

Your ref:

Our ref: 36067

dd: 01603 229327

df:

e: simon.henry@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  
- Dowding Road, Norwich**

Bidwells has been instructed by \_\_\_\_\_ to submit land in their ownership at Dowding Road, Norwich for consideration for allocation through the Greater Norwich Local Plan.

The site was the subject of a planning application (ref: 14/01809/O) in 2014, which was refused by Norwich City Council primarily on the basis that it would result in the loss of designated open space and impact on the setting of the former RAF officer housing. The material submitted with the planning application demonstrates that there are no technical reasons for refusal. The reasons for refusal (open space and historic setting) are not fundamental, and are matters of detail which can be addressed through a future planning application process. In addition, through other parcels of land owned by the client, open space provision can be formalised through the use of other parcels of land in the vicinity as outlined in the supporting documentation.

To support the promotion, I am sending a completed Greater Norwich Call for Sites Submission Form; an OS Map outlining the extent of the site; and CD of the key technical reports which supported the planning application, including (hard copies can be made available on request):

- Planning Statement;
- Design and Access Statement;
- Ecology Report;
- Archaeology;
- Transport & Access Report;
- Geo-Environmental Report;
- Flood Risk & Drainage Report;
- Tree Survey;
- Utilities Assessment.

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The technical reports and details provided on the submission form demonstrates how the site at Dowding Road, Norwich is available, suitable and deliverable and would be an appropriate location for residential development, with no unsurmountable constraints.

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

A handwritten signature in black ink, appearing to read "S.S. Henry".

**Simon Henry**  
Principal Planner

Enc

# Dowding Road



Area: 0.461ha (1.14ac)



Ordnance Survey © Crown Copyright 2016. All rights reserved.  
Licence number 100022432. Plotted Scale - 1:2500

Drawing Number: A.48,652a  
O.S. Ref: TG 2212 NE  
Date: 05/07/2016



t: 01603 763939 bidwells.co.uk

## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0523
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](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: 01 603 306603

<b>1a. Contact Details</b>	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	<b>c/o: Bidwells</b>
Telephone Number	<b>c/o: Bidwells</b>
Email Address	<b>c/o: Bidwells</b>

<b>1b. I am...</b>	
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):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	Mr
First Name	Simon
Last Name	Henry
Job Title (where relevant)	Principal Planner
Organisation (where relevant)	Bidwells
Address	16 Upper King Street Norwich Norfolk
Post Code	NR3 1HA
Telephone Number	01603229327
Email Address	simon.henry@bidwells.co.uk

<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)	Land at Dowding Road, Norwich, Norfolk
Grid reference (if known)	X - 622798, Y - 312848
Site area (hectares)	0.461ha

**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

**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

No

**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.)

Informal mown grass area.

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

Yes

No

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

Former RAF married quarters and incidental land.

A planning application (ref: 14/0809/O) was submitted and refused on the basis that the site was identified/designated as open space in the Local Plan. The landowners have confirmed that the land does not form the basis of open space in the current Open Space Maintenance Agreement. A letter confirming this is submitted with this application. Also, technical evidence demonstrating the site's delivery is also submitted.

**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 east of Dowding Road is proposed for market housing only due to the small site area. From a viability perspective, the site does not readily lend itself to providing an affordable housing provision, either on all or part of the site.

**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 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 east of Dowding Road (as shown on OS Map) will provide up to 10 new dwellings (less than 1,000sqm in total).

**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 local area of both this part of Norwich and the wider Norfolk area as a whole. An appropriate mix of dwelling types will be brought forward in discussion with Greater Norwich Local Plan team. The location of the site means it is close and accessible to a selection of core facilities and services, supported by Public Transport to the wider local area. In addition, the close proximity to Norwich Airport and the surrounding industrial areas provides excellent employment opportunities that these areas support. The proposed site will provide excellent opportunities to connect to existing footpaths and roadways and enhance connectivity to existing residential development in the immediate surrounding area. Other parts of the landowner's estate will be offered to the community for open space.



**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 the site from Dowding Road, with no public rights of way an issue for development - see attached.

**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 the site - see attached.

**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 site is not located in high level flood risk. At any detailed planning application stage, a suitable drainage system solution can be implemented and the risk of flooding to the surrounding area and the development itself would not be increased.

**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 the site, with the landowner owning the site out-right. See attached letter which confirms the land does not form part of any open space/maintenance agreement with the local residents.

**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 site is not located next to any watercourses and or significant woodlands. Some mature trees are located on the western, southern and eastern boundary of the site and these would be retained with all development located outside the root protection zones. Vehicular accesses are to be located outside the protection zones where possible or constructed using shallow dig methods as recommended by a qualified arborist - see attached.

**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 heritage or conservation assets within the immediate surrounding area of the site. Given the distances involved, 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 or conservation setting of nearby assets.

**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 predominantly residential, with existing residential development predominantly located to the west and east of the site. A public footpath runs along the southern boundary 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.

There are no existing buildings and/or uses that need to be relocated as a result of the site's 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 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):	
<b>8b. Please provide any further information on the utilities available on the site:</b> None available.	

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
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"/>
<b>9b. Please give reasons for the answer given above.</b>	
The land is available for development now with no private ownership ransom strips.	

<b>Market Interest</b>		
<b>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.</b>		
	Yes	Comments
Site is owned by a developer/promoter	<input checked="" 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 type="radio"/>	
Not known	<input type="radio"/>	

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
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"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
The proposed development would likely take approx. 12 months to complete.	

<b>Viability</b>			
<b>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 &amp; Children's Play Space and Community Infrastructure Levy</b>			<input checked="" type="checkbox"/>
	Yes	No	Unsure
<b>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?</b>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
<b>12c. If there are abnormal costs associated with the site please provide details:</b> N/A			
<b>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?</b>	<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.**

**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**

Please refer to accompanying cover letter about ownership and OS Map.

A CD of technical information is submitted with a hard copy of this form.

<b>Check List</b>	
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"/>

<b>14. Declaration</b>	
<p>I understand that:</p> <p><b>Data Protection and Freedom of Information</b></p> <p>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> <li>• To evaluate the development potential of the submitted site for the uses proposed within the form.</li> </ul> <p><b>Disclaimer</b></p> <p>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 <b>Simon Henry</b>	Date <b>07/07/2016</b>