

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	
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	
Post Code	
Telephone Number	
Email Address	

1b. I am...	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent	Local Resident
Planning Consultant	Registered Social Landlord
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)	
Grid reference (if known)	
Site area (hectares)	

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).		
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.		

Current and Historic Land Uses		
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
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)

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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)

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

Market Housing	Business & offices	Recreation & Leisure
Affordable Housing	General industrial	Community Use
Residential Care Home	Storage & distribution	Public Open Space
Gypsy & Traveller Pitches	Tourism	Other (Please Specify)

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

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

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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.
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Site Features and Constraints

Are there any features of the site or limitations that may constrain development on this site (please give details)?
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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?
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7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
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7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
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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?
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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?
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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?

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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?

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

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

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7j. Other: (please specify):

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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			
Mains sewerage			
Electricity supply			
Gas supply			
Public highway			
Broadband internet			

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	
1 to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
9b. Please give reasons for the answer given above.	

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		
Site is under option to a developer/promoter		
Enquiries received		

Site is being marketed		
None		
Not known		

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	

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			
	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?			
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?			

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.

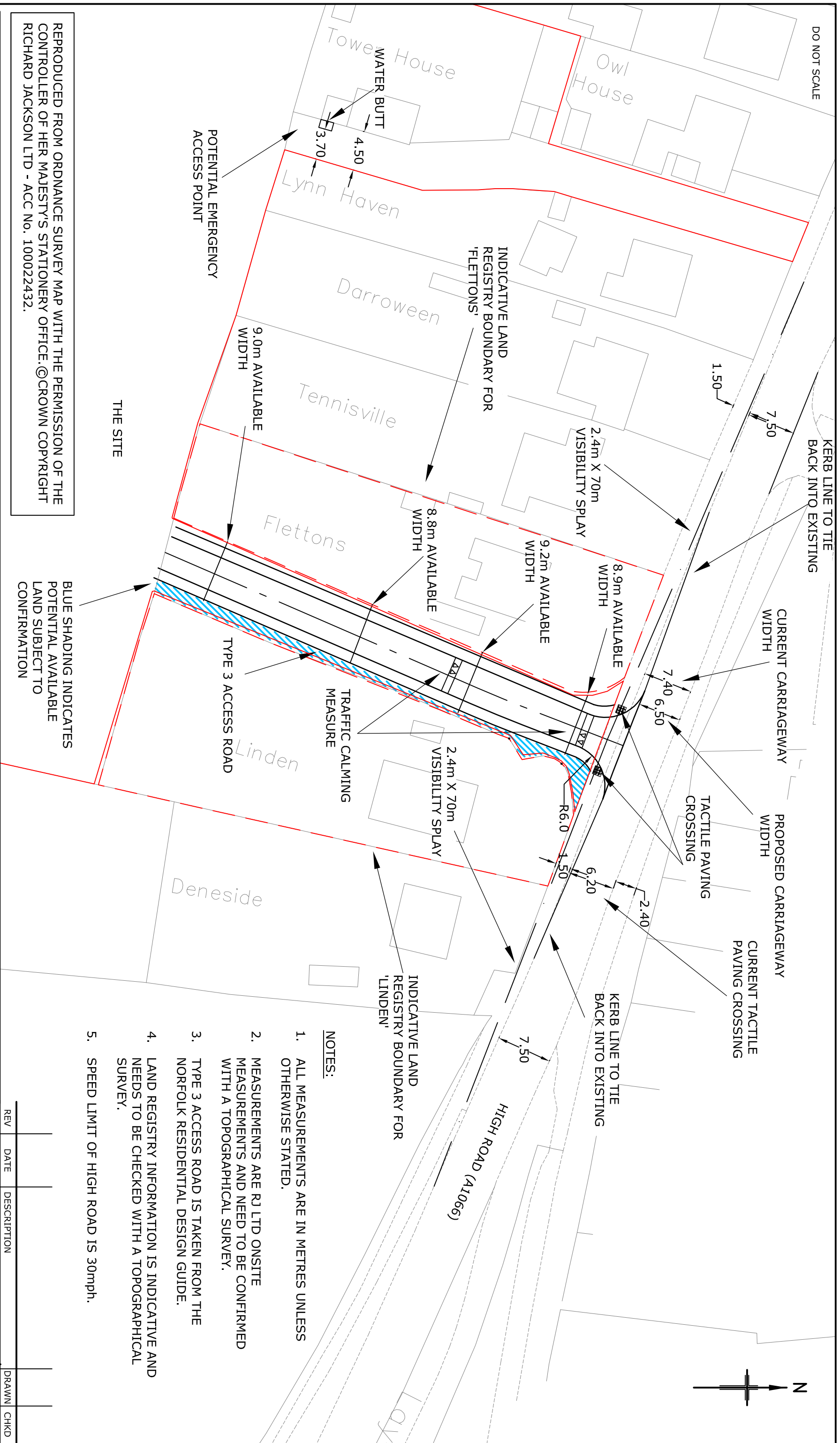
Other Relevant Information

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

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</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"> • 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</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	Date

DO NOT SCALE



REPRODUCED FROM ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. ©CROWN COPYRIGHT RICHARD JACKSON LTD - ACC No. 100022432.

BLUE SHADING INDICATES POTENTIAL AVAILABLE LAND SUBJECT TO CONFIRMATION

NOTES:

1. ALL MEASUREMENTS ARE IN METRES UNLESS OTHERWISE STATED.
2. MEASUREMENTS ARE RJ LTD ONSITE MEASUREMENTS AND NEED TO BE CONFIRMED WITH A TOPOGRAPHICAL SURVEY.
3. TYPE 3 ACCESS ROAD IS TAKEN FROM THE NORFOLK RESIDENTIAL DESIGN GUIDE.
4. LAND REGISTRY INFORMATION IS INDICATIVE AND NEEDS TO BE CHECKED WITH A TOPOGRAPHICAL SURVEY.
5. SPEED LIMIT OF HIGH ROAD IS 30mph.

Project Title	Client Title
HIGH ROAD ROYDON	

Drawing Title	Scale	Drawn	Date
POTENTIAL ACCESS ARRANGEMENT	1:500 @A3	J. PITCHER	21/06/16
	Job Manager	Checked	Approved
	M. DOUGHTY	D. PALMER	M. DOUGHTY

This drawing is to be read in conjunction with all other Engineer's drawings. Any discrepancy between the Engineer's drawings and other project information is to be referred to the Engineer (Individual).



Richard Jackson Engineering Consultants

847 The Crescent, Colchester, Essex CO4 9YQ
 Suite 409, 1 Aile Street, London E1 8DE
 York House, 3 Station Court, Great Shelford, Cambs CB22 5NE
 6 The Old Church, St. Matthews Road, Norwich, Norfolk NR1 1SP
 The Wheelhouse, Bonds Mill, Stonehouse, Gloucestershire GL10 3RF

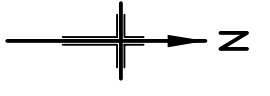
Tel: 01206 228800
 Tel: 020 7448 9910
 Tel: 01223 314794
 Tel: 01603 230240
 Tel: 01172 020070

Email Address: mail@rj.uk.com
 Website: http://www.rj.uk.com

Drawing No.	Revision
47484-P-001	

Drawing Status	Information	Approval	Costing
<input checked="" type="checkbox"/> TENDER	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> AS CONSTRUCTED	

REV	DATE	DESCRIPTION	DRAWN	CHKD



Our Ref: 47484/JP/MJD

Your Ref:

23 June 2016

Mr W Wright
Savills
Hardwick House
Agricultural Hall Plain
Norwich
NR1 3FS

Email Only

Dear Mr Wright

Re: High Road, Roydon

We refer to your instructions to complete an overview of access a data required for highways access to the above site. This assessment considers current policy with regards to access for the development and accessibility, which are addressed in following matters:

1. Access and the current situation.
2. Location and accessibility to services.
3. Transportation links including pedestrian, cycle and public transport modes.
4. Any highway/transportation improvements.

The site is located off the A1066 (High Road) in Roydon with a grid reference of 610181,280128 and an approximate postcode of IP22 5RB. The site is south of existing dwellings that egress onto High Road. To the south and east are agricultural fields. Finally, to the west are farm buildings and surrounding land.

Access and the Current Situation

The proposed access is situated between the existing dwellings of 'Flettons' and 'Linden' off High Road. On site measurements show that the available width varies between 8.8 – 9.2m. The land availability suggests a Type 3 access road serving potentially up to 100 dwellings via a cul-de-sac. It is recommended that a topographical survey and legal advice should be sought to confirm the actual land available for the access including junction radii to High Road. On the drawing 47484-P-001 the indicative boundaries for the dwellings have been dashed red and the land owned is a solid red line. The area shaded blue needs to be clarified with regards to ownership, so, for clarity the access design has been moved slightly westward for a robust case scenario.

The proposed road has adequate visibility after a 0.9m offset from the current kerb line was made. The offset would reduce the carriageway width of the A1066 from 7.4m to 6.5m and would tie back in smoothly to the existing kerb

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line. The visibility needed for a 30mph design speed with the Design Manual for Roads & Bridges is 70m, which is available in both directions. The access drawing shows visibility splays of 2.4m x 70m, although 90m is achievable to the west.

The Norfolk Residential Design Guide states that if a long straight length of carriageway is required for access, other traffic calming measures are to be used at maximum spacing of 60m. Therefore, a raised table just south of the junction that allows the residents of 'Flettons' and 'Linden' to access their drives has been introduced to sufficiently calm traffic at the access.

Should the site be brought forward for planning, the access proposal should be presented on a topographical survey with agreed boundary positions at an early stage. The design should also be agreed with Norfolk County Council highways to ensure acceptability. If the access, in the current position, identified is not preferable then alternatives could be considered too High Road from land to the east under the same ownership as the proposed site.

Additionally whilst reviewing the Land Registry data for the land in between the existing dwellings of 'Flettons' and 'Linden' another potential point of access was identified. Between the dwellings of 'Tower House' and 'Lynn Haven' another piece of land could potentially facilitate an emergency access is shown on the drawing. The existing dwelling could be demolished or avoided depending on the circumstances of the additional land being required.

Land Registry information for the site and the existing dwellings of 'Linden' and 'Flettons', either side of the access, are attached.

Location and Accessibility to Services

To assess the ability for potential residents to access services, research has been undertaken to locate the local services and facilities, which are tabulated below.

Facility/Services Table

Facility	Present	< 2.0km	<5.0km
School - Primary	Yes	✓	
School - Secondary	Yes		✓
Post Office	Yes		✓
Food Superstore	Yes		✓
Public House	Yes	✓	
Place of Worship	Yes	✓	
Local Employment Area	Yes		✓
Bus Stops	Yes	✓	
Gym/Indoor Sports Facilities	Yes		✓
Playing Field	Yes	✓	
Train Station	Yes		✓
Shopping Centre	Yes		✓
Doctors	Yes		✓
Dentist	Yes		✓
Pharmacy	Yes		✓
Village Hall	Yes	✓	
Local Shop	Yes	✓	

Accessibility to local services is very important in respect to transport planning. The conclusions that can be drawn from the table are that most of the facilities and services are available in the local area. A key aim of the National Planning Policy Framework (NPPF) is to promote sustainable travel choices and accessibility to shops, jobs and other facilities whilst reducing the need to travel, especially by car. Walking is identified as the most important form of transport at local level and the walking offers the greatest potential to replace the car for

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journeys of less than 2.0km. The guidance document (NPPF) also acknowledges that cycling has the potential to replace many car trips of less than 5.0km, which may also form part of longer journeys supported by public transport.

The table above provides an indication of the sustainability of the site with respect to the distance required to travel to local facilities, which is satisfactory.

Transportation Links including Pedestrian, Cycle and Public Transport

As stated previously, local and national guidance for transportation and residential dwellings advises that proposed development should be readily accessed by all sustainable modes of transport. Considering the different modes an assessment can be made in respect of the suitability of existing infrastructure.

Pedestrians

The routes for pedestrians are currently served well from the proposed site to access the local facilities nearby. There are footways from the site towards Diss town centre via the High Road, Old High Road and onto Roydon Road which leads into the centre of Diss to access most of the local facilities. The facilities in Roydon are predominantly off the High Road which has footways on either side.

An assessment on the safe route to schools could be undertaken at a detailed planning application stage but the initial assessment shows that school aged children do presently have a safe route to school via the tactile paved crossing across the High Road and onto Manor Road where Roydon Primary School is located.

Cyclists

The bicycle has become a much more widely used mode of transport in recent years, as promoting the healthier lifestyle and the current economic circumstances that affects the population. From assessing the locations of the facilities locally, all of them are well within the 5.0km cycling parameters that are recognised in the NPPF.

The 5km cycling parameter would enable cyclists to reach Diss train station which has mainline services to Norwich and London Liverpool Street. Also Roydon is part of Regional Route 30 that runs from Ellingham to Knettishall, this can be reached via the High Road and then onto Doit Lane which leads you to The Doit, Low Road/Ling Road (Regional Route 30).

Public Transport

A brief assessment was undertaken using internet mapping and the website <http://www.travelineeastanglia.org.uk/> to assess whether a suitable bus network exists. There are 6 different routes which use the stops that are approximately 150m and 180m north of the site. These services, in general run every two hourly Monday - Saturday, thus a suitable public transport network is operational.

Highway Improvements

The assessment of the access location revealed the vehicular access and the potential for an emergency access. The only highway improvement required would be the slight narrowing of High Road in order for the main vehicular access to achieve adequate visibility.

With regard to pedestrian links, these are all locally available with most key local facilities within 2.0km including primary and secondary education. Dedicated cycle facilities are available, Louie's Lane joins onto regional route 30 and most of the town has a 30mph limit providing a safe network.

Conclusions

To collate the issues and highlight the matters that are relevant to transportation for the proposed development at High Road, Roydon the following table shows the summary of benefits that this scheme includes:

Summary Table

Matters	Comment	Satisfactory	Needs some Upgrade	Not Satisfactory
Site Access	Preliminary onsite measurements indicate a satisfactory access is achievable with adequate visibility in both directions, some minor road improvement required.			
Local Junction Assessment	Based upon preliminary findings no offsite junction upgrades are required.			
Accessibility to Services	A high proportion of daily and weekly services can be accessed by pedestrian, cyclists or public transport routes all less than 2.0km.			
Pedestrian Links	Good site routes to schools and facilities.			
Cycle Facilities	Regional route 30 runs south of the site on Low Road/ Ling Road. Also, Diss town centre can be accessed using a network of 30mph limits.			
Public Transport	The High Road is served well by public transport with bus stops in close proximity. Additionally Diss Train station is within the 5.0km cycling parameters.			

It is therefore concluded that in terms of vehicular access, accessibility to services, other modes of transport, the site meets all the necessary criteria. We trust the foregoing is satisfactory, but if we can be of further assistance, please do not hesitate to contact us.

Yours sincerely,



Joshua Pitcher
on behalf of
Richard Jackson Limited



Checked by Martin Doughty, Director
BEng (Hons), CEng, FICE, FCIHT, MAPM
on behalf of Richard Jackson Limited

Encs