Estimate trips that would be generated by Phase 1 using TRICS database;
- Test the ARCADY models for 200 and 300 new dwellings and identify the maximum realistic level of development that could be accommodated by the existing infrastructure in a forecast year of 2021 (which assumes a planning submission is made in 2017);
- Identify off-site measures that could be provided on Mattishall Road between Dereham and the A47 roundabout to discourage rat-running, thereby providing capacity on the Mattishall Road arm of the roundabout; and
- Produce a Transport Statement to support the Call for Sites and which demonstrates deliverability of the first Phase.

Utilities Statement

The capacity of existing utilities and services to accommodate the proposed Phase 1 will also need to be assessed and potential costs in upgrading the infrastructure identified accordingly. To do so, we would seek details on the existing infrastructure and capacities for up to 300 homes in Phase 1. Costs of upgrades to the network will be identified wherever possible, and a short Utilities Statement provided to support the Call for Sites submission.

Honingham Thorpe Masterplan

Cost Management Services – Viability Report

Preparation of a high level viability report on the proposed masterplan at Honingham Thorpe.

Provide all input construction costs relating to the proposed masterplan, which will include a number of key assumptions, at this stage, particularly relating to off site utility costs. We understand that projected sales values will be provided by others, to enable the viability to be established.

Whilst I appreciate you would accept any further information from us to assist you in assessing our proposals, I would welcome your views on this additional work we are commissioning.

Many thanks

Paul

**Paul Clarke DipEP, MRTPI
Planner, Senior Associate**



For full details of all our services, please click on

SERVICES

For and on behalf of Brown & Co - Property & Business Consultants LLP

T 01603 629871 M 07769687141 F 01603 616199   

**Norwich Office, The Atrium,
St. George's Street, Norwich, Norfolk, NR3 1AB**

Download our CAP APP



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