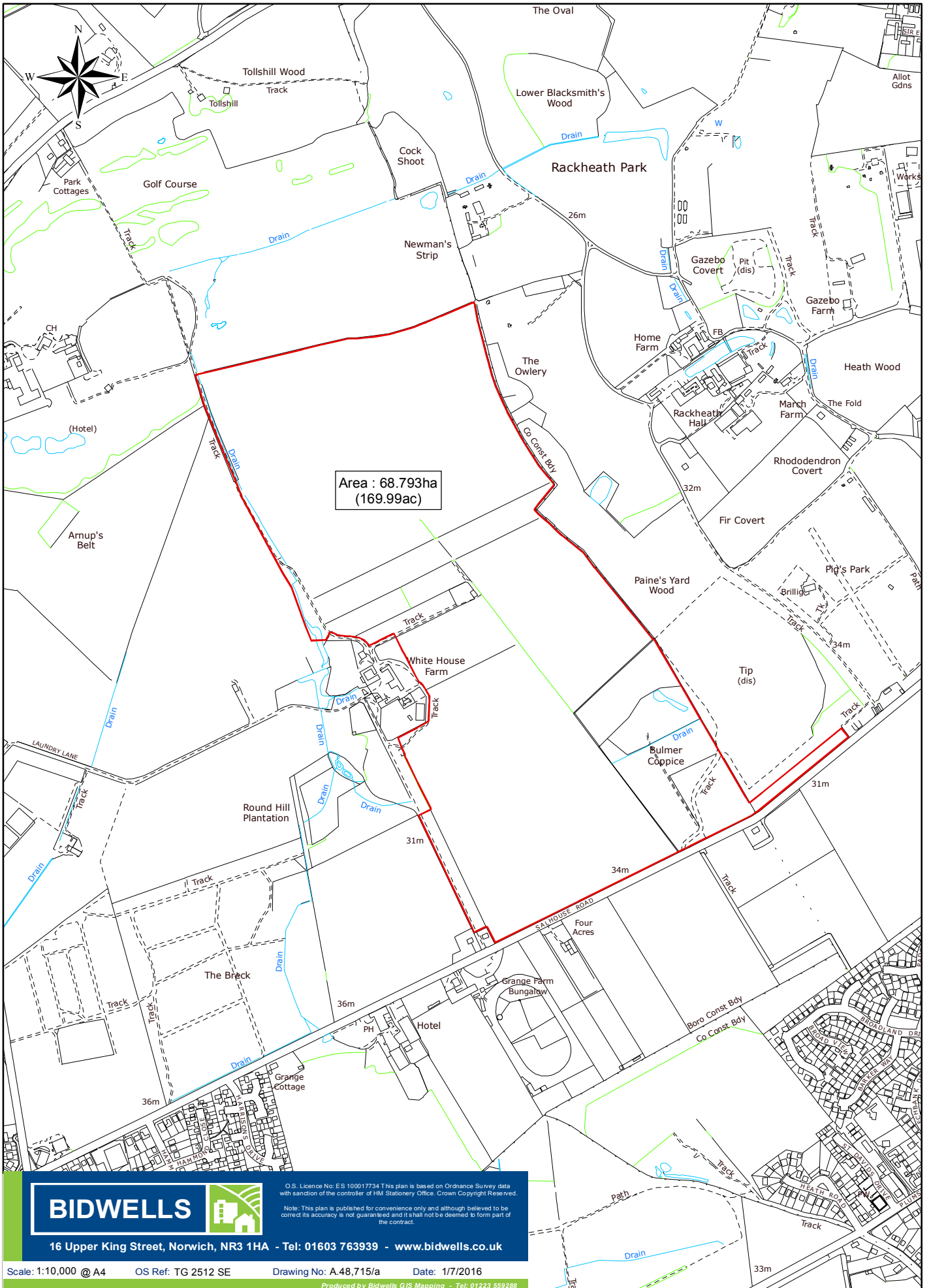
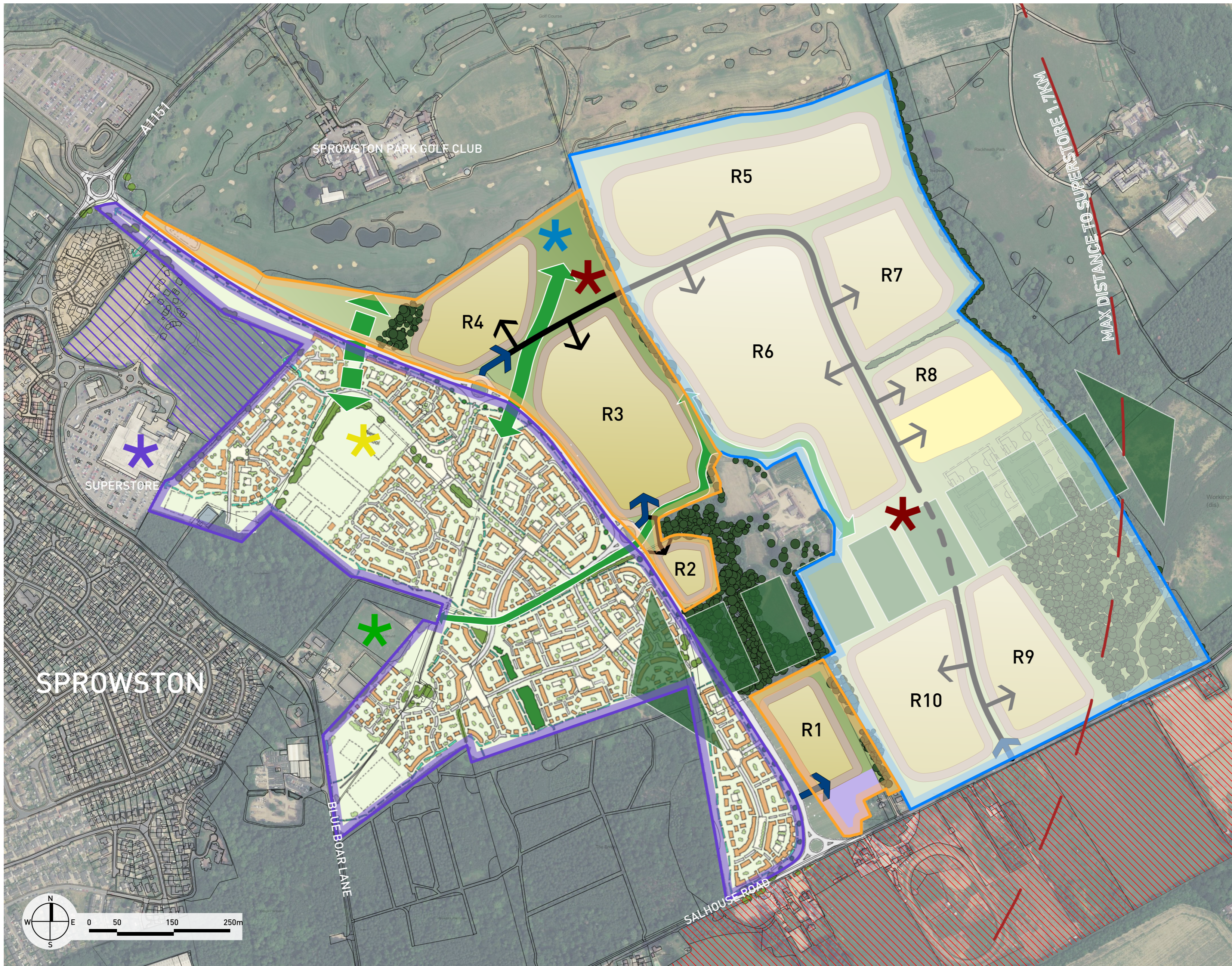


White House Farm, Sprowston



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- KEY**
- GT4 EXISTING COMMITTED DEVELOPMENT
 - GT5 EXISTING COMMITTED DEVELOPMENT (PHASE 1)
 - GT21 POLICY (PHASE 2)
 - POTENTIAL FUTURE DEVELOPMENT (PHASE 3)
 - GT7 MIXED USE ALLOCATION
 - MIXED USE LOCAL CENTRE
 - CHILDRENS PLAY AREA
 - EXISTING SUPERSTORE
 - EXISTING SPORTS GROUND
 - ATTENUATION AREA
 - EXISTING PROPOSAL FOR NEW SCHOOL
 - PRIMARY VEHICULAR ROUTE
 - POTENTIAL TO DOWNGRADE TO BUS/EMERGENCY ONLY
 - INDICATIVE ACCESS TO RESIDENTIAL DEVELOPMENT
 - SITE ACCESS
 - RESIDENTIAL DEVELOPMENT
 - PROPOSED SCHOOL
 - INDICATIVE OUTDOOR SPORT AREA
 - EXISTING VEGETATION
 - GREEN LINKS
 - GT2 PRIMARY GI CORRIDOR
 - GT2 SECONDARY GI CORRIDOR

SPROWSTON - FRAMEWORK CONCEPT PLAN



Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0132
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 24 June 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	John
Last Name	Long (White House Farm Consortium)
Job Title (where relevant)	
Organisation (where relevant)	
Address	16 Upper King Street NULL NULL Norwich Norfolk
Post Code	NR3 1HA
Telephone Number	01603 229414 NULL
Email Address	john.long@bidwells.co.uk

1b. I am...
Planning Consultant

--

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
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)	'White Land' - White House Farm Off Blue Boar Lane/Salhouse Road NULL Norwich Norfolk
Grid reference (if known)	TG269122

Site area (hectares)	69
Site parish	Sprowston
Site district	Norwich City

Site Ownership	
3a. I (or my client)...	
Is a part owner of the site	
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
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

4b. Has the site been previously developed?

No

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

Planning consent and site allocation (GT4, GT5, GT20 to the west)

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)

Residential development on 69 hectares and supporting infrastructure/ancillary uses including public open space, sports pitches, landscaping etc. See attached indicative masterplan.

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

Market Housing	Yes
Affordable Housing	Yes
Residential Care Home	No
Gypsy and Traveller Pitches	No
Business and offices	No
General industrial	No
Storage and distribution	No
Tourism	No
Recreation & Leisure	No
Community Use	No
Public Open Space	Yes
Other (Please Specify)	NULL

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

Residential Development and supporting infrastructure including strategic landscaping opens space and sports pitches etc on approximately 69 hectares - approximately 1,226 homes (to be confirmed). See attached indicative masterplan.

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

Market and affordable homes (amount subject to viability assessment); open space including sports pitches; education facilities (potential primary school); CIL contributions; other 'on-site' S106 contributions; New Homes bonus.

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. Are you proposing a site to be designated as a Local Green Space?

No

6b. Which community would the site serve and how would the designation of the site benefit that community.

NULL

6c. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

NULL

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?

The means of access will be from existing public highway (Salhouse Road) and proposed new access points delivered in association with allocation GT20.(through

to Blue Boar Lane) .

7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?

To be confirmed through forthcoming technical surveys.

7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?

To be confirmed through forthcoming technical surveys.

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?

To be confirmed through forthcoming technical surveys

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?

Lands is owned by the Trustees of White House Farm and the Developer Consortium have an option on the land.

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?

There are various historic features are nearby, such as Sprowston Hall/Manor (NHER 8172) Sprowston Park (NHER 30522) , Rackheath Hall (NHET 30518) and Rackheath Park (NHER 8172). Strategic landscaping and careful design will mitigate any potential impact.

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 various historic features are nearby, such as Sprowston Hall/Manor (NHER 8172) Sprowston Park (NHER 30522) , Rackheath Hall (NHET 30518) and Rackheath Park (NHER 8172). Strategic landscaping and careful design will mitigate any potential impact

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

Golf Course (Sprowston Manor) to the north; woodland to the east (Rackheath Hall); proposed new development to the south (GT7) and proposed new residential development to the west (GT20). Strategic landscaping and careful design will mitigate any potential impact.

7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.
Existing farm uses will be relocated.
7j. Other: (please specify):
To be confirmed through forthcoming technical surveys.

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.	
Mains water supply	Yes
Mains sewerage	Yes
Electricity supply	Yes
Gas supply	Yes
Public highway	Yes
Broadband internet	Yes
Other (please specify):	NULL
8b. Please provide any further information on the utilities available on the site:	
Development of 'consortium' land to the west (GT20) will include sufficient infrastructure capacity to accommodate the new development, but in order to ensure capacity is 'planned' in and specified within the development proposals for allocation GT20, certainty will be necessary for the allocation of the proposed site (White Land at White House Farm).	

Availability
9a. Please indicate when the site could be made available for the land use or development proposed.
10 - 15 years (between April 2026 and 2031)

9b. Please give reasons for the answer given above.

Allocation GT20 will be developed first - estimated delivery trajectory for this site is 2021-2025. The 'white land' subject of this submission will be developed afterwards.

Market Interest

10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.

Site is under option to a
developer/promoter

Comments

The Site is owned by the Trustees of White House Farm and optioned to the White House Farm Developer Consortium. The site owners and developers have worked together to deliver existing planning consents.

Delivery

11a. Please indicate when you anticipate the proposed development could be begun.

10 - 15 years (between April 2026 and 2031)

11b. Once started, how many years do you think it would take to complete the proposed development (if known)?

It is anticipated that the site build out period will be approximately 6-8 years (assuming each developer building approximately 60-70 units per year.

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

<p>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?</p>	<p>Yes</p>
<p>12c. If there are abnormal costs associated with the site please provide details:</p> <p>Strategic landscaping Potential Primary School Infrastructure upgrades/reinforcement</p>	
<p>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?</p>	<p>Yes</p>
<p>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.</p> <p>The developer consortium have a track record of delivering new homes in the area.</p>	

<p>Other Relevant Information</p>
<p>13. Please use the space below to for additional information or further explanations on any of the topics covered in this form</p>

Additional technical work will be undertaken to demonstrate site delivery.

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: <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

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
John Long

Date
7/7/2016