

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0196
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	Graham
Last Name	Tuddenham
Job Title (where relevant)	
Organisation (where relevant)	
Address	Rowan House Centre 28 Queens Road Hethersett Norwich Norfolk
Post Code	NR9 3DB
Telephone Number	01603 813909 NULL
Email Address	jamesm@thebusinessbase.com

1b. I am...
Land Agent

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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 to the west of Mill View Barnham Broom NULL Norwich Norfolk
Grid reference (if known)	TG076073

Site area (hectares)	2 Hectares
Site parish	Barnham Broom
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.)

Agricultural cropping and grazing.

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)

N/A

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 of up to 50 dwellings including affordable housing, public open space and green infrastructure.

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	Yes
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.

Residential development of up to 50 dwellings including affordable housing, public open space and green infrastructure.

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

The provision of much needed market and affordable housing, public open space and green infrastructure. A development that can follow logically from the development of land to the South (subject of a separate submission to this call for sites process) and can come forward and yield residential dwellings later in the plan period to integrate and incorporate with development to the south of the Site and elsewhere in Barnham Broom and the surrounding area.

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. 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?

The anticipated access is through the Land to the south of the Site and onto Bell Road. The Landowner of this Site has agreement with the Landowner to the south to

connect to and access the highway infrastructure once it has been completed/developed (The Land to the south is subject of a separate submission through this call for sites process). It is anticipated that some minor highway improvements to the access would be required as part of this scheme.

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

The site is generally flat in topography. No known issues on topography.

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

No known issues that would render the Site unsuitable for development.

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?

No known issues that would render the Site unsuitable for development.

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?

No known issues that would render the Site unsuitable for development. The Landowner of this Site has an agreement with the Landowner to the South to connect in to the potential highway network at the southern boundary to provide direct vehicular access on to Bell Road.

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 known issues that would render the Site unsuitable for development.

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 known issues that would render the Site unsuitable for development.

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

Residential development on east, west and north boundaries, with bare agricultural Land to the south. No neighbouring land uses would be adversely affected due to the development of the Site

It should be noted that the Land to the south is being promoted for residential development through this call for sites process, and therefore the southern boundary

of this Site could abut residential development in the future.

7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.

N/A

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:

No known constraints on utilities provision.

Availability

9a. Please indicate when the site could be made available for the land use or development proposed.

10 - 15 years (between April 2026 and 2031)

9b. Please give reasons for the answer given above.

The Site is vacant now but it is anticipated that this Site would follow on logically from development to the south. Whilst, in theory, the Site could deliver dwellings immediately after the grant of a satisfactory planning consent, consideration has been given to the advantages of tying this proposed Site into an overall masterplan with the Land to the south to provide a logical, long term development vision for Barnham Broom and the advantages that would bring to the local area. It should be noted that the Land to the south is subject to a separate submission during this call for sites process.

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.

Enquiries received

Comments

The Site is considered to be deliverable in line with NPPF Footnote 11, and it is on this basis that enquiries have been received.

Delivery

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

10 - 15 years (between April 2026 and 2031)

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

The Landowner is acutely aware that the consented development to the South east of this Site has yet to be built out and completed. It is on this basis that the Agent would envisage the Site coming forward after both the consented development to the South east and the proposed Site to the South (both Sites estimated to be completed at the end of 2026). Therefore, the Agent believes that the Site could come forward within the next 10 years and be completed by the end of the emerging plan period (2036). In pure theory, the Site could start to deliver immediately after the grant of a satisfactory planning permission, however, the stage of completion of the Sites to the South and South east should be considered.

The Agent considers that development of the Land to the south combined with this Site represents a logically planned extension to Barnham Broom, providing an overall housing increase of approximately 100 dwellings across the two Sites at an average build rate of 6 dwellings per annum across the emerging plan period. The opportunity to masterplan a comprehensive phased development across the two Sites to ensure sustainable and logical development, should be considered to be a substantial positive.

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

<p>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?</p>	<p>No</p>
<p>12c. If there are abnormal costs associated with the site please provide details:</p> <p>The Site is being promoted on the basis of it being viable and there are no</p>	
<p>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?</p>	<p>Yes</p>
<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>The Site is being promoted on the basis of it being viable and deliverable in line with NPPF Footnote 11.</p>	

<p>Other Relevant Information</p>
<p>13. Please use the space below to for additional information or further explanations on any of the topics covered in this form</p>

This Site when combined with the proposed Site to the south represents a logical and sustainable extension of growth in Barnham Broom which could be masterplanned and phased to ensure that the Sites integrate into the local environment in a sustainable manner.

The Landowner is in agreement with the Landowner immediately to the south of this Site to utilise access and infrastructure facilities provided through the proposed south Site. This is to enable logical, long term growth possibilities for Barnham Broom at the average build rate of approximately 6 dwellings per annum across the emerging plan period.

Please ensure you link this Site submission to the Site submission for land to the south which will be received separately during the call for sites process.

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
Graham Tuddenham

Date
7/7/2016