

Your ref:
Our ref: 36065 & 36066
dd: 01603229407
df: 01603763899
e: aimee.fowler@bidwells.co.uk
Date: 7 July 2016



Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

16 Upper King Street
Norwich NR3 1HA
t: 01603 763939
f: 01603 763899
bidwells.co.uk

Dear Sir/Madam

Email and post

**Greater Norwich Local Plan - Call for Sites Consultation Response
- Land at Brooke Road, Seething**

Bidwells has been instructed by _____ to submit land in their ownership and control at Land at Brooke Road, Seething for consideration for allocation through the Greater Norwich Local Plan.

The site(s) are considered sustainable locations for future growth and present no unsurmountable constraints to development. A mix of uses are proposed on each site, including both residential and parking facilities. Based on an appropriate density of 25 dwellings per hectare, the northern-most site(s) can provide the delivery of approximately 19 new dwellings, whilst the existing site known as 'The Cart Yard' to provide approximately 7 new dwellings. The southern-most site can provide much-needed extension to Seething and Mundham Primary School's boundary for parking. The proposed car park will provide car parking opportunities to the local Primary School, this will allow the school to expand its existing boundaries while also allowing ease of access for student pick-ups and drop-offs.

To support the promotion, I am sending a completed Greater Norwich Call for Sites Submission Form and an OS Map outlining the extent of the two site areas.

I trust the above is of assistance to you. If in the meantime you have any questions, please do not hesitate to contact me.

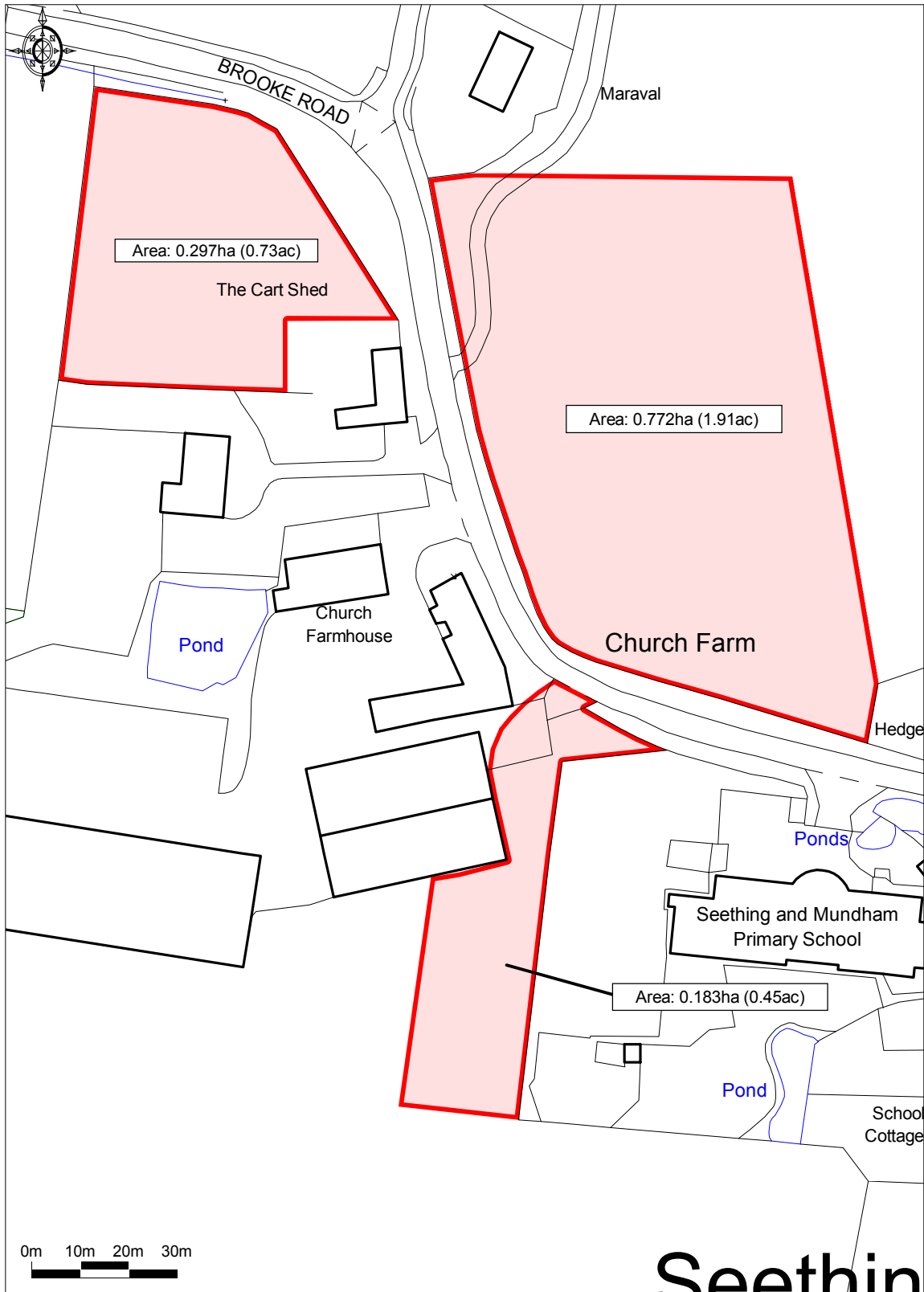
Yours faithfully



Aimee Fowler Bplan(Hons); Associate Member of RTPi
Senior Planner

Enc

Land at Brooke Road, Seething



Ordnance Survey © Crown Copyright 2016. All rights reserved.
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Drawing Number: A.48,648b
O.S. Ref: TM 3198 SE
Date: 07/07/2016



t: 01603 763939 bidwells.co.uk

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0405
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	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	c/o: Bidwells
Post Code	c/o: Bidwells
Telephone Number	c/o: Bidwells
Email Address	c/o: Bidwells

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 type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	Miss
First Name	Aimee
Last Name	Fowler
Job Title (where relevant)	Senior Planner
Organisation (where relevant)	Bidwells
Address	16 Upper King Street Norwich Norfolk
Post Code	NR3 1HA
Telephone Number	01603229407
Email Address	aimee.fowler@bidwells.co.uk

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 Brooke Road, Seething
Grid reference (if known)	52.531090, 1.416285
Site area (hectares)	1.252ha (total of all three sites as shown on OS Map)

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). N/A		
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. N/A		

Current and Historic Land Uses		
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
Open arable land.		
4b. Has the site been previously developed?	Yes <input type="radio"/>	No <input checked="" type="radio"/>

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

No other use other than open arable fields.

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)

The site to the north of Brooke Road is proposed for housing. Likewise, the site labelled 'The Cart Shed' north of Brooke Road is proposed for housing. Land to the south of Brooke Road is to be designated as car parking to be used in association with the adjoining School (Seething and Mundham Primary School).

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) Carparking for school	

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

The site to the north of Brooke Road (as shown on OS Map) will provide up to 19 new dwellings. The site labelled as 'The Cart Shed' will provide approximately 7 new dwellings. The site to the south of Brooke Road will provide additional car parking for the adjoining Primary School.

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

The site offers an array of opportunities to provide benefits to the local area. These include benefits to supply much-needed housing to the Greater Norwich Policy Area. An appropriate mix of dwelling types will be brought forward in discussion with Greater Norwich Local Plan team and Council Planning and Housing Officers. The location of the sites mean they are all close and accessible to a selection of core facilities and services, supported by Public Transport to the wider local area. Development will provide excellent opportunities to connect to existing footpaths and roadways and enhance connectivity to existing residential development. The proposed car park to the south of Brooke Road will provide car parking opportunities to the local Primary School, this will allow the school to expand its existing boundaries while also allowing ease of access for student pick-ups and drop-offs.

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.

N/A

6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

N/A

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 is obtainable to all three sites from Brooke Road, with no public rights of way an issue for development.

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

The site levels are generally flat with no significant changes in level that could potentially affect the development.

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

There are no known ground conditions or instability on either of the three sites.

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?

The entirety of the site areas are located within Flood Zone 1 and any risk of flooding from ground sources can be mitigated with appropriate sustainable urban drainage measures incorporated within the development design.

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 legal issues for either site, with the landowner owning each site out-right.

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?

The sites are not located next to any watercourses and or mature woodlands. Some trees are located near to the western boundary of the northern-most sites; although no drip-line and or root-zones are located within site boundaries.

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?

Seething Hall (Grade II Listed) is located approx. 450m north-west of the northern most subject site. Given the distance between, as well as the location of existing residential development and trees, the development of this site for new residential development will unlikely impact upon the heritage setting of this building. Further heritage assessment(s) and investigatory work would be undertaken at the time of a planning application.

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

The neighbouring uses to the sites are mixed, with existing residential development predominantly located to the south-east of the site. Seething and Mudham Primary School is located to the south and immediately adjoining the eastern boundary of the southern most site, and existing farm buildings, rural residential housing and agricultural land is located to the west of the sites.

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

There are no existing buildings and/or uses that need to be relocated as a result of the sites' redevelopment.

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.

	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 checked="" type="radio"/>	<input type="radio"/>	<input 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):	
8b. Please provide any further information on the utilities available on the site: None available.	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input type="radio"/>
1 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"/>
9b. Please give reasons for the answer given above.	
The sites are currently available for development, with the current landowner(s) proactive in promotion of this land for future development. A planning process is required which would take around 12 months to complete.	

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 checked="" type="radio"/>	have a track record of delivering developable sites in the area.
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 type="radio"/>	No options as of yet have been sought from developer/promoter.
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)?	
The proposed development would likely take approx. 12 months to complete.	

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 type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
12c. If there are abnormal costs associated with the site please provide details: N/A			
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.

The fact that the site is in the hands of a developer with a proven track-record of delivery of housing locally should give the Council sufficient comfort that the site is viable.

Of course, detailed viability assessments are likely to be submitted alongside any future planning application, which should include consideration of some of the Government's most recent planning announcements related to Starter Homes and the provision of affordable housing and pooled S.106 contributions.

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

have a track record of delivery within the local area.

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 Aimee Fowler	Date 06/07/16