

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0265
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...
Developer

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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 south of Jordans Scrapyard Coltishall NULL Norwich Norfolk
Grid reference (if known)	TG268201

Site area (hectares)	Circa 2 Hectares
Site parish	Coltishall
Site district	Broadland

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?	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.)

Single detached residential dwelling, associated curtilage containing minor sheds and outbuildings and bare land.

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)

Single detached residential dwelling, associated curtilage containing minor sheds and outbuildings and bare 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)

Residential development of 25 - 30 dwellings with associated 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 25 - 30 dwellings with associated 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 land to the north of the Site (Jordans Scrapyard) is allocated in Broadland Councils Site Allocations DPD (Site Ref: PS18-02) for residential development. By extending the Site to include the southern part (this Site) as shown on the location plan, it allows for logical and long term planning of growth in Coltishall and ensures that the development is integrated into the local environment in a sustainable manner. This should be seen as a proactive and positive move for the local community.

The Site also boasts the opportunity of providing much needed market and affordable housing, along with an element of public open space.

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?

Access would be through the allocated Jordans Scrapyard Site (Allocation Ref: PS18-02) to the north, and a further access could be sought from Rectory Road

subject to the possible demolition of the single detached residential dwelling (39 Rectory Road) on the eastern edge of the Site abutting Rectory Road. There are no known access constraints that would render the site unsuitable for development.

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

The Site is undulating in parts that will be incorporated into a feature of the proposed development. There are no known constraints that would render the site unsuitable for development.

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

There are no known constraints 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?

There are no known constraints 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?

There are no known constraints that would render the site unsuitable for 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?

There are no known constraints 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?

There are no known constraints 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?

There are no known constraints that would render the site unsuitable for development.

7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.
Minor sheds and outbuildings across the Site that would be demolished as part of the development. This would not provide a constraint to the development of the Site.
7j. Other: (please specify):
There are no known access constraints that would render the site unsuitable 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	Yes
Electricity supply	Yes
Gas supply	Yes
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 utilities constraints.	

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.

The Land is vacant now and is deliverable in line with NPPF Footnote 11. However, this Site is a logical extension to the allocated Jordans Scapyard Site to the north, and is therefore likely to come forward with, or after, the completion of that site.

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 being promoted on the basis of it being viable and 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.

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)?

The Site is likely to be built out by a small regional housebuilder, at an average rate of 10 dwellings per year. Therefore this Site is likely to be completed in a period of 2 - 3 years.

Therefore, it is considered that the development as a whole (i.e the allocated land to the north and this Site) would be built out and completed within 7 years of the grant of a satisfactory planning consent.

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

Yes

limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy	
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 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 Site is being promoted on the basis of it being viable and deliverable in line with NPPF Footnote 11. The inclusion of this Site aids the viability of the allocated land to the north (Jordans Scrapyard), and is therefore likely to expediate the development timetable of the two Sites.	

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

The land to the north of the Site (Jordans Scrapyard) is already allocated for residential development in Broadland Councils Site Allocations DPD (Site Ref: PS18-02). Therefore, this Site and the general location of this Site should be considered to be suitable and sustainable for residential development. It is on this basis that by extending the Site to include this land to the south, it allows Broadland Council and the local community the opportunity to masterplan a sustainable development to ensure that the land integrates into the local environment whilst also providing the benefits of much needed market and affordable housing.

The inclusion of the Site promoted through this submission, will aid the viability of the allocated land to the north and is therefore likely to expediate the development timetable for the two Sites.

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 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

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
Graham Tuddenham

Date
7/8/2016