

GNLP0592

0592

Telephone
Mobile

Mr A Banham
Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

6th November 2016

Dear Mr Banham

Many thanks for your help with this late submission. I have looked at the submitted sites on line and I note that ref GNLP0331 goes along the boundary of the land I am putting forward. I have indicated a variety of development descriptions because I do not have any formed plans. I note that the above reference is for the land to be developed for commercial and employment.

Many thanks for your help with this matter; with best wishes.

Yours sincerely

Sondra Gorick (Mrs)

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	Mrs
First Name	Sondra
Last Name	Gorick
Job Title (where relevant)	N/A
Organisation (where relevant)	N/A
Address	
Post Code	
Telephone Number	
Email Address	

1b. I am...	
Owner of the site <input checked="" 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 type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify): This land belonged to my father who died on 21/07/2016. Currently his will is going through probate and is with the courts. This should be approved within the next 2 weeks. I am executor and sole beneficiary of the land but it is not in my name yet.	

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	N/A
Organisation (where relevant)	N/A
Address	
Post Code	
Telephone Number	None
Email Address	None

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)	Woodside Hollies 32 Watton Road Coiney Norwich NR4 7TY
Grid reference (if known)	TG1607NE
Site area (hectares)	4.6 acre field plus land surrounding bungalow = 1.86155 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
<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). To be provided after title deeds have been transferred into my name.		
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.		

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

Currently the field has not been used for about 35-40 years. Originally my father bought the area and erected several small buildings and ran the area as a small holding for chickens, pigs and an area for crops. After the business failed he secured work elsewhere and the land became dormant. There remains a couple of derelict buildings and a very old garage.

Dad applied once for planning permission for one dwelling on the field. I think it was in the 1970 or 1980s. This was declined but I have no further details.

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 4.6 acre field I would put forward as a proposal to develop either into houses or as further development of the whole research park. I think the development of the area around the hospital has been fairly extensive and this piece of land in question would seem a natural way forward for the development to continue.

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 type="checkbox"/>
Affordable Housing <input checked="" type="checkbox"/>	General Industrial <input checked="" type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input checked="" 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) <input type="checkbox"/>

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

None available

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

More houses are needed all around the Norwich outlying area. Building on this land would provide workers at the Norfolk & Norwich University Hospital, Norwich Research park and the University of East Anglia some dwellings close to work. This would in turn help to reduce the amount of pollution because people could walk or cycle to work.

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?
<small>To access the field there is an unmade up road to the east of the property which runs alongside the neighbours land. They own the piece of road which goes beside their land and they give us access. It was a rather old fashioned agreement made when the bungalows were improved and built in 1958 - 1960 time. Access to the field currently is no issue especially for development of housing. However should should there be plans to develop the field in front of dad's/my bungalow at this current time then access to both areas could be made easier. This is just at the edge of School Lane currently closed off to the B1108 I am aware that this part of the B1108 is due to be altered to improve access to the Norfolk & Norwich University Hospital. It would therefore seem an appropriate time to introduce easier access to all driveways around this area. This field is to the west of the bungalow and would be alongside the land in pink. It also runs along the bottom of the pink area and up the side to join onto our land.</small>
7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
No hills, the area is level.
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
Stable ground conditions. No known contamination.
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 known historic floodings, not on a flood area.
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?
Currently access to the field is an issue, the neighbours own a small unmade up road which is the only way to the field. They give right of way to the residents of Woodside Hollies. The unmade up road from the B1108 to the start of the neighbours track is owned by dad/me.

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?
Mature woodland beside the site - Ryebeck plantation owned by a resident who lives on the other side of the road (B1108).
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?
One private dwelling beside the field. Two private dwellings on the main road next to the bungalow area.
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.
An old garage and two derelict buildings to be demolished.
7j. Other: (please specify):
None

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 type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input type="radio"/>	<input checked="" 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:	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
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"/>
9b. Please give reasons for the answer given above.	
<p>The land is vacant and unused. If it could be approved as a development area then it could be sold immediately with this as an outlying plan. It could be sold with the original title deeds in force (I would not need to change it to my name), so very little to slow down the progress of this land.</p>	

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 type="radio"/>	
Enquiries received	<input checked="" type="radio"/>	<p>The site has been valued and several estate agents have shown interest in the property for future development.</p>

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 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)?	

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 type="radio"/>	<input checked="" 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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

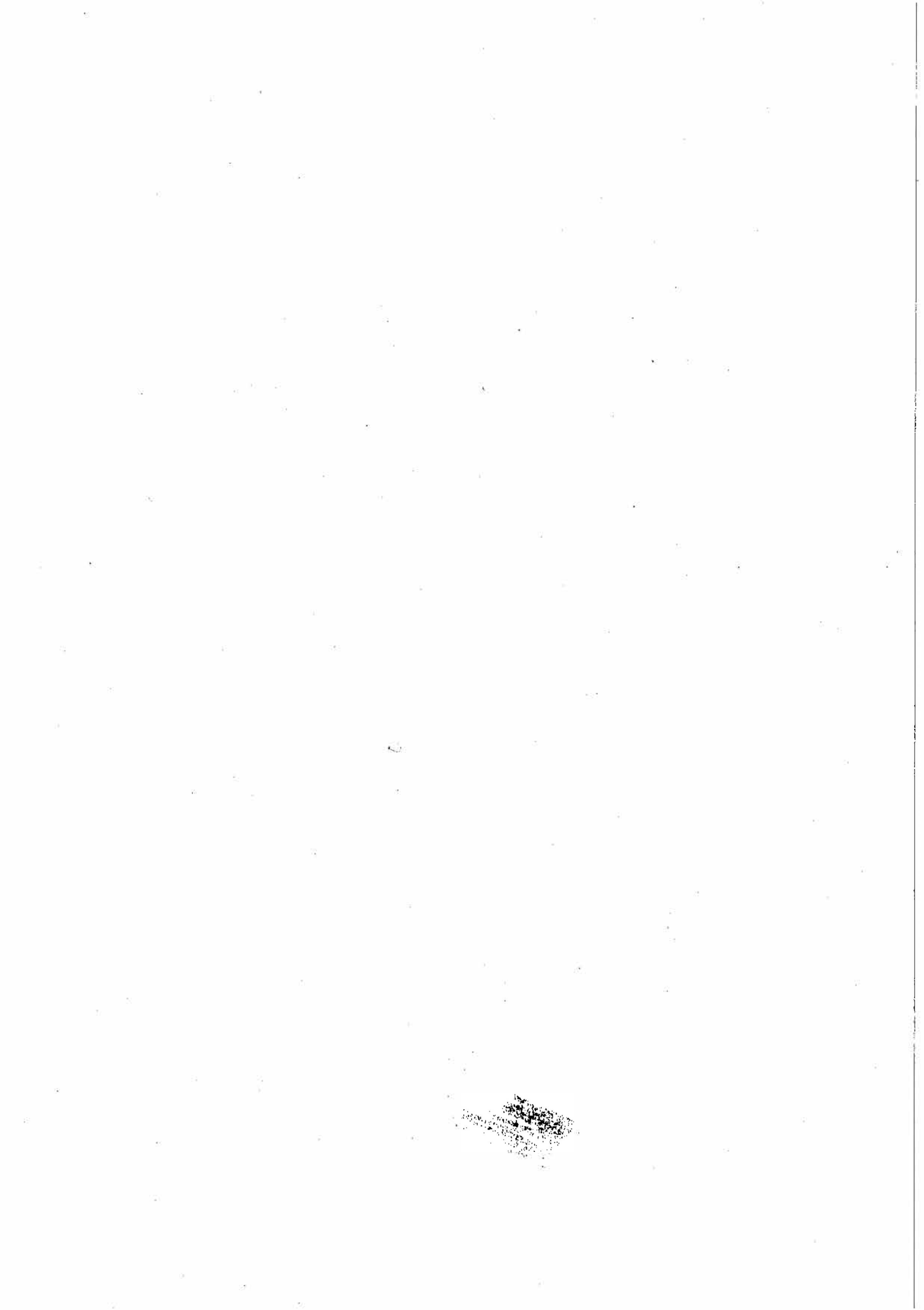
12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

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

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 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 Sondra Gorick (signed electronically)	Date 03/11/2016



Ragan, Anita

From: Sondra Gorick
Sent: 30 October 2016 18:20
To: Banham, Adam
Subject: Re: Proposal for development of land within South Norfolk
Attachments: Colney Land Reg map all.jpg

Dear Mr Banham

I am not sure whether you would like me to complete the site submission form as the date for this has closed? I do not want to waste time completing it all if I am too late to submit it. Therefore I have skimmed the information and have included within this email as much detail as I can and attach a map previously provided by the land registry office identifying the area to be considered. Having looked at this if you think it would be beneficial for me to complete the site submission form then I will do so. I note some of the questions are quite specific and I am not a developer so may not have all of the answers. Within the next couple of weeks once probate is granted I am due to inherit my fathers bungalow and land.

The property and land is adjacent to the B1108 and the A47 goes along the other side with some of Anglian water land adjacent to and between our land and the A47. The postal address is Woodside Hollies, 32 Watton Road, Colney, Norwich, NR4 7TY. The existing bungalow within part of the area is made of substandard material. It was originally built in the earlier part of 1900's using a timber frame and bricked around in 1957/8 and my understanding is that the most likely outcome for this dwelling would be for it to be demolished with a rebuild of one or possibly two new dwellings, planning permission approval would of course be required. This bungalow is accessed by a small unmade up road from the B1108 just before the semi detached houses on the left of the B1108. This unmade up road is within my fathers estate and right of way is given to the people who live in the second bungalow beside his. All of their property is marked as the large pink rectangle.

To access the field there is an unmade up road to the east of the property which goes alongside the neighbours land. They own the piece of road which goes beside their land and they give us access. It was a rather old fashioned agreement made when the bungalows were improved and built in 1958 - 1960 time. Access to the field currently is an issue especially for development of housing. However should the farmer who owns the field in front of dad's/my bungalow also be considering offering his field for development at this current time then access to both areas could be made easier. This is just at the edge of School Lane currently closed off to the B1108 and I have no inside information but I am aware that this part of the B1108 is due to be altered to improve access to the Norfolk & Norwich University Hospital. It would therefore seem an appropriate time for the owner of this piece of land to also be considering his options for the future of his field. This field is to the west of the bungalow and would be alongside the land in pink. It also runs along the bottom of the pink area and up the side to join onto our land.

The 4.6 acre field I would put forward as a proposal to develop either into houses or as further development of the whole research park. I think the development of the area around the hospital has been fairly extensive and this piece of land in question would seem a natural way forward for the development to continue. The small areas in yellow, blue and red were bought separately over the years to 'square off' the field. Currently the field has not been used for about 35-40 years. Originally my father bought the area and erected several small buildings and ran the area as a small holding for chickens, pigs and an area for crops. After the business failed he secured work elsewhere and the land became dormant. There remain a couple of derelict buildings and a very old garage.

The piece of land south east to the area is owned by Anglian Water and the building is shown on the map. to the east of the bungalow area and the neighbours area is Ryebeck plantation owned by a lady who lives on the other side of the road. All of this area originally was part of the Colney Hall estate.

The A47 can be seen running along the bottom left hand corner.

At the bungalow there is electricity, mains water and telephone lines but there is no main sewer; there is a cesspit within the garden. There is no gas to my knowledge. The garage and area nearby had electricity but it was cut off many years ago and I presume would need to have new cables put in place. The site would be available immediately but there would be planning permission required and I suspect opposition would be made by those currently dwelling there and perhaps Colney Parish Council.

I am so sorry that this map is not an ordinance survey map. If it could still be considered then I will happily obtain and mark all of this area out as required and complete the site submission form.

Many thanks for your consideration of this.

Sondra Gorick (Mrs)

On 28 October 2016 at 12:36, Sondra Gorick

wrote:

Hi

Thank you very much for your prompt response and help. I will let you have the details. I missed the call during the summer. Too busy sorting dad's estate.

Sondra

On 28 Oct 2016 12:32, "Banham, Adam" <adam.banham@norfolk.gov.uk> wrote:

Mrs Gorick,

As part of the local planning process we conducted a call for sites process during the summer. This has closed but it would be useful if we could have details of the land you wish to propose for development. The attached guidance note should help you, and if you should wish to telephone please do not hesitate.

Regards,

Adam Banham

Greater Norwich Local Plan Team

adam.banham@gnlp.org.uk

01603 223229

From: Sondra Gorick [mailto:
Sent: 28 October 2016 12:23
To: info@gnlp.org.uk
Subject: Proposal for development of land within South Norfolk

Dear Sir/Madam

My father passed away in July and I am sole benefactor of his estate. Probate is currently with the court. Dad owns 4.5 acres of land in Colney off the Watton Road just before the burial ground but on the other side of the road. I am interested in putting forward this land for consideration of future development and would like to know if this could be considered? I have a land registry plan of the area.

I look forward to your reply in due course

Sondra Gorick (Mrs)

--

To see our email disclaimer click here <http://www.norfolk.gov.uk/emaildisclaimer>

--
best wishes
Sondra

St. Helena, 1801