



## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0174
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	Graham
Last Name	Tuddenham
Job Title (where relevant)	
Organisation (where relevant)	
Address	Rowan House Centre 28 Queens Road Hethersett Norwich Norfolk
Post Code	NR9 3DB
Telephone Number	01603 813909 NULL
Email Address	jamesm@thebusinessbase.com

<b>1b. I am...</b>
Land Agent

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<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 Bell Road Barnham Broom NULL Norwich Norfolk
Grid reference (if known)	TG 07612 07235

Site area (hectares)	Circa 2 Hectares
Site parish	Barnham Broom
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.)

The current use of the Site is for agricultural cropping.

**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)

N/A

### **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 up to 50 dwellings with associated affordable housing, public open space and green infrastructure.

**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 of up to 50 dwellings with associated affordable housing, public open space and green infrastructure.

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

Provision of much needed market and affordable housing. Linking into consented development (SNC Ref: 2013/0854) to provide a logical extension to growth in Barnham Broom.

**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 would be through consented development to the east of the Site (SNC Planning Ref: 2013/0854) enabling a direct link on to Bell Road. The Landowner has

rights of access to use and connect to the road system provided in the neighbouring consented development to the east of the Site. The Landowner will leave access opportunities to the north of the Site to allow the Landowners immediately north to potentially connect in at some point in the future allowing a logical and long term growth opportunity for Barnham Broom.

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

The Site is generally flat and slopes slightly from North East to South West, but this gradient would be designed into a masterplan and incorporated into a design that would take advantage of the local topography. There are no known topography constraints to restrict the development of the Site.

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

A ground condition survey was carried out on the Land abutting the east of the Site, and found that there were no abnormal or restrictive ground conditions. It is therefore likely that the same will be concluded on the Site in question, and therefore there are no known ground condition constraints to development on the Site.

**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 is located in the Environment Agency's Flood Zone 1, which is the lowest probability zone for flooding. Survey work carried out on the abutting consented development (SNC Ref: 2013/0854) to the east of the Site showed that there were no adverse flood impacts. Therefore it is likely that the same will be found on this Site, and it is on this basis that there are no known flood risk constraints to restrict development of the Site.

**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?

The Landowner has full rights of access to connect to and use the road network within the consented development (SNC Ref: 2013/0854) to the east of the Site. This legal right also extends to the connection to utilities, services and infrastructure.

**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?

No known issues that would render the Site unsuitable for development.

**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?
No known issues that would render the Site unsuitable for development.
<b>7h. Neighbouring Uses:</b> What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
NDR to the west - no impact envisaged due to appropriate design and mitigation. [...]
<b>7i. Existing uses and Buildings:</b> are there any existing buildings or uses that need to be relocated before the site can be developed.
N/A
<b>7j. Other:</b> (please specify):
N/A

<b>Utilities</b>	
<b>8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.</b>	
Mains water supply	Yes
Mains sewerage	Yes
Electricity supply	Yes
Gas supply	No
Public highway	Yes
Broadband internet	Yes
Other (please specify):	NULL
<b>8b. Please provide any further information on the utilities available on the site:</b>	

Full utilities provision will be provided through consented development (SNC Ref: 2013/0854) to the boundary of this Site through legal agreement between the developer and Landowner. These utilities provisions are readily available to use for the Site in question in this submission.

**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.**

Existing consented development approved under SNC Application Ref: 2013/0854 must be well advanced to in order to accommodate the development proposed on this Site.

**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 Site is being promoted on the basis of being deliverable in terms of NPPF Footnote 11 and this has raised enquiries.

**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 Landowner is acutely aware that the neighbouring consented development has yet to be built out and completed. It is on this basis that the Agent would envisage the Site coming forward after the neighbouring consented development has been, in its majority, completed (estimated to be completed at the end of 2018). Therefore, the Agent believes that the Site could come forward within the next 5 years. In pure theory, the Site could start to deliver immediately after the grant of a satisfactory planning permission, however, the stage of completion of the neighbouring consented development should be considered. Similarly, the Agent considers that development of the Land to the north (subject to this call for sites process in a separate submission) will be a further logically planned extension to Barnham Broom, providing an overall housing increase of approximately 100 dwellings across the two Sites at an average build rate of 6 dwellings per annum across the emerging plan period.

<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> The Site is being promoted on the basis that it is viable and deliverable in terms of NPPF Footnote 11.	

**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**

Nothing further to add at this time. South Norfolk Council are aware of the consented development to the east of the Site, and this Site represents a logical and sustainable extension of growth in Barnham Broom.

The Landowner is in agreement with the Landowner immediately to the north of this Site and intends to provide access through the Site to enable further development to the north. This is to enable logical, long term growth possibilities for Barnham Broom at an average rate of approximately 6 dwellings per annum across the emerging plan period.

Please ensure you link this Site submission to the Site submission for land to the north which will be received separately.

**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**

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  
Graham Tuddenham

Date  
7/7/2016