



LAND NORTH OF LONG LANE, STOKE HOLY CROSS, GRID REFERENCE TG 24057 01939

1:2500 @ A4



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Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0202
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

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

E-mail: callforsites@gnlp.org.uk

Telephone: 01603 306603

1a. Contact Details	
Title	Mr
First Name	Rob
Last Name	McVicar
Job Title (where relevant)	
Organisation (where relevant)	
Address	A Squared Architects 1 Netherconesford 93-95 King Street Norwich Norfolk
Post Code	NR1 1PW
Telephone Number	01603 664379 7809548413
Email Address	rob@asquaredarchitects.co.uk

1b. I am...
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 (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 to the north and adjoining Long Lane Long Lane Stoke Holy Cross Norwich Norfolk
Grid reference (if known)	TG 24057 01939

Site area (hectares)	1.3
Site parish	Stoke Holy Cross
Site district	South Norfolk

Site Ownership	
3a. I (or my client)...	
Is the sole owner of the site	
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).	
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	NULL
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.	

Current and Historic Land Uses
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

Agriculture	
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)	
Agriculture	

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)	
Housing	
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.	

Up to 20 dwellings together with public open space, estate road and landscaping to boundaries.

The site also offers the potential for street frontage development only for 8 dwellings.

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

Public open space and 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 either via the development which adjoins the site to the west, currently being developed by Ingram Homes, or off Long Lane.

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 west.

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 west 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)?

18 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 west 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

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: <ul style="list-style-type: none">• 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

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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