

## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0150
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>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 off  Chapel Hill/Road & Hempnall Road  NULL  Woodton  Norfolk
Grid reference (if known)	TM293938

Site area (hectares)	3.7 hectares
Site parish	Woodton
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>	

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

<b>Proposed Future Uses</b>	
<b>5a. Please provide a short description of the development or land use you proposed</b> (if you are proposing a site to be designated as local green space please go directly to question 6)	
Residential development up to 20 dwellings (northern part of site), with associated open space, planting and infrastructure including potentially community facilities	
<b>5b. Which of the following use or uses are you proposing?</b>	
Market Housing	Yes
Affordable Housing	No
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	Yes
Public Open Space	Yes
Other (Please Specify)	NULL
<b>5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.</b>	

Residential Development on Northern part of site, up to 20 dwellings on frontages with open space and planting on southern part of site. Site does have potential to accommodate more dwellings, and would need significant landscaping on southern part of site. Site does have potential to accommodate more dwellings, and would need significant landscaping on southern part of site to help screen impacts. Opportunities exist for land to be provided for open space and potentially community facilities. If site allocated for 20 dwellings, affordable housing would be provided.

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

New homes to help meet local needs. Opportunities exist for land to be provided for public open space and potentially other community facilities accessible to new and existing local community.

**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 has two frontages onto public highway - Chapel Hill/Road and Hempnall Road. There are sufficient opportunities for access and sufficient space for the

necessary visibility splays. Given its corner location, the site has 2 potential points of access, which are both straight roads with good visibility, although the greater width of Hempnall Road would make this the most viable option. The access could also be positioned a sufficient distance from the crossroads.

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

There are no physical constraints that would preclude the site's development. Whilst there is a change in levels, development could be designed to ensure that it would not be unduly prominent. The land rises in a generally southerly direction but the part of the site that is being proposed for development would see a development along the frontage of the 2 roads, with limited depth.

Along Hempnall Road, the development will be at a comparable level to its surroundings, whilst the rise in levels up Chapel Hill would mirror the properties on the opposite side of the road, and indeed, would not extend as far south. The greater change in levels is further to the south, which is not proposed for development and effectively screens the site from that direction.

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

The site does not have any known ground 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?

The site has a small watercourse on the eastern boundary. This would not preclude a development of dwellings on the northern part of the site, which is within Flood Zone 1 and not affected by flood risk.

**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 legal issues constraining the site.

**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 heritage assets that would be significantly harmed by the development of the site (northern part) for up to 20 dwellings.

**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 heritage assets that would be significantly harmed by the development of the site (northern part) for up to 20 dwellings.

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

The site has residential development at its northern and western boundaries. Uses to the east and south are predominantly farmland/open land. There are no insurmountable implications for neighbours.

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

The field is in agricultural production but its nature, by virtue of its soil quality, undulating nature and vermin problems means that it is not particularly efficient or viable for its current use. The land is classified as Grade 4 on the former Ministr

**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	No
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 very well-positioned, being directly adjacent to the pub, shop and bus stop and we would disagree with the site assessment table as Woodton Primary School is also within 800m of the site, approximately 700m away.

#### Availability

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

1 to 5 years (by April 2021)

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

The site can be made available for development immediately. However, the site would need to be subject to a planning process, which would take around 12 months, the site would then be sold, which would take around 6 months. Detailed/reserved matters would be required which would take around 6 months. the site would be developed in approximately 1 year.

#### 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.**

None

#### Comments

The site has not been marketed.

#### 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)?**

The site can be made available for development immediately. However, the site would need to be subject to a planning process, which would take around 12 months, the site would then be sold, which would take around 6 months. Detailed/reserved matters would be required which would take around 6 months. the site would be developed in approximately 1 year.

<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 proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches &amp; Children's Play Space and Community Infrastructure Levy</b>	Yes
<b>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?</b>	No
<b>12c. If there are abnormal costs associated with the site please provide details:</b>  NULL	
<b>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?</b>	Yes
<b>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.</b> To follow.	

<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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<p>The site's allocation would ensure that development remains focussed around the crossroads at the heart of the village, where the shop, pub and bus stop are clustered. It would have a limited impact upon this form, mirroring development on opposite sides of Hempnall Road and Chapel Hill. Therefore development would 'round-off' the form and character of Woodton, with minimal impact upon its character.</p>
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<b>Check List</b>
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Your Details	
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Site Details (including site location plan)	
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Site Ownership	
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Current and Historic Land Uses	
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Proposed Future Uses	
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Local Green Space (Only to be completed for proposed Local Green Space Designations)	
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Site Features and Constraints	
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Utilities	
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Availability	
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Market Interest	
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Delivery	
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Viability	
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Other Relevant Information	
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Declaration	
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<b>14. Declaration</b>
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I understand that:
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Data Protection and Freedom of Information
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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
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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

7/8/2016

# Land East of Chapel Road, Bedingham Estate

