

## Greater Norwich Call for Sites Submission Form

| FOR OFFICIAL USE ONLY |          |
|-----------------------|----------|
| Response Number:      | GNLP0135 |
| 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

| <b>1a. Contact Details</b>    |  |
|-------------------------------|--|
| Title                         | Mr   |
| First Name                    | John   |
| Last Name                     | Long (Wood Hall Western Grounds)                           |
| Job Title (where relevant)    |  |
| Organisation (where relevant) |  |
| Address                       | 16 Upper King Street<br>NULL<br>NULL<br>Norwich<br>Norfolk |
| Post Code                     | NR3 1HA  |
| Telephone Number              | 01603 229414<br>NULL                                       |
| Email Address                 | john.long@bidwells.co.uk                                   |

| <b>1b. I am...</b>  |
|---------------------|
| 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<br><br>(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) | Wood Hall<br>Norwich Road<br>Hethersett<br>Norwich<br>Norfolk |
| Grid reference (if known)   | TG151042  |

|                      |               |
|----------------------|---------------|
| Site area (hectares) | 2             |
| Site parish          | Hethersett    |
| Site district        | South Norfolk |

|  |      |
|--|------|
| <b>Site Ownership</b>  |      |
| <b>3a. I (or my client)...</b>   |      |
| Is the sole 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>   | NULL |
| <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>                 |      |

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| <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.) |

Site is currently ancillary undeveloped garden land associated with Wood Hall (University owned property).  
 Wood Hall and associated garden wall are Grade II listed on the English Heritage Register. The undeveloped garden land (western grounds) are not included within the Listed Building description and are not considered to be part of the Listed buildings curtilage.

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| <b>4b. Has the site been previously developed?</b> | No |
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**4c. Describe any previous uses of the site.** (please provide details of any relevant historic planning applications, including application numbers if known)

Site is currently ancillary undeveloped garden land associated with Wood Hall (university owned property).

No specific records of any recent planning applications or extant planning permissions are applicable to the site. A small number of applications were found for works to trees covered by the TPO and works/repairs to the listed building.

**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)

Low density residential development

**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.**

Up to 30 homes in approximately 2 hectares.

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

New executive/family homes with large gardens

#### **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?

Access can be achieved direct from the B1172 Road (adopted public highway).

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| <p><b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?</p>   |
| <p>The Western Grounds site has a number of mature trees on the boundary and the site is subject to a group TPO (reference number TPO SN125), this will reduce the density of the development, but enable large houses in large gardens to be built. The services of an arboriculturalist will be employed to determine which of the TPO trees are worthy of continued protection.</p>  |
| <p><b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?</p>   |
| <p>To be determined through forthcoming technical studies.</p>  |
| <p><b>7d. Flood Risk:</b> 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?</p>   |
| <p>The site is not in a high flood risk zone. A drainage strategy will be determined through forthcoming technical studies.</p>   |
| <p><b>7e. Legal Issues:</b> 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?</p>   |
| <p>The site is subject to covenants, in respect of the future sale of Wood Hall.</p>  |
| <p><b>7f. Environmental Issues:</b> 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?</p>   |
| <p>Site is currently ancillary undeveloped garden land associated with Wood Hall (University owned property).<br/>Wood Hall and associated garden wall are Grade II listed on the English Heritage Register (NHER 9512). The undeveloped garden land (western grounds) are not included within the Listed Building description and are not considered to be part of the buildings curtilage.<br/>The Norfolk Heritage Explorer website suggest there may be features of archaeological interest on the site (NHER 54610). Archaeological surveys will be the subject of forthcoming technical work.</p> |
| <p><b>7g. Heritage Issues:</b> 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?</p>  |
| <p>Site is currently ancillary undeveloped garden land associated with Wood Hall (University owned property).<br/>Wood Hall and associated garden wall are Grade II listed on the English Heritage</p>  |

Register (NHER 9512). The undeveloped garden land (western ground

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

The Western Grounds site is surrounded on three sides by residential development. Across the B1172 is Hethersett Old Hall School, parts of which are Listed. The site is well screened and development would not impact 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.

No

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

Constraints are explained above (Group TPO'd trees)

#### 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 surrounded on three sides by residential development, all having utility services available to them. Detailed utility work will be commissioned to determine the capacity of local services to accommodate additional development and if necessary determine the cost of any utility upgrades/reinforcement

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| <b>Availability</b>  |
| <b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>   |
| 1 to 5 years (by April 2021)   |
| <b>9b. Please give reasons for the answer given above.</b>   |
| The site can be made available for development, but will require internal University process to be undertaken/completed, which will impact on the timetable for a planning application/disposal of the site to a developer.. |

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|--|---------------------------------|
| <b>Market Interest</b>   |                                 |
| <b>10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.</b> |                                 |
| None   |                                 |
| <b>Comments</b>  | The site has not been marketed. |

|   |
|---|
| <b>Delivery</b>   |
| <b>11a. Please indicate when you anticipate the proposed development could be begun.</b>  |
| 1 to 5 years (by April 2021)  |
| <b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>  |
| Assuming the site is allocated for development within the next 2 years, the University (subject to internal approval procedures) will either secure a developer partner to take forward a planning application for the site; or prepare and submit a planning application itself, then market the site to developers. |

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|---|-----|
| <b>Viability</b>  |     |
| <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</b> | Yes |

|   |        |
|---|--------|
| proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy  |        |
| 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?  | Unsure |
| 12c. If there are abnormal costs associated with the site please provide details:<br><br>Presence of TPO'd trees will affect site density, but does not render the site unviable.   |        |
| 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.<br><br>The site is in a location attractive to developers. Other developers are active in Hethersett. The site will provide executive style home in large gardens, which will attract a premium. |        |

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

Nothing at this stage.

| <b>Check List</b>  |  |
|--|--|
| 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  
John Long

Date  
7/7/2016