

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0078
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	Mrs
First Name	Rebecca
Last Name	Rejzek (Ditchingham)
Job Title (where relevant)	
Organisation (where relevant)	
Address	16 Upper King Street NULL NULL Norwich Norfolk
Post Code	NR1 4AD
Telephone Number	01603 229409 NULL
Email Address	rebecca.rejzek@bidwells.co.uk

1b. I am...
Planning Consultant

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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)	Land off Loddon Road NULL Ditchingham Bungay Norfolk
Grid reference (if known)	TM341911 / TM3410291109

Site area (hectares)	0.74 ha
Site parish	Ditchingham
Site district	South Norfolk

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.)

unused/vacant

Please see attached Title Plan. Please note that the land being put forward excludes the green edged NK369494 title land.

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)

1972 outline planning permission granted for 8 dwellings. Permission lapsed.

1980 outline planning permission for 2 dwellings refused.

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 of between 8 -16 units with associated infrastructure, public open space and landscaping.

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.

It is proposed that this site could accommodate a residential development of approximately 8 -15 units in size. An indicative layout plan will be provided in due course to demonstrate how this could be achieved. Access would be provided from Loddon Road

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

New homes
 Affordable housing
 CIL
 New homes bonus
 Public open space

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 site benefits from an existing frontage and access onto Loddon Road. This is a straight stretch of road and there are no anticipated highway constraints to

development and no public rights of way within the site. Further information will be provided in due course.

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

The majority of the site is fairly level, but there is an embankment towards the western boundary as shown on the attached topographical survey. This can be incorporated within the future layout of the site. Further information will be provided in due course.

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

There are no known ground stability or contamination issues on the site. Further information will be provided in due course.

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?

The Environment Agency Flood Map for Planning (see attached extract) shows that the site is located in Flood Zone 1 and is therefore at very low risk of flooding from rivers or the sea.

The Environment Agency Surface Water Flood Map shows that the site is at very low and low risk of surface water flooding.

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?

There are no Listed Buildings, Conservation Areas, Historic Parklands or Scheduled Monuments on the site and none in close proximity to the site. The attached Historic England Map shows the locations of the closest designations to the site and it is clear that development of the site will not adversely impact upon the location and setting of these.

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 no Listed Buildings, Conservation Areas, Historic Parklands or Scheduled Monuments on the site and none in close proximity to the site. The attached Historic

England Map shows the locations of the closest designations to the site and it is clear

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

There is a motor repair garage to the north east corner of the site fronting Loddon Road. Gardens of adjoining houses border the north east and south west boundaries and there is a small field to the south east of the site accessed from Lamberts Way. It is not considered that the neighbouring uses pose any constraint on development of the site. Residential properties can be located away from the boundary with the repair garage in order to minimise any potential disturbance.

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

None.

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.

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:

The site is located within the existing built up area of Ditchingham, and it is therefore assumed that connections to existing services will be available in close proximity to the site. Further information on this will be submitted in due course.

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.

The site is unused and vacant and the landowners are willing to make the site available for development immediately.

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.

Enquiries received

Comments

The landowners have previously been approached by a local house builder (Feb 2014) regarding the potential for securing an option agreement.

Bidwells Residential Development team has advised that there is likely to be a good level of interest from residential developers to purchase a site in this location if an allocation /planning permission can be achieved.

Delivery

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

1 to 5 years (by April 2021)

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

Within 1 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

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 development costs associated with the site?

Yes

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.

No viability assessment has been undertaken at this time, but the attractive location of the site and the lack of identified constraints indicate that a good quality residential scheme could be delivered here.

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

The landowners will shortly be undertaking additional technical assessment work to help demonstrate further the deliverability of this site. This will be submitted in due course.

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

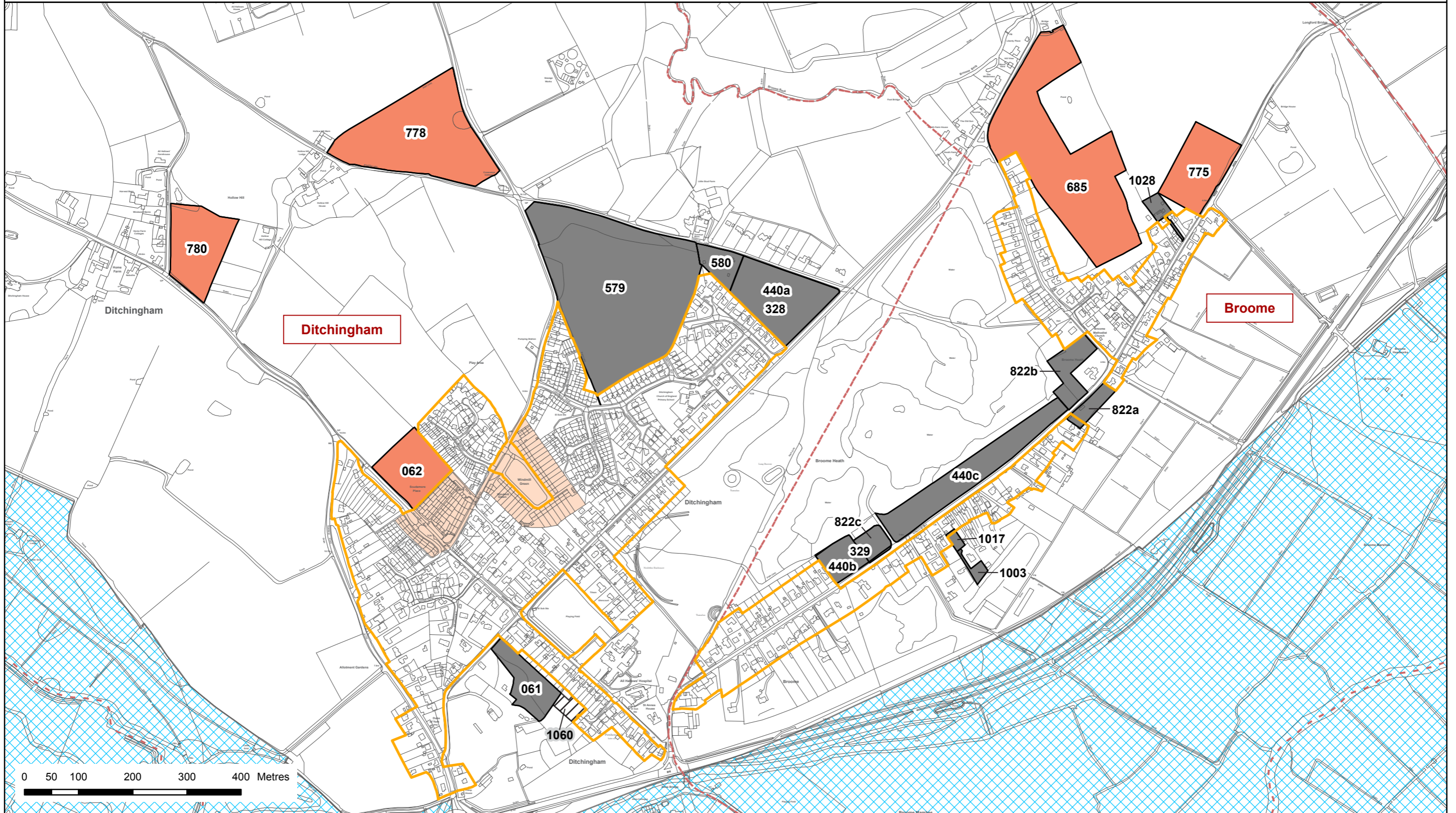
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I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.

Name Rebecca Rejzek	Date 7/6/2016
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Broome & Ditchingham

Sites suggested by Landowners and Developers for the Local Development Framework



**Key to
Site numbers**

- Residential
- Mixed Use

- Conservation Area
- Broads Authority LDF Area

New/Revised (R) Sites 2011

- Residential

**Potential
Development
Boundary**

Scale at A3:
1:7,000
Date: May 2011

