

0582



BIDWELLS

Your ref:
Our ref: 37395
DD: 01603 229407
E: aimee.fowler@bidwells.co.uk
Date: 30/09/2016

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

Email and post

Dear Sir/Madam,

GREATER NORWICH LOCAL PLAN - CALL FOR SITES CONSULTATION RESPONSE, LAND EAST OF NEWTON ROAD, HAINFORD

Bidwells has been instructed by _____ to submit land in his ownership and control at Land East of Newton Road, Hainford for consideration for allocation through the Greater Norwich Local Plan.

The site is considered to be a sustainable location for future growth and presents no insurmountable constraints to development. A mix of uses are proposed on site, including both residential and a community use. Based on an approximate density of 25 dwellings per hectare, the site could accommodate approximately 60-80 new dwellings.

Given the location of the site and its close proximity to existing services and facilities within Hainford and the wider Greater Norwich area, the site would offer a sustainable location for not only housing, but also a community facility. The landowner is open to discussions with the Council regarding the exact community use which could be facilitated by this site (e.g. expansion of existing Sports Field or new Community Hall). A new community facility will provide additional opportunities for local residents.

To support the promotion, I am sending a completed Greater Norwich Call for Sites Submission Form and an OS Map outlining the extent of the site area. Whilst we note the formal consultation has now passed, given the preliminary stage of the plan making process, we request that this site is given appropriate consideration through the review of sites prior to the selection of preferred site options for allocation.

I trust the above is of assistance to you. If in the meantime you have any questions, please do not hesitate to contact me.

Your faithfully,

Aimee Fowler
Senior Planner

Enclosures **Greater Norwich Local Plan Call for Sites Submission Form**
 OS Map

16 Upper King Street, Norwich NR3 1HA
T: 01603 763939 E: info@bidwells.co.uk W: bidwells.co.uk

Greater Norwich Local Plan

Call for Sites

16 May 2016— 8 July 2016



NORWICH
City Council



Working with



Norfolk County Council

1a. Contact Details	
Title	Miss
First Name	Aimee
Last Name	Fowler
Job Title (where relevant)	Senior Planner
Organisation (where relevant)	Bidwells
Address	Bidwells 16 Upper King Street Norwich Norfolk
Post Code	NR3 1HA
Telephone Number	01603 229407
Email Address	aimee.fowler@bidwells.co.uk

1b. I am...	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" 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 East of Newton Road, Hainford, NR10 3LZ
Grid reference (if known)	
Site area (hectares)	3.447ha

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). N/A		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input 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		

Current and Historic Land Uses		
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
Open unused, vacant land		
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)

Open and vacant land.

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)

The site is to the east of Newton Road and is proposed for a mix of both market and affordable housing.

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) <input type="checkbox"/>

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

The site to the east of Newton Road (as shown on the OS Map) will provide approximately 60 - 80 dwellings, including both market and affordable housing. Consideration will be given to the provision of a community use on the site.

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

The site offers an array of opportunities to provide benefits to the local area. These include benefits to supply much-needed housing supply to the local area of both this part of Greater Norwich and the wider Norfolk area as a whole. An appropriate mix of dwelling types will be brought forward in discussion with the Greater Norwich Local Plan team.

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?
Site access can be achieved from Newton Road.
7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
The site is generally level, with no significant changes in levels.
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
There are no known ground conditions on site.
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 located within any adverse flood risk area other than Flood Risk Zone 1, which is identified as low flood risk.
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 are no known legal issues on site. The entire site area is owned by one single landowner, with no restrictive covenants and/or access constraints.

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 southern-most boundary of the site is located within close proximity to a stream. Likewise, a plantation woodland (Pillbox Plantation) is located towards the south-eastern boundary of the site. These will be carefully considered at the detailed design stage, but neither pose a constraint to development of the proposal 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?
There are no historic buildings and/or conservation areas on or adjoining the subject site.
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
Existing residential dwellings are located to the north of the site, adjoining the northern boundary. A sports ground and community hall are located to the west of the site, with rural countryside located to the south of the site.
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.
There are no existing buildings on site, with the site currently used as open vacant land.
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.			
	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):	N/A
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.	
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 currently used as open land with one single landowner who is keen to develop the land.	

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 type="radio"/>	
Enquiries received	<input type="radio"/>	

Site is being marketed	<input type="radio"/>	
None	<input checked="" type="radio"/>	The site is owned by one single landowner.
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)?	
The proposed development would likely take 12-18 months 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: No abnormal costs known.			
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.

Detailed viability assessments are likely to be submitted alongside any future planning application, which should include consideration of some of the Government's most recent planning announcements related to Starter Homes and the provision of affordable housing and pooled s.106 contributions.

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 accompanying cover letter about ownership and the accompanying OS Map.

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 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

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

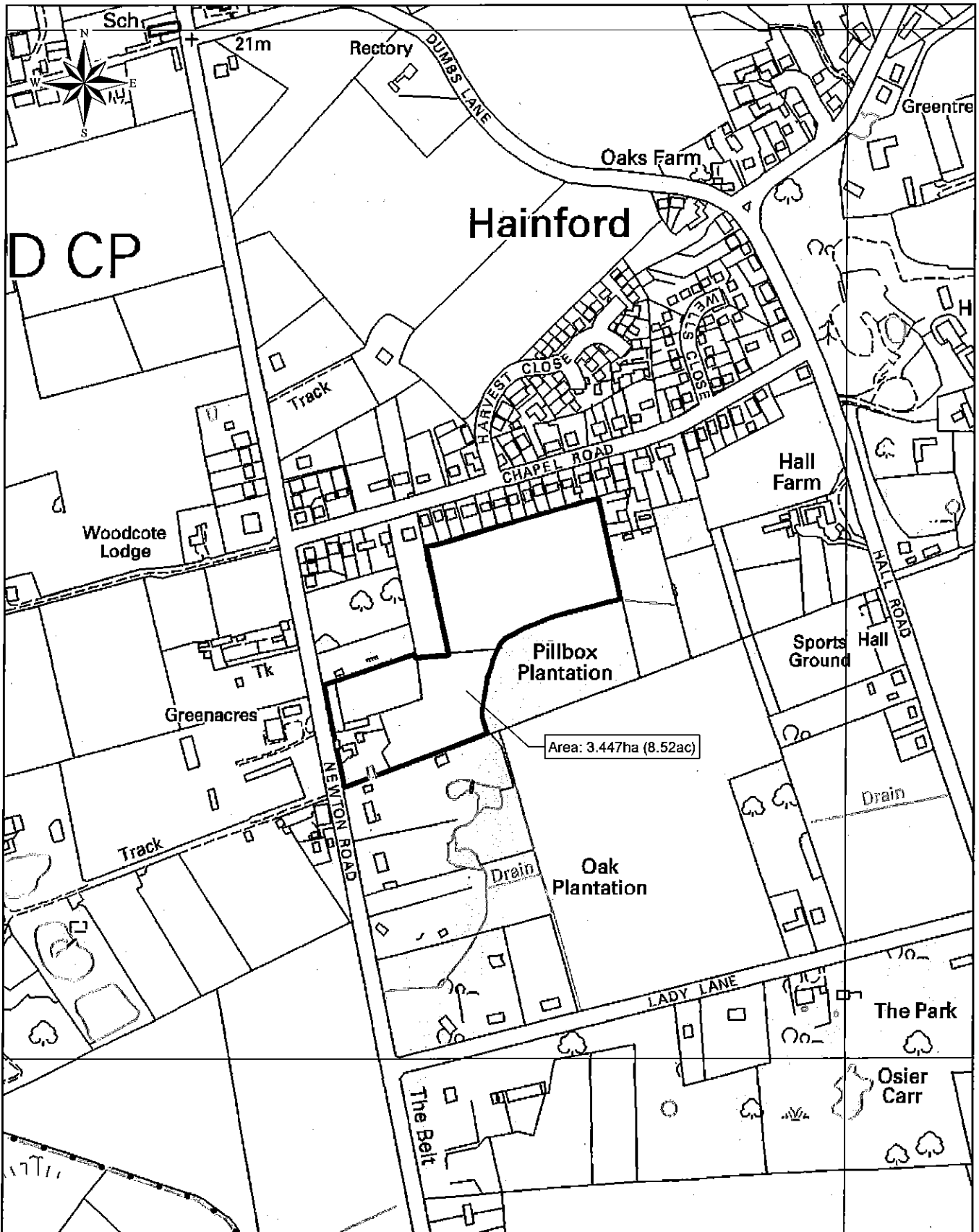
The responses received as part of the Greater Norwich Local Plan "Call for Sites" will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published 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 **Aimee Fowler**

Date **30/09/2016**

Land East of Newton Road, Hainford



OS User ref: 10021/0316. This is based on Ordnance Survey data with corrections made to the OS data by the Ordnance Survey. Note that the OS data is not guaranteed to be 100% accurate and is subject to change without notice. The OS data is not intended for use in any other way.

16 Upper King Street, Norwich, NR3 1HA
01603 763939 - bidwells.co.uk

BIDWELLS

Scale: 1:5,000 @ A4

OS Ref: TG 2218

Drawing No: A.48,071

Date: 26/09/2016

Produced by Bidwells GIS Mapping - 01223 592268

