

## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0214
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	Fergus
Last Name	Bootman
Job Title (where relevant)	
Organisation (where relevant)	
Address	74 Bracondale NULL NULL Norwich Norfolk
Post Code	NR1 2BE
Telephone Number	01603 662952 NULL
Email Address	fergus.bootman@larondewright.co.uk

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

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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 north of Eaton Gate, Low Road, Keswick  NULL  NULL  Norwich  Norfolk
Grid reference (if known)	Easting: 620939 Northing: 304711

Site area (hectares)	0.25
Site parish	Keswick
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.)

Vacant/private amenity plot

**4b. Has the site been previously developed?**

Yes

**4c. Describe any previous uses of the site.** (please provide details of any relevant historic planning applications, including application numbers if known)

The site was previously used for 'horsiculture' - the commercial use of land for the keeping, grazing and exercising of horses. A sizeable (and redundant) stables building remains located at the centre of the site.

**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)

Development of up to 4 new dwellings together with associated access, landscaping and parking.

**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 proposal is for up to 4 new dwellings, each to be of a high quality design.

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

The development would make effective use of this previously developed land located within Keswick Village. Through specification of a high standard of design the proposal could remove the existing dilapidated building and deliver landscape and ecological enhancements. The modest scale of development proposed would help to maintain the vitality of Keswick Village which, although located on the southern fringe of Norwich, is rural in character. The development would provide new accommodation which could be utilised by workers at the nearby office complex at Keswick Hall or the allocated employment area (KES 2, SNDC site specific allocations).

**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 to the site is via the private residential development at Eaton Gate. The landowners enjoy a right of access from the public highway through this

development and into the site. A secondary access into the development exists from Mill Lane via a series of private lanes from the north of the site and via a culverted stream crossing.

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

The site is largely flat

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

The landowners are not aware of any history of unstable ground at either the site or the local area. The landowners are not aware of any potential ground contamination issues and the nature of previous site uses is not considered to raise any significant contamination issues. Detailed assessments could be carried out to inform planning applications, if required.

**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 lies entirely within Flood Zone 1 (land at lowest risk of flooding).

**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?

As detailed above at 7a, principal access to the site is via the private residential development at Eaton Gate and the landowners enjoy an unencumbered right of access to the site from the public highway via the private road serving the Eaton Gate development.

There is a restrictive covenant on an area of land at the southern end of the site (see accompanying site plan). The covenant prevents the erection of any building on that part of the site (approximately 0.018ha).

**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 Listed Buildings or Scheduled Monuments on the site. There are two Listed buildings situated to the west of the site: Keswick Old Hall (Grade II) and Honeysuckle Cottage. Due to distance and intervening screening between the site there is only a very limited visual relationship between these designated heritage assets and the site and, as such, it is not considered that the development of the site in a sensitive manner would have any detrimental impact on either the assets themselves or their setting.

**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 Listed Buildings or Scheduled Monuments on the site. There are two Listed buildings situated to the west of the site: Keswick Old Hall (Grade II) and Honeysuckle Cottage. Due to distance and intervening screening between the site there is only a very limited visual relationship between these designated heritage assets and the site and, as such, it is not considered that the development of the site in a sensitive manner would have any detrimental impact on either the assets themselves or their setting.

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

Land to the south and east is residential in nature, comprising a mixture of private gardens and parking, access, turning areas and dwellings associated with the Eaton Gate development.

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

There is a dilapidated former stables building on the site which would be demolished and removed from the site as part of any development proposal.

**7j. Other:** (please specify):

No other constraints are identified.

#### 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	Unsure
Electricity supply	Yes
Gas supply	Unsure
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 within close proximity to existing utilities infrastructure.

#### 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 is unused and vacant

#### 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.**

Not known

#### Comments

The site is located in a village within the NPA where there is a strong demand for new housing.

#### 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)?**

Given the modest level of development proposed, it is considered the development could be completed within one 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> Previous uses at the site do not indicate that any significant level of contamination is likely and the existing structure is not considered to be of any landscape, heritage or ecological value which could justify its retention. The site is located in an area where there is strong demand for new housing.	

**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:

- 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 Fergus Bootman	Date 7/8/2016
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