



LAND NORTH OF LONG LANE, STOKE HOLY CROSS, GRID REFERENCE TG 23849 02062

1:2500 @ A4



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## Greater Norwich Call for Sites Submission Form

| FOR OFFICIAL USE ONLY |          |
|-----------------------|----------|
| Response Number:      | GNLP0197 |
| 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                    | Rob  |
| Last Name                     | McVicar  |
| Job Title (where relevant)    |  |
| Organisation (where relevant) |  |
| Address                       | A Squared Architects<br>1 Netherconesford<br>93-95 King Street<br>Norwich<br>Norfolk |
| Post Code                     | NR1 1PW  |
| Telephone Number              | 01603 664379<br>7809548413   |
| Email Address                 | rob@asquaredarchitects.co.uk   |

| <b>1b. I am...</b>  |
|---------------------|
| Planning Consultant |

|  |
|--|
|  |
|--|

| <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<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) | Land North of Long Lane<br><br>Long Lane<br><br>Stoke Holy Cross<br><br>Norwich<br><br>Norfolk |
| Grid reference (if known)   | TG 23849 02062   |

|                      |                  |
|----------------------|------------------|
| Site area (hectares) | 3.2              |
| Site parish          | Stoke Holy Cross |
| 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  |    |
| <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  |    |

|  |      |
|--|------|
| <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) |      |
| Housing  |      |
| <b>5b. Which of the following use or uses are you proposing?</b>   |      |
| 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 |
| <b>5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.</b>   |      |

Up to 50 dwellings together with public open space, estate road and landscaping to boundaries

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

Public open space, enhanced hedgerow and tree planting

### 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?

A new access suitable for residential use would be required.

No Public Rights of Way cross the site.

Access will be available via the development which adjoins the site to the south, currently being developed by Ingram Homes.

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

No significant constraints

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

The ground conditions are not unusual

**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 no history of flooding and is located in Flood Zone 1 (low probability)

**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 is an agricultural tenant, they will continue to manage the remaining farmland.

Full access rights are in place to allow access from the adopted road serving the development to the south.

**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?

None

**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?

Housing and agriculture.

No significant implications.

**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 known

**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      | Unsure |
| Other (please specify): | NULL   |

**8b. Please provide any further information on the utilities available on the site:**

The development to the south will have mains gas, water, electricity and sewer connections which could be extended to the site

**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.**

If allocated the site owner would progress planning applications / marketing the land 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.**

None

#### Comments

If allocated the site would be marketed.

Brown & Co are the landowners retained agents.

#### 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)?**

24 months

#### 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 site specific appraisal undertaken to date, however, there are no onerous site constraints and the local housing market is strong.

Brown & Co have acted for the land owner with respect to the sale of the development land to the south of the site to Ingram Homes and consider the site to be viable.

**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

| <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>  |
|---|
| I understand that:<br><br>Data Protection and Freedom of Information<br>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: <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></ul> |

- 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  
Rob McVicar

Date  
7/7/2016