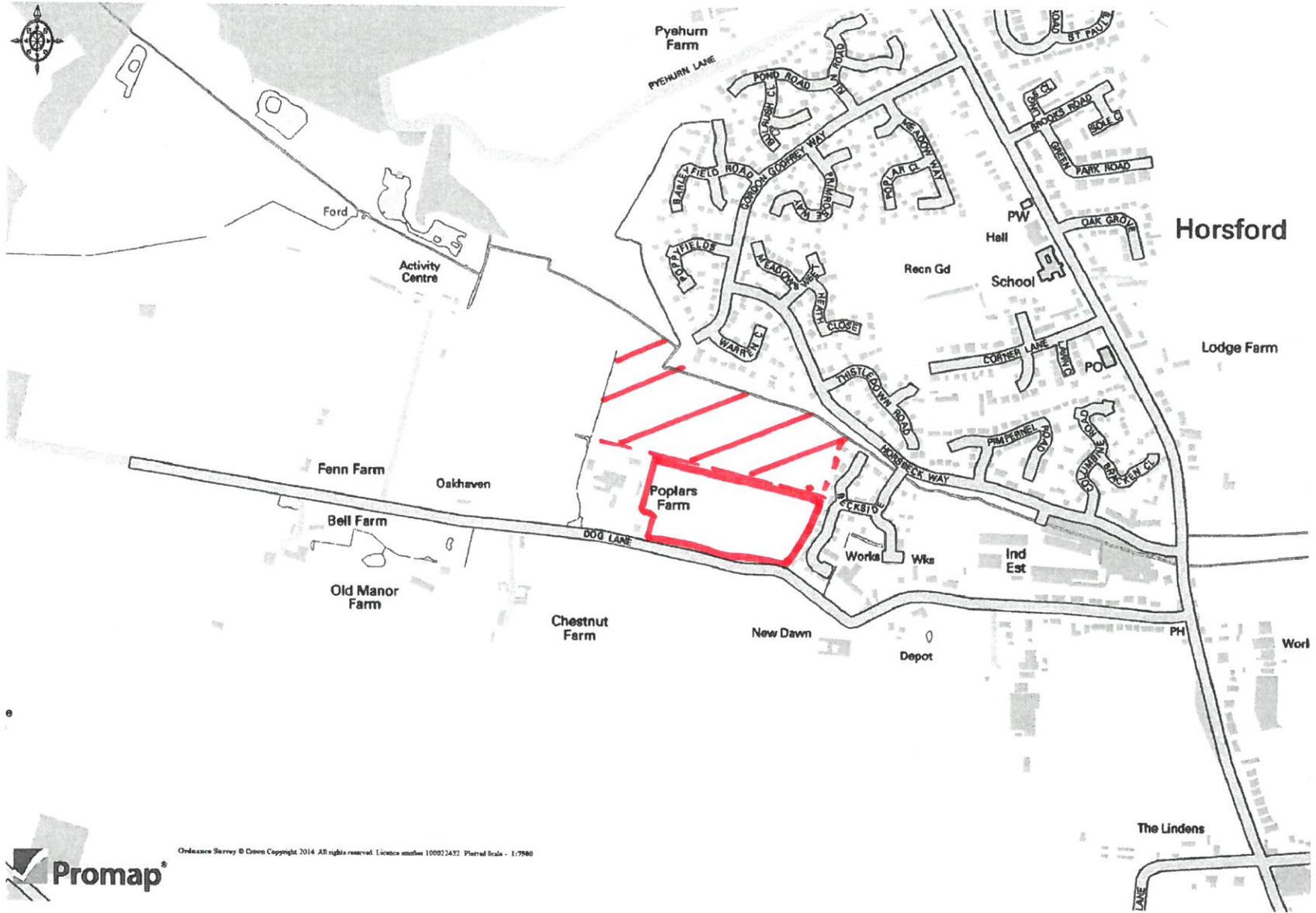


# Arnolds | Keys



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## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0192
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	Anthony J
Last Name	Hird
Job Title (where relevant)	
Organisation (where relevant)	
Address	8 Market Place NULL NULL Norwich Norfolk
Post Code	NR11 6EH
Telephone Number	01263 738990 NULL
Email Address	tony.hird@arnoldskeys.com

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

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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)	Arable Land  Dog Lane  Horsford  Norwich  Norfolk
Grid reference (if known)	Not known.

Site area (hectares)	2.91 plus a further 4.41 of additional area
Site parish	Horsford
Site district	Broadland

<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.)

Agricultural 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)

Agricultural land.

**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 both market and affordable for dwellings of a type and nature to match those adjacent to the north and east.

**5b. Which of the following use or uses are you proposing?**

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	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 dwellings will depend upon the area on which the development would be considered and the density sought.

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

This would complement existing development in the locale, and it would allow further expansion of Horsford, a community to the north of the city and well placed for amenities including the airport and northern distributor road.

**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?

Access is currently from a public highway to which there is extensive frontage, although this will need to be improved having regard to the area of the proposed

development.

There are no public rights of way of which we are aware.

An alternative access could lead from Horsbeck Way over land in the family ownership this hatched red - see attached plan.

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

The site is predominantly level with no slopes or significant changes.

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

Ground conditions are stable with no potential 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?

No considered flood risks.

**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?

No legal issues outstanding.

**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?

The immediate land is not adjacent to a watercourse or mature woodlands, there being a hedgerow to the northern boundary.

To the northern hatched land a beck forms the boundary.

**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.

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

Neighbouring uses are residential and agricultural.

**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 on site or uses that would need to be relocated.

<b>7j. Other:</b> (please specify):
None.

<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>	
Reference has been made previously regarding access from the public highway to include the hatched land to the north.	

<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>

This is to allow a reasonable period in which to give notice to the agricultural contractor currently undertaking cultivation for the freeholders.

**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 is not currently being 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)?**

This would depend upon the number of dwellings and other factors including the extent of the land considered suitable for development.

**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 or development appraisal has been undertaken to date, the site considered viable reflecting its location, adjacent to existing residential development and the position close to the north of the city of Norwich and amenities.

It is considered that the land, either in part or as a whole, would be suitable for a mix of housing types. It adjoins an existing residential area to the east with further comprehensive development to the north separated by one field in the same family ownership and which could allow additional development, access being over the beck leading off Horsebeck Way. The additional area of land has been cross hatched in red for identification, both considered suitable for the type of development envisaged and meeting requirements for additional future building land.

**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**

As previously noted, the land, in conjunction with an additional area to the north, within the same family ownership, would provide a suitable area for development, in keeping with the locale and matching Becksides to the eastern boundary.

<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	

<b>14. Declaration</b>
<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 Mr A J Hird	Date 7/6/2016
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