

## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0213
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](mailto: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](http://www.greaternorwichlocalplan.org.uk)

E-mail: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Telephone: 01603 306603

<b>1a. Contact Details</b>	
Title	Mrs
First Name	Jane
Last Name	Crichton
Job Title (where relevant)	
Organisation (where relevant)	
Address	Lanpro Services, Brettingham House, 98 Pottergate NULL Norwich Norfolk
Post Code	NR2 1EQ
Telephone Number	01603 631319 NULL
Email Address	jane@lanproservices.co.uk

<b>1b. I am...</b>
Planning Consultant

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<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
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)	Timber Yard The Street NULL AShwellthorpe Norfolk
Grid reference (if known)	TM 14117 97703

Site area (hectares)	0.34
Site parish	Ashwellthorpe and Fundenhall
Site district	South Norfolk

<b>Site Ownership</b>	
<b>3a. I (or my client)...</b>	
Is the sole owner of the site	
<b>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).</b>	
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	NULL
<b>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.</b>	

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

Timber yard - business in the process of closing down

**4b. Has the site been previously developed?**

Yes

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

Site has been used as a timber yard. Structures exist on site which used to house machinery but are now used for storage. Surrounding land grassed over.

Previous planning application on site:

2008/1488

**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)

Redevelopment of the land for residential dwellings - either private or self-build/custom build

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

Market Housing	Yes
Affordable Housing	No
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.**

It is likely that the site could accommodate approximately 4 dwellings.

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

The development will provide a small scale development which is considered suitable in this sized village which will contribute towards the supply of housing. It will make use of brownfield land which is the Governments preference under paragraph 17 of the NPPF in preference to large scale greenfield development. This small scale number of houses will not place undue pressure on local infrastructure but will help to Given the small scale it will be possible to deliver these houses much quicker than the already approved site under permission 2011/0506. The development of the site will also remove a commercial use from a predominantly residential setting which has meant that the business has suffered and cannot function to its full potential. The business is in the process of closing down. The owners have advertised the site for 12 months and there has been no interest in it being used for commercial purposes (enclosed with this submission is the evidence). These properties could either be for private sale or could be made available for self-build/custom build. Currently South Norfolk have 61 people on the register but are not delivering any plots.

**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?

There is a private drive from The Street which currently serves 4 dwellings, this could serve 4 additional dwellings as 8 dwellings are acceptable off a private drive.

<b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?
There are no known physical constraints
<b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?
No known contamination
<b>7d. Flood Risk:</b> 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?
Site is located within Flood Zone 1 according to the Environment Agency flood risk maps
<b>7e. Legal Issues:</b> 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?
N/A
<b>7f. Environmental Issues:</b> 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?
Site is to the south of, but separated from, SSSI Lower Wood
<b>7g. Heritage Issues:</b> 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?
Nothing on site but a grade II listed building within 150m of the site (The Old Post Office).
<b>7h. Neighbouring Uses:</b> What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
Residential dwellings immediately south off the same access road. Village Hall to the south of the residential dwellings. Village Hall fronts The Street. White Horse PH south west of the site Open fields to the north.
<b>7i. Existing uses and Buildings:</b> are there any existing buildings or uses that need to be relocated before the site can be developed.
No

<b>7j. Other:</b> (please specify):
N/A

<b>Utilities</b>	
<b>8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.</b>	
Mains water supply	Yes
Mains sewerage	Yes
Electricity supply	Yes
Gas supply	Unsure
Public highway	No
Broadband internet	Unsure
Other (please specify):	NULL
<b>8b. Please provide any further information on the utilities available on the site:</b>	
The four dwellings immediately south which share the access road are all connected to mains utilities.	

<b>Availability</b>
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>
Immediately
<b>9b. Please give reasons for the answer given above.</b>



The business currently on site is in the process of closing down but the owner is prepared to do that much quicker if development was seen favourable on the site. Owner would like to retire.

**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**

Owner has a development business D & M Developments. This company developed the four dwellings to the south.

**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)?**

Subject to planning permission, development would take approximately 6-9 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?**

Yes

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

There would be demolition of current structures but these are fairly lightweight and are not considered to cause any significant abnormal costs.

**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?**

Yes

**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 owner has not undertaken any viability work at this stage but there is no known abnormal costs which would cause any viability issues with developing the site. The owner developed the four dwellings to the south of the site and this did not present any viability issues for them.

The owner has looked at retaining the site as a commercial site but there is no interest as demonstrated by the accompanying evidence. So it can be shown that its current use is not viable.

**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**

It is considered that this site represents a fantastic opportunity to redevelop a brownfield site which is well connected to the village. It could accommodate a small number of houses which would be of a suitable scale for the village and would not represent a development which would create pressure on the infrastructure and services. The development can be accessed easily by extending the existing private drive which is in the same ownership and the site is already in a residential context. Redevelopment of the site would allow a non-confirming use to be removed from this setting.

<b>Check List</b>	
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	

<b>14. Declaration</b>
<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"> <li>• to assist in the preparation of the Greater Norwich Local Plan</li> <li>• to contact you, if necessary, regarding the answers given in your form</li> </ul>

- to evaluate the development potential of the submitted site for the uses proposed within the form

**Disclaimer**

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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  
Jane Crichton

Date  
7/7/2016