

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0247
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	Glyn
Last Name	Davies
Job Title (where relevant)	
Organisation (where relevant)	
Address	64 Norwich Road Stoke Holy Cross NULL Norwich Norfolk
Post Code	NR14 8NX
Telephone Number	7769687146 NULL
Email Address	greenbank@btinternet.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)	Site off Low Common East Carleton NULL Norwich Norfolk
Grid reference (if known)	TG 1903SW e:619390 n:303199

Site area (hectares)	0.95
Site parish	East Carleton
Site district	South Norfolk

Site Ownership	
3a. I (or my client)....	
Do/does not own	
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.)

Former nursery garden. Now vacant land without use.

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)

Nursery Garden with Glasshouses and buildings

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 a scale appropriate for this size of site

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

Market Housing	Yes
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Affordable Housing	No
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Residential Care Home	No
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Gypsy and Traveller Pitches	No
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Business and offices	No
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General industrial	No
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Storage and distribution	No
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Tourism	No
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Recreation & Leisure	No
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Community Use	No
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Public Open Space	No
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Other (Please Specify)	NULL
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5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

Approximately 4 -10 dwellings but number of houses to be determined

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

This is a vacant site with an available access to the local highway that is well contained behind existing housing and with a well defined boundary. It is close to Norwich and the local facilities in Swardeston and Mulbarton and could be readily developed to provide good quality housing for which there is currently significant demand, particularly given the lack of a 5 year supply of available housing land in the Norwich Area. The site could be developed with low or high density housing; the latter option potentially triggering the provision of affordable housing, if required.

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?

Existing route to former nursery that could accommodate suitable access road to public highway

7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
Relatively flat site that could be readily developed
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
No known adverse ground conditions. Ground contamination not anticipated as previously in horticultural/agricultural use.
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 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?
none known
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 designed heritage constraints
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 designed heritage constraints
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
There is existing residential development bordering three boundaries of the site, which would need sensitive consideration in the design of any development 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):

The site is available for development

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	Unsure
Electricity supply	Yes
Gas supply	Unsure
Public highway	Yes
Broadband internet	Unsure
Other (please specify):	NULL

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

To be fully investigated during planning process

Availability

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

1 to 5 years (by April 2021)

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

Willing landowner, and developer with experience of building houses in this locality. There are no known constraints to development part from obtaining the requisite planning permission.

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 under option to a developer/promoter	
Comments	As above

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
1 to 5 years (by April 2021)	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
1-2 years depending on the number of houses permitted.	

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?	Unsure
12c. If there are abnormal costs associated with the site please provide details: To be properly assessed during the planning process	
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 developer has recent experience of building on this type and size of site, in this part of South Norfolk

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 at this stage. Further responses to specific queries can be provided if required.

Check List

Your Details	
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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
Glyn Davies

Date
7/8/2016