

Left message 28/08/16 Rec'd 4/7/16

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0572
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	Henry
Last Name	Cockerton
Job Title (where relevant)	
Organisation (where relevant)	Cockertons
Address	1A Market Place Holt Norfolk
Post Code	NR25 6BE
Telephone Number	01263 711167
Email Address	henry@cockertons.com

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)	Fengate Farm Marsham NR10 5PT
Grid reference (if known)	
Site area (hectares)	1.078 (approx.)

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.)		
Agriculture. Currently the site consists of a collection of disused agricultural buildings with planning consent for change of use of three of the buildings in the western half of the site to residential dwellings (ref.20152020)		
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)
Change of use of Agricultural Buildings to 3 No. Residential Dwellings - Prior Notification ref. 20152020

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)		
Demolition of the remaining agricultural buildings and redevelopment of site to provide market housing.		
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.		
It is envisaged that the site could be redeveloped to provide up to 10-12 dwellings (including the 3 which already have consent).		
5d. Please describe any benefits to the Local Area that the development of the site could provide.		
Re-use of brownfield site. Improve the appearance of the area. Provide much needed low cost housing for local people.		

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 good access from a public highway. Improvements may need to be made to the unmade road which runs between the two parts of the farm.
7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
None that could affect development.
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
None that we are aware of.
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?
None.
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?
None.

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? None.
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? None.
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications? Neighbouring uses are mostly residential with one commercial building to the north. The proposed development should not have any implications on neighbouring uses.
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed. The existing buildings will be demolished to make way for residential development
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	☒	☐	☐
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.	
The site is currently unoccupied and could be development immediately.	

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)?	
12-36 months.	

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.

This brownfield site is currently an unattractive disused farm yard with a collection of former agricultural buildings now falling into disrepair.

The land owner has been granted planning consent to convert three of the agricultural buildings into residential dwellings on the western part however this development will leave the majority of the site as brownfield land and unused buildings.

We feel that this is the perfect opportunity to extend the residential development on the site from 3 dwellings to up to 10-12 dwellings. This would enable the unattractive former agricultural buildings to be demolished the appearance of the area to be substantially improved whilst also providing low cost housing for local people in what will become an attractive location.

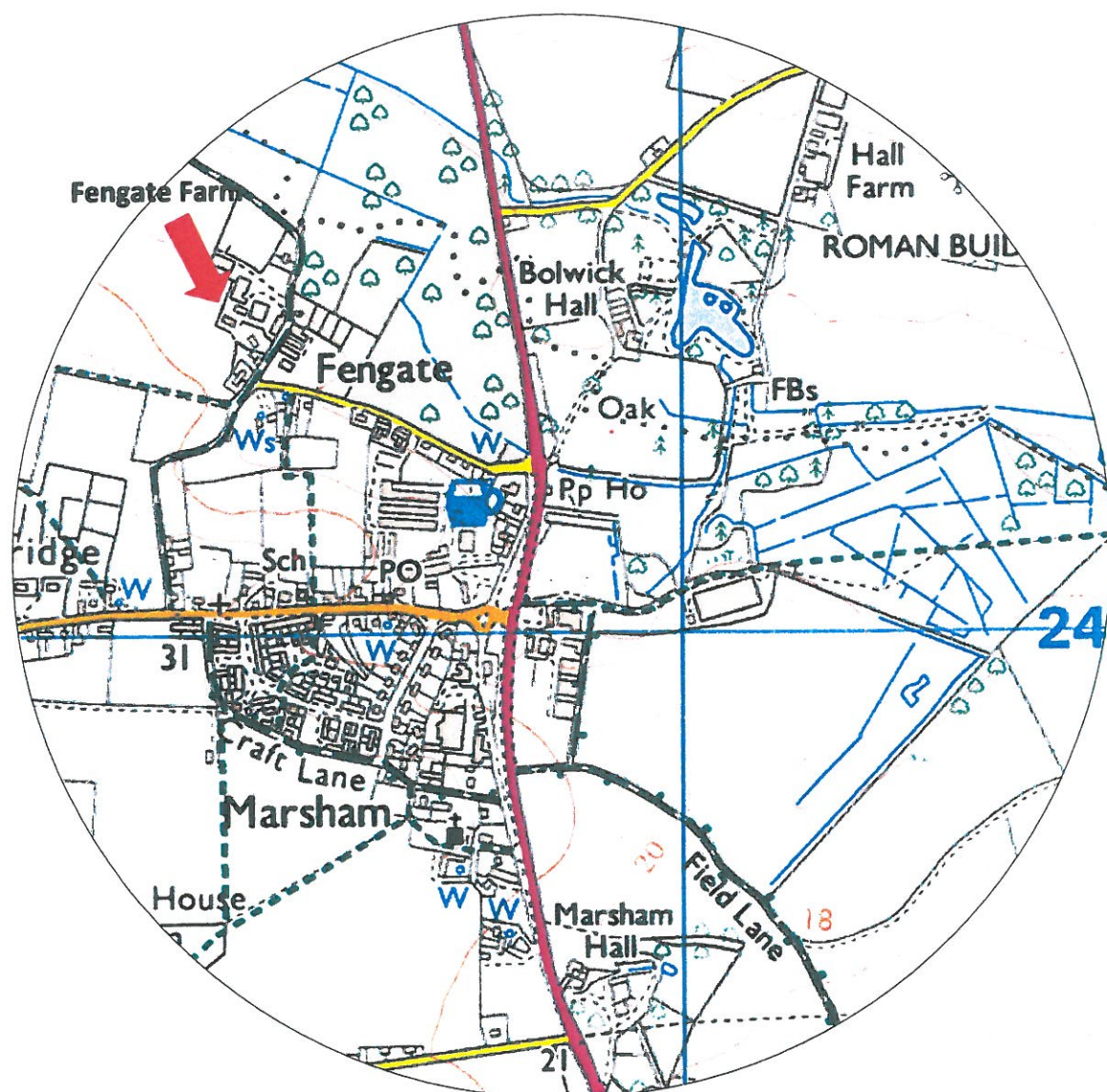
Other Relevant Information

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	☒

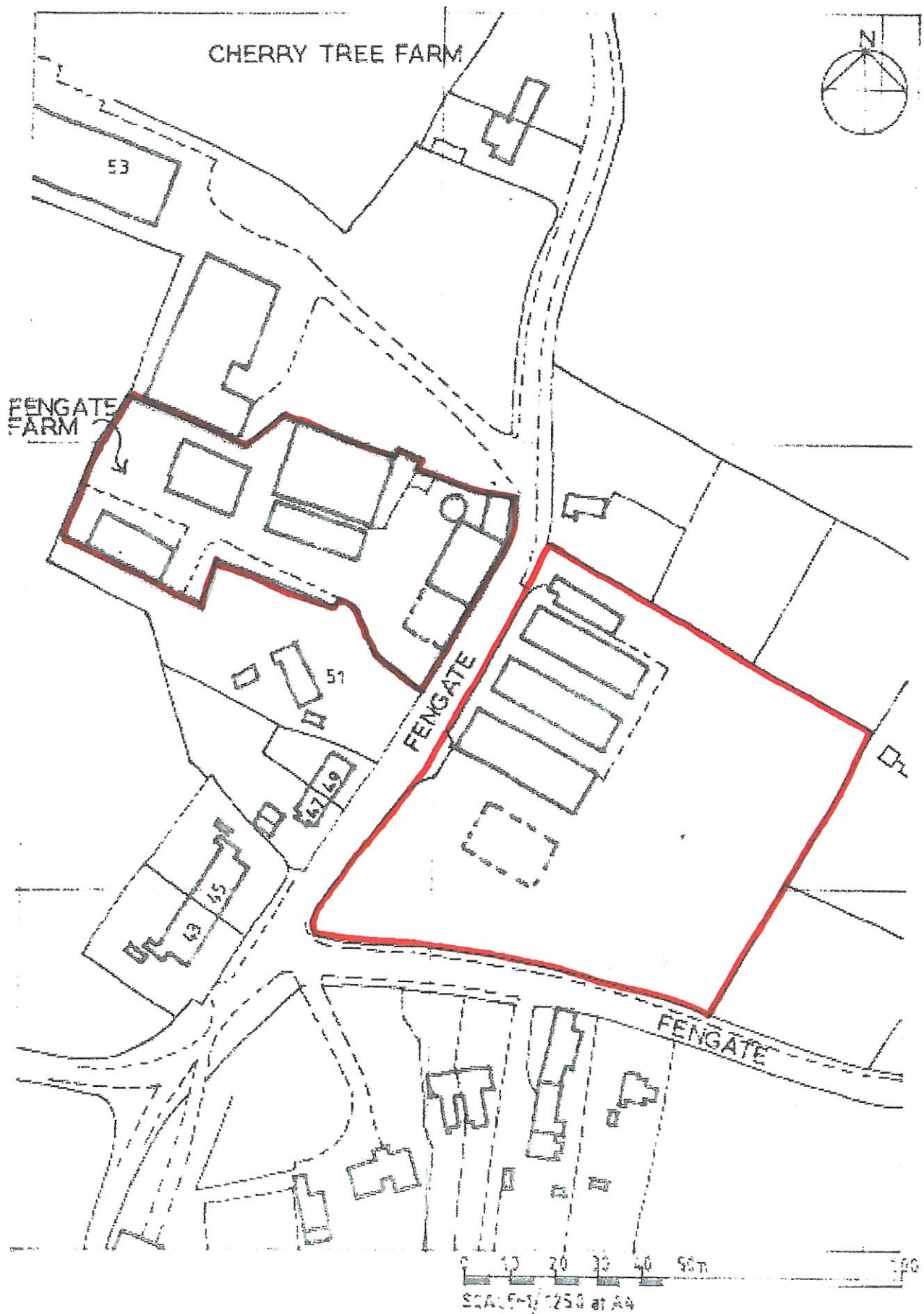
14. Declaration I understand that: Data Protection and Freedom of Information The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are: • 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. 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. 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.	
Name 	Date 29-6-2018

Fengate Farm, Marham, Norwich, Norfolk NR10 5PT



Location Plan of Fengate Farm

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LOCATION PLAN • FENGATE FARM