

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0096
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	Iain
Last Name	Hill
Job Title (where relevant)	
Organisation (where relevant)	
Address	8 Norwich Business Park Whiting Road NULL Norwich Norfolk
Post Code	NR4 6DN
Telephone Number	01603 666847 07793 758 560
Email Address	drobhwilliams@gmail.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)	Land off the Wood Dalling Road, Reepham (adjacent to Collers Way) NULL NULL Reepham Norfolk
Grid reference (if known)	TG102236

Site area (hectares)	0.7
Site parish	Reepham
Site district	Broadland

Site Ownership	
3a. I (or my client)...	
Is a part 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?	Yes
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.)

The land is currently used for pasture.

4b. Has the site been previously developed?

No

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

The land has been vacant for many years and is not considered viable for agriculture due to its size. There was a planning application for 4 bungalows refused in 1995 (application no; 950465)

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 land is proposed for residential use.

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.

Development of up to 15 residential units including affordable housing provision in accordance with planning policy

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

The land is situated in the key service centre of Reepham. It is bordered by commercial property to the south and residential property to the east and west. Due to its modest size the land is not considered commercially viable for agriculture and has limited aesthetic value. It can be developed with limited incursion into the countryside and would provide a logical extension to Reepham, with a clear defensible boundary. Development of this land would also help reduce the burden for development of more open countryside and agricultural land around Reepham. The land is located approximately only ½ mile from the centre of Reepham so potential residents would be within easy walking distance of all the local services, helping to avoid unnecessary increase in the use of vehicles. Work on the development would be carried out by local tradespeople, using local materials as far as possible.

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?

There is access to the site from the Wood Dalling Road.

7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
The land is level and there are no constraints to development
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
Ground conditions are suitable for development, the land has been vacant for many years and mainly used for pasture. The adjacent commercial property is not believed to pose any risk of contamination to the proposed land.
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 land is not situated in an area of 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 legal issues that would affect development.
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?
There is residential property adjacent to the site to the east & northwest. There is light industrial/commercial property believed to be B1 class 3 and B2 situated 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.
No.

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	No
Public highway	Yes
Broadband internet	Yes
Other (please specify):	NULL

8b. Please provide any further information on the utilities available on the site:

Mains gas is not available in Reepham. The mains sewer network currently runs to the garage located on the Wood Dalling Road and would require extending a short distance to the proposed site. There is understood to be sufficient capacity at the Reepham treatment works to cope with the additional demands of this development.

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 owners of the land are committed to develop it as soon as possible. The site is subject to the grant of planning permission, available for development now. The site is available, is a viable and deliverable proposition and there are no constraints, such as ownership, which prevent the site from being delivered within 5 years.

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.	
Site is owned by a developer/promoter	
Comments	The site would be developed by the husband/ brother-in-law of the owners of the land.

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)?	
18 months	

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	Yes

policy and CIL considerations and other abnormal development costs associated with the site?	
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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.

The land has all necessary services available and is relatively straight forward and cost effective to develop. Reepham is a designated Key Service Centre and is a sought after place to live with a shortage of property available for purchase or for rent.

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

Nothing

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	
<p>I understand that:</p> <p>Data Protection and Freedom of Information</p> <p>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</p> <p>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 Iain Hill	Date 7/7/2016