

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0338
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 8 July 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	Philip
Last Name	Rankin
Job Title (where relevant)	Assistant Surveyor
Organisation (where relevant)	Savills (UK) Ltd
Address	50, Princes Street Ipswich Suffolk
Post Code	IP1 1RJ
Telephone Number	01473 234 804
Email Address	prankin@savills.com

1b. I am...	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input checked="" type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
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 at Rose Farm Scole Diss IP21 4DT
Grid reference (if known)	Please see above postcode.
Site area (hectares)	1.45

Site Ownership		
3a. I (or my client)...		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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). Land Registry Title Register Attached		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input type="radio"/>	No <input type="radio"/>
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 buildings and land.		
4b. Has the site been previously developed?	Yes <input checked="" type="radio"/>	No <input type="radio"/>

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

The site has historically been used as an agricultural farmstead. Whilst the farm buildings are still in situ, the site is no longer used for agricultural purposes.

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 comprising approximately 35 - 45 homes, which could involve appropriate landscaping and attractive open spaces.

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

Market Housing	<input checked="" type="checkbox"/>	Business & offices	<input type="checkbox"/>	Recreation & Leisure	<input type="checkbox"/>
Affordable Housing	<input checked="" type="checkbox"/>	General industrial	<input type="checkbox"/>	Community Use	<input type="checkbox"/>
Residential Care Home	<input type="checkbox"/>	Storage & distribution	<input type="checkbox"/>	Public Open Space	<input type="checkbox"/>
Gypsy & Traveller Pitches	<input type="checkbox"/>	Tourism	<input type="checkbox"/>	Other (Please Specify)	

5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

At this stage, the proposed housing numbers are indicative and are based on a build out rate of between 25 and 30 units per hectare. We would seek to work with the Local Planning Authority and the relevant Local Councilors in order to identify a suitable number of houses and associated development strategy appropriate to the requirements of Scole.

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

The site offers an opportunity to create a well landscaped and spacious residential development suitable to the nature of Scole. Given the size and situation of the site, and the level topography, we believe it's development should involve considerable attractive landscaping and also the inclusion of some open spaces for community use, which will have further positive implications for the wider village.

This proposal includes the removal of a set of unattractive modern cattle buildings and retaining the adjacent cottage and its immediate grounds.

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. Which community would the site serve and how would the designation of the site benefit that community.
6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

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 an existing agricultural access from the public highway on to the site, which subject to the necessary highways improvement works could provide an adequate vehicular access if the site was to be developed.
7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
The site benefits from a level topography.
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
The ground conditions at the site are stable. We have undertaken desktop investigations in relation to ground contamination and note that there does not appears to be any contamination issues.
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?
We have inspected the Environment Agency flood maps, and note that the site is in an area that has a chance of flooding of less than 1 in 1,000.
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?
As far as we are aware, the site is not affected by any third party rights.

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?
N/A
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?
N/A
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
The land to the south and east of the site is characterised as agricultural land and there are existing residential developments to the north and west.
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):

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.			
	Yes	No	Unsure
Mains water supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Other (please specify):	
<p>8b. Please provide any further information on the utilities available on the site: The Site is situated adjacent to existing residential developments, therefore servicing it would be achievable, subject to the negotiation of the necessary agreements.</p>	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input checked="" type="radio"/>
1 to 5 years (by April 2021)	<input type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 – 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
9b. Please give reasons for the answer given above.	
The site is owner occupied.	

Market Interest		
10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.		
	Yes	Comments
Site is owned by a developer/promoter	<input type="radio"/>	
Site is under option to a developer/promoter	<input type="radio"/>	
Enquiries received	<input type="radio"/>	

Site is being marketed	<input type="radio"/>	
None	<input checked="" type="radio"/>	
Not known	<input type="radio"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 – 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
Given the vicinity to the public highway and existing services, the development could be completed within a short time frame from the construction commencement date, ie two years.	

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			<input checked="" type="checkbox"/>
	Yes	No	Unsure
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?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
12c. If there are abnormal costs associated with the site please provide details:			
We would expect the development of the site to involve the demolition of the existing farm buildings, but given the proposal we consider that its cost would not render the potential development viability.			
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?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

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.

A viability assessment is yet to be undertaken, however we would ensure, depending on how the site progresses through the new Local Plan drafting process, this matter is addressed relatively early on in proceedings in order to best assist the promotion of the site. At this stage, we do not have any concerns with the viability of the site.

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

Check List		
Your Details	<input checked="" type="checkbox"/>	
Site Details (including site location plan)	<input checked="" type="checkbox"/>	
Site Ownership	<input checked="" type="checkbox"/>	
Current and Historic Land Uses	<input checked="" type="checkbox"/>	
Proposed Future Uses	<input checked="" type="checkbox"/>	
Local Green Space (Only to be completed for proposed Local Green Space Designations)	<input type="checkbox"/>	
Site Features and Constraints	<input checked="" type="checkbox"/>	
Utilities	<input checked="" type="checkbox"/>	
Availability	<input checked="" type="checkbox"/>	
Market Interest	<input checked="" type="checkbox"/>	
Delivery	<input checked="" type="checkbox"/>	
Viability	<input checked="" type="checkbox"/>	
Other Relevant Information	<input checked="" type="checkbox"/>	
Declaration	<input checked="" type="checkbox"/>	

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. <p>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.</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 Philip Rankin	Date Friday 8th July 2016

Greater Norwich Local Plan - Call for Sites
Land at Rose Farm, Scole, IP21 4DT

