



Scheme Footprint  
 Landowner Plot Location

OWNERS OF THE LAND ARE:  
 GLEN TAYLOR + PETER TAYLOR  
 ALL CORRESPONDENCE SHOULD BE  
 SENT TO GLEN TAYLOR  
 1103 THE STREET  
 PORSINGLAND  
 NORWICH, NR14 7LA  
 EMAIL: gl-1103@btinternet.com  
 MOBILE: 07721 517871

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working with

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Northern Distributor Road  
 Land Ownership Plan  
  
 Title ID - NK311478  
 Persona Reference - 147  
 MM Reference - NK311478\_1  
  
 Tenure - Freehold

REV.	DESCRIPTION	CH'K'D	DATE
A	Draft: For Evaluation	JF	30/01/13
B	.....	.....	.....
C	.....	.....	.....
D	.....	.....	.....

GIS FILE REF		MMD-233906-DT-0279
DRAWN BY		Neil Cooper @ Mott MacDonald - Norwich
DATE / TIME		30th January 2013
PROJECT TITLE	Norwich NDR	SCALE
FILE No.	233906	1:3,000



## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0042
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](mailto: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](http://www.greaternorwichlocalplan.org.uk)

E-mail: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Telephone: 01603 306603

**1a. Contact Details**

Title	Mr
First Name	Glen
Last Name	Taylor
Job Title (where relevant)	
Organisation (where relevant)	
Address	NULL NULL NULL NULL NULL
Post Code	NULL
Telephone Number	NULL NULL
Email Address	NULL

**1b. I am...**

Owner of the site

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
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 Rear of Hill Farm House  Wroxham Road  Sprowston  Norwich  Norfolk
Grid reference (if known)	NK311478

Site area (hectares)	5.46
Site parish	Sprowston
Site district	Broadland

<b>Site Ownership</b>	
<b>3a. I (or my client)...</b>	
Is a part owner of the site	
<b>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).</b>	
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes
<b>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.</b>	

<b>Current and Historic Land Uses</b>
<b>4a. Current Land Use</b> (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)

No previous uses

**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 site has potential for new build & affordable housing without causing a negative impact on the surrounding area. it is within the growth triangle and is in close proximity to the NDR.

**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	No
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.**

The number of houses would have to be agreed with Broadland Council.

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

Wroxham Road and the NDR will be linked by a new roundabout close to the site. Also, it would have easy access by foot, bus routes, cycle or car to the nearby park & ride facility, golf course, Tesco superstore, airport, Norwich & the Broads. It is also in close proximity to the water pumping station. Therefore, it is ideally positioned for housing as required by the Greater Norwich Local Plan.

**Local Green Space**

If you are proposing 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?

There is access to the site but this would need widening by clearing the verge which runs along the road. This verge is also owned by us & so can be incorporated into

the development process. There are no Public Rights of way on the site.

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

There are no constraints & the site is level.

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

The conditions are stable with no contamination issues.

**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?

There have been no flooding issues.

**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?

There are no Third Party ownership or access rights. No restrictive covenants or tenancies exist.

**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 is not a watercourse next to the site but there is a woodland to the rear boarder of it. There are no known features of ecological or geological importance on or adjacent to the site.

**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 of these apply to the site.

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

There are two houses which lie either side of the entrance to the land.

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

There are no existing buildings.



**7j. Other:** (please specify):

We cannot see any other constraints which may implicate development of the site.

**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	Unsure
Public highway	Yes
Broadband internet	Unsure
Other (please specify):	NULL

**8b. Please provide any further information on the utilities available on the site:**

As there are two existing properties nearby, the services are in close proximity to the site.

**Availability**

**9a. Please indicate when the site could be made available for the land use or development proposed.**

Immediately

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

As the land is only used for agricultural purposes at present, it is available for use immediately.

<b>Market Interest</b>	
10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.	
None	
<b>Comments</b>	None at present.

<b>Delivery</b>	
11a. Please indicate when you anticipate the proposed development could be begun.	
Immediately	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
Not known but would estimate 1-2 years.	

<b>Viability</b>	
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
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?	No
12c. If there are abnormal costs associated with the site please provide details:  NULL	
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	Yes

development costs associated with the site?	
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**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.**

As this is a growing area, other developments are already being constructed in locations very close to the site. Therefore, these developers have already seen the area as one for potential growth in the future.

<b>Other Relevant Information</b>
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<b>13. Please use the space below to for additional information or further explanations on any of the topics covered in this form</b>
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Nothing
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<b>Check List</b>
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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	

<p><b>14. Declaration</b></p> <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"> <li>• to assist in the preparation of the Greater Norwich Local Plan</li> <li>• to contact you, if necessary, regarding the answers given in your form</li> <li>• to evaluate the development potential of the submitted site for the uses proposed within the form</li> </ul> <p><b>Disclaimer</b>  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 Glen Taylor	Date 5/26/2016