

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0525
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	ANDREW
Last Name	WILFORD
Job Title (where relevant)	ASSOCIATE
Organisation (where relevant)	BARTON WILLMORE
Address	THE OBSERVATORY SOUTHFLEET ROAD DARTFORD KENT
Post Code	DA10 0DF
Telephone Number	01322 374664
Email Address	andrew.wilford@bartonwillmore.co.uk

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	
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 NORTH EAST WYMONDHAM ' LOCATED NORTH OF TUTTLES LANE EAST, EAST OF MELTON ROAD AND EAST OF NORWICH COMMON NR18 0SN SEE ATTACHED ILLUSTRATIVE MASTERPLAN (REF 21389 04 REV B)
Grid reference (if known)	x: 612189 y: 303476
Site area (hectares)	196.10

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 type="radio"/>	<input checked="" 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).		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input checked="" 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.)		
ARABLE/RUGBY CLUB / EXISTING NEW RESIDENTIAL DEVELOPMENT		
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)

VARIOUS RESIDENTIAL-LED DEVELOPMENTS AT BECKET'S GROVE, CARPENTERS BARN, 49 NORWICH COMMON AND ADJACENT TO TUTTLES LANE ROUNDABOUT.
 PENDING APPEAL FOR LAND WEST OF ELM FARM BUSINESS PARK AND WRFC RELOCATION (APP REF L2630/W/15/3007004).
 THE WRFC SITE AND NO.63 NORWICH COMMON ARE PREVIOUSALY DEVELOPED AND WILL REQUIRE DEMOLITION.

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)

MIXED USE DEVELOPMENT INCLUDING RESIDENTIAL DWELLINGS (UP TO 1600), PRIMARY AND SECONDARY EDUCATIONAL FACILITIES, EMPLOYMENT PROVISION, RUGBY CLUB, LOCAL CENTRE, OPEN SPACE INC. TOWN/COUNTRY PARK, ALLOTMENTS, FORMAL SPORTS PROVISION

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

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

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

UP TO 1600 RESIDENTIAL DWELLINGS
 COMMERCIAL FLOORSPEACE TBC BUT APPROPRIATE TO SIZE AND SCALE AND TO COMPLEMENT EXISITING USES
 LAND FOR PRIMARY AND A SECONDARY/ALL THROUGH SCHOOL
 PUBLIC PARK

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

PROVISION OF EDUCATION FACILITES TO DELIVER LONG TERM EDUCATION PROVISION IN WYMONDHAM AND THE WIDER AREA.
 OPEN SPACES OF VARIOUS TYPES INC. COUNTRY PARK AROUND KETTS OAK AND FORMAL SPORTS.
 OPEN MARKET AND AFFORDABLE RESIDENTIAL DWELLINGS
 EMPLOYMENT, COMMUNITY AND RETAIL OPPORTUNITIES
 PUBLIC TRANSPORT UPGRADES AND ON BRT ROUTE.

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?
DUE TO SCALE OF SITE IT IS ANTICIPATED THAT THERE WOULD BE A RANGE OF HIGHWAY UPGRADES AS WELL AS A NUMBER OF NEW ACCESS POINTS FROM THE PUBLIC HIGHWAY
7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
NO.
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
GROUND CONDITIONS ARE APPROPRIATE FOR DEVELOPEMNT.
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. THE SITE IS NOT AT RISK OF FLOODING APART FROM A SMALL AREA ON THE WRFC SITE FOR WHICH A SCHEME FOR MITIGATION IS ALREADY ACCEPTED.
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?
NO. THERE ARE NO LAND OWNERSHIP CONSTRAINTS PRESENT.

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 CONTAINS VARIOUS TREES/HEDGES/WATERCOURSES THAT DENOTE VARIOUS AND COMMON FIELD BOUNDARIES AND IS NOT A CONSTRAINT TO 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 LISTED BUILDINGS, REGISTERED PARKS AND GARDENS OR ANCIENT MONUMENTS ON THE SITE. THE NEAREST LISTED BUILDING IS OAKLANDS FARM, LOCATED ON MELTON ROAD APPROX. 150M NORTH OF THE SITE BOUNDARY.
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
RESIDENTIAL AND AGRICULTURE USE THAT IS COMPATABLE WITH THE PROPOSED USES.
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.
WRFC BUILDING (SUBJECT TO PENDING PLANNING APPEAL) INCLUDED IN THE PROPOSAL AND DEMOLITION OF DWELLING AT NO. 63 NORWICH COMMON.
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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify):	
8b. Please provide any further information on the utilities available on the site:	

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 SITE CAN COMMENCE WITHIN 15 MONTHS UPON GRANTING OF ANY GIVEN/SUITABLE PLANNING CONSENT THEREFORE DEVELOPMENT CAN COMMENCE BY 2021.	

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 checked="" type="radio"/>	IN PART. REMAINDER UNDER NEGOTIATIONS BUT AGREEMENT TO DEVELOP IN PRINCIPLE EXISTS
Enquiries received	<input type="radio"/>	

Site is being marketed	<input type="radio"/>	
None	<input 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)?	
10-12 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 type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
12c. If there are abnormal costs associated with the site please provide details:			
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.

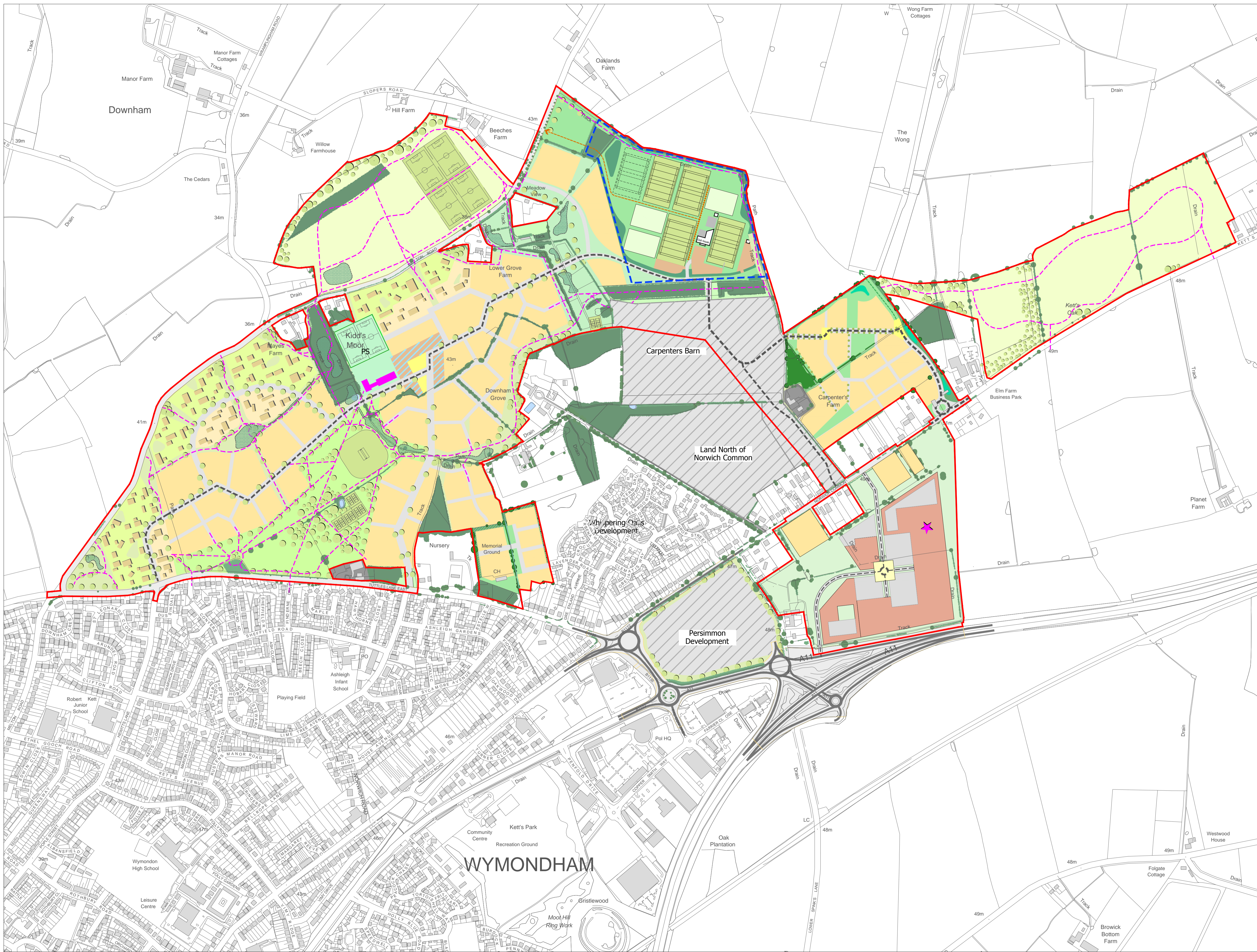
Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

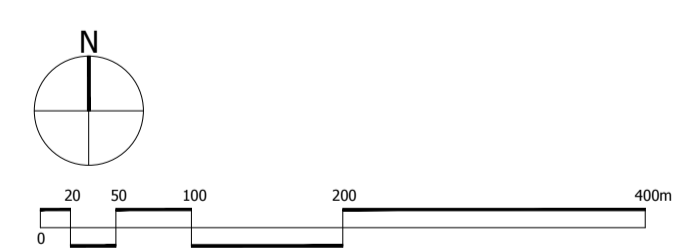
SOUTH NORFOLK COUNCIL HAS BEEN AWARE OF THIS SITE WHICH HAS BEEN PROMOTED FOR A NUMBER OF YEARS THROUGH THE PREVIOUS LOCAL PLAN. SUBSTANTIAL DETAILS HAVE PREVIOUSLY BEEN SUBMITTED TO SNC DEMONSTRATING THE SUITABILITY AND DELIVERABILITY OF THE SITE INCLUDING RECENTLY AT THE WYMONDHAM AREA ACTION PLAN EXAMINATION.

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 ANDREW WILFORD	Date 08 JULY 2016



- Legend**
- Site Boundary (196.10ha / 484.57ac)
 - Development
 - Mixed Use/ Employment
 - Low Density Development Edge*
 - Local Centre
 - Primary School
 - Square
 - Road
 - Strategic / Leisure Pedestrian and / or Cycleways Routes
 - Landscape Buffer / Open Space
 - Natural Green Space
 - Meadow Land
 - Allotments / Orchard
 - Town Park
 - Sports Pitches / Courts
 - Existing Uses to be Retained
 - Approved Development Schemes & Schemes Under Construction
 - Existing Landscape to be Retained
 - Proposed Tree Planting
 - Attenuation Ponds
 - Existing Water Bodies
 - Rugby Club
 - Potential Secondary Education Facility
- * Graphic not Denoting Layout or Density of Development.



Project
**NORTH EAST WYMONDHAM,
 NORFOLK**
 Drawing Title
ILLUSTRATIVE MASTER PLAN

Date 10.12.13	Scale 1:5000@A1	Drawn by NO	Check by A.P.
Project No 21389	Drawing No 04	Revision B	



Planning • Master Planning & Urban Design
 Architecture • Landscape Planning & Design • Project Services
 Environmental & Sustainability Assessment • Graphic Design

bartonwillmore.co.uk