

## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0222
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	1603662952 NULL
Email Address	fergus.bootman@larondewright.co.uk

<b>1b. I am...</b>
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 east of Brand's Lane  NULL  NULL  Felthorpe  Norfolk
Grid reference (if known)	Easting: 616842 Northing: 316408

Site area (hectares)	11.43
Site parish	Felthorpe
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.)

The site's existing uses comprise three principal areas:  
 Approximately 0.1 ha of brownfield land in light industrial/storage use  
 Approximately 2.3ha in equestrian use  
 Approximately 9.03ha in agricultural use (arable)

**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 brownfield part of the site (northernmost plot) has been used as an area for light industrial and storage uses for a continuous period of more than 4 years. This part of the site is screened on three sides by earth bunds, with the fourth side being open to the neighbouring woodland. This area includes a number of poor quality buildings, areas of hardstanding and permanently sited storage containers.

That part of the site used for equestrian uses is characterised by grazing paddocks served by a number of small temporary structures and divided by temporary fencing. The remainder of the site is given over to arable.

**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)

The proposal is for a mixed use development incorporating areas of light industrial use, office uses and a mixture of market and affordable housing, to include a proportion of Starter Homes, live/work units and good levels of onsite public open space.

**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	Yes
General industrial	Yes
Storage and distribution	Yes
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.**

This is a large site and within the mixed use development proposed there will be a need to carefully consider the appropriate balance of uses, together with phasing of the development and provision of infrastructure to serve the site. At this stage, details are indicative and based on typical development densities, having regard to the mix of uses proposed and the density and character of other development in the locality.

Indicative details are as follows:

Light industrial/office/storage uses - total land use 2.33ha. Anticipated 50% site coverage results in anticipated 9,320 sq m floorspace

Housing (including live/work units and affordable housing) - total land use 9.1ha. Typical development density of 35 dwellings per hectare results in anticipated 320 dwellings

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

The introduction of employment uses would provide opportunities for both existing and proposed local residents, particularly for those residents of Thorpe Marriott which lies just a few hundred metres south-east of the site. New market and affordable housing would provided new homes in a location which could help to support and enhance the existing facilities at Thorpe Marriott, whilst live/work units on the site could provide flexible accommodation for smaller, start-up businesses. Throughout the site it is proposed to encourage flexible building design and innovative approaches to encourage local working and business opportunities.

The development, together with a comprehensive scheme of landscaping and provision of new areas of public open space, would deliver landscape and ecological enhancements to the site which, at present, has limited landscape value and offers little in the way of ecological potential.

**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 to the site is via Brand's Lane, which leads north from Reepham Road. Brand's Lane is of sufficient width for two vehicles to pass and the existing access

offers good visibility along the public highway in either direction. In addition, the site lies close to the route of the Northern Distributor Road (NDR). A new access to the agricultural fields at the southern end of the site is proposed as part of the NDR works, with the access leading north from a new 4 armed roundabout (see attached NCC drawing R1C093-R1-5017A for detail). There are no PROW across the site, though a public footpath runs close to the eastern boundary of the northern end of the site, within Dole's plantation and a public bridleway runs along the south-western boundary of the site.

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

The site is broadly flat, with the exception of the soil bunds located in the northern part of the site, screening the existing brownfield site.

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

The majority of the site is agricultural or horseyculture use and, as such, there is limited potential for ground contamination. The existing area of brownfield land is thought to have originally been in agricultural use, however it is clear that there h

**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 in Flood Zone 1, land identified as being 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?

The landowner is not aware of any third party ownership, access rights issues or restrictive covenants.

**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, Historic Parklands or Scheduled Monuments within 1km of the site.

**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, Historic Parklands or Scheduled Monuments within 1km of the site.

<b>7h. Neighbouring Uses:</b> What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
Land to the north is agricultural/light industrial use. To the east lies the large woodland plantation, land to the south and west is agricultural, though it should be noted that the route of the NDR passes close to the southern boundary of the site and this will bring about significant landscape changes. The residential area of Thorpe Marriott lies approximately 500m south-west of the site.
<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.
There are a number of poor quality agricultural and informal storage buildings and structures at the northern end of this site.
<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	Unsure
Electricity supply	Yes
Gas supply	Unsure
Public highway	Yes
Broadband internet	Unsure
Other (please specify):	NULL
<b>8b. Please provide any further information on the utilities available on the site:</b>	



The site currently has water, electricity and access to the public highway (at Brand's Lane). The site will also enjoy a dedicated access from a new roundabout built as part of the NDR scheme.

#### 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.**

There are no uses currently at the site which could not be ceased within one year (principally to allow sufficient time to harvest any existing crop).

#### 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 landowner is working with a local developer to develop and promote the site. The developer - Urban Regeneration East - is also acting as principal designer for the proposed site.

#### 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)?**

It is envisaged that development at the site could be completed within a relatively short timescale or, alternatively, phased to response to market demand.

<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>	
<p>The site lies in an area where there are a number of small, sometimes informs, commercial and light industrial sites and occupancy within these sites known to be good. The land owner is working with a developer to investigate options for the site and the developer is confident of demand for the type of smaller industrial units proposed.</p>	

**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

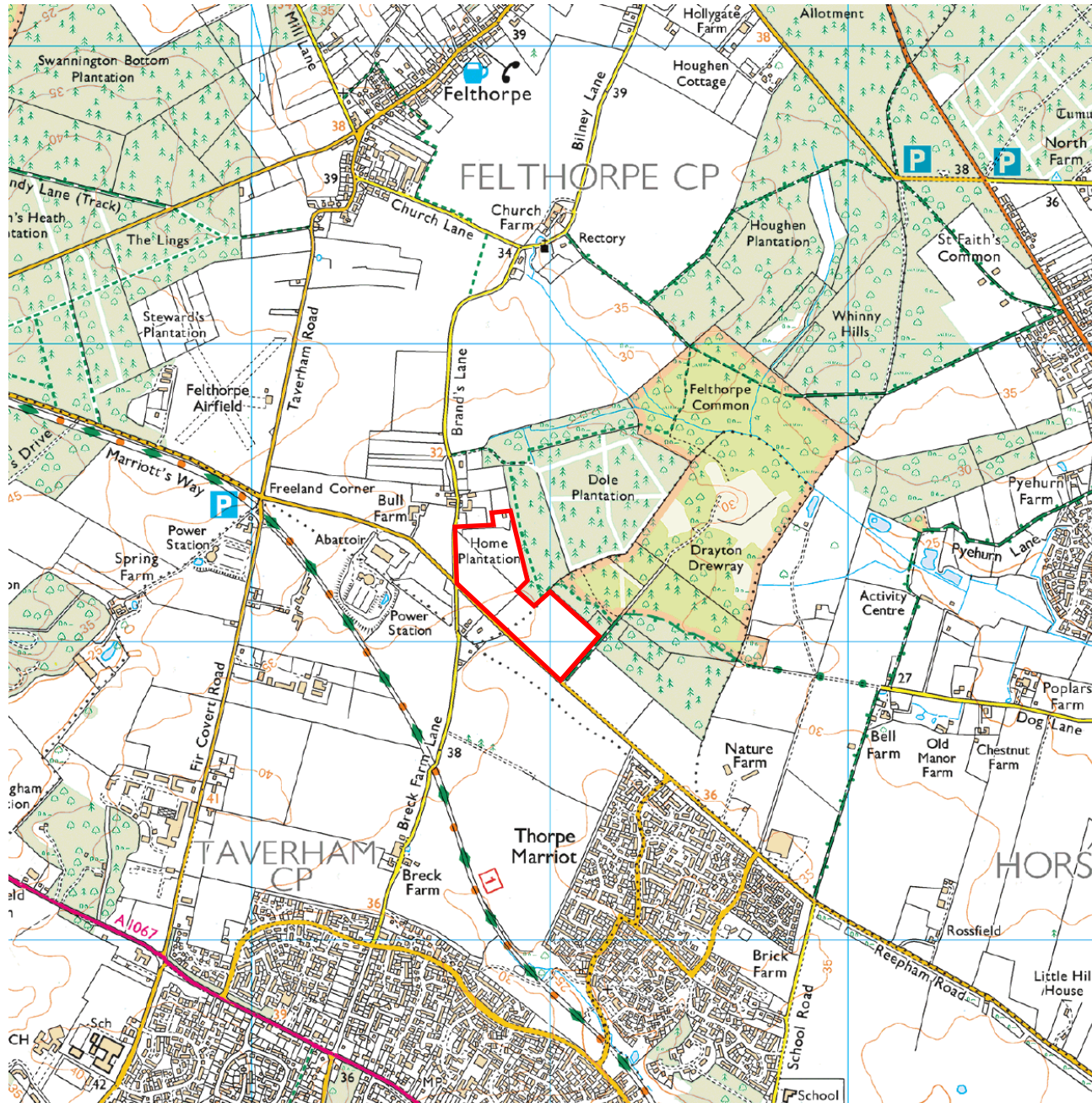
**Disclaimer**

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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  
Fergus Bootman

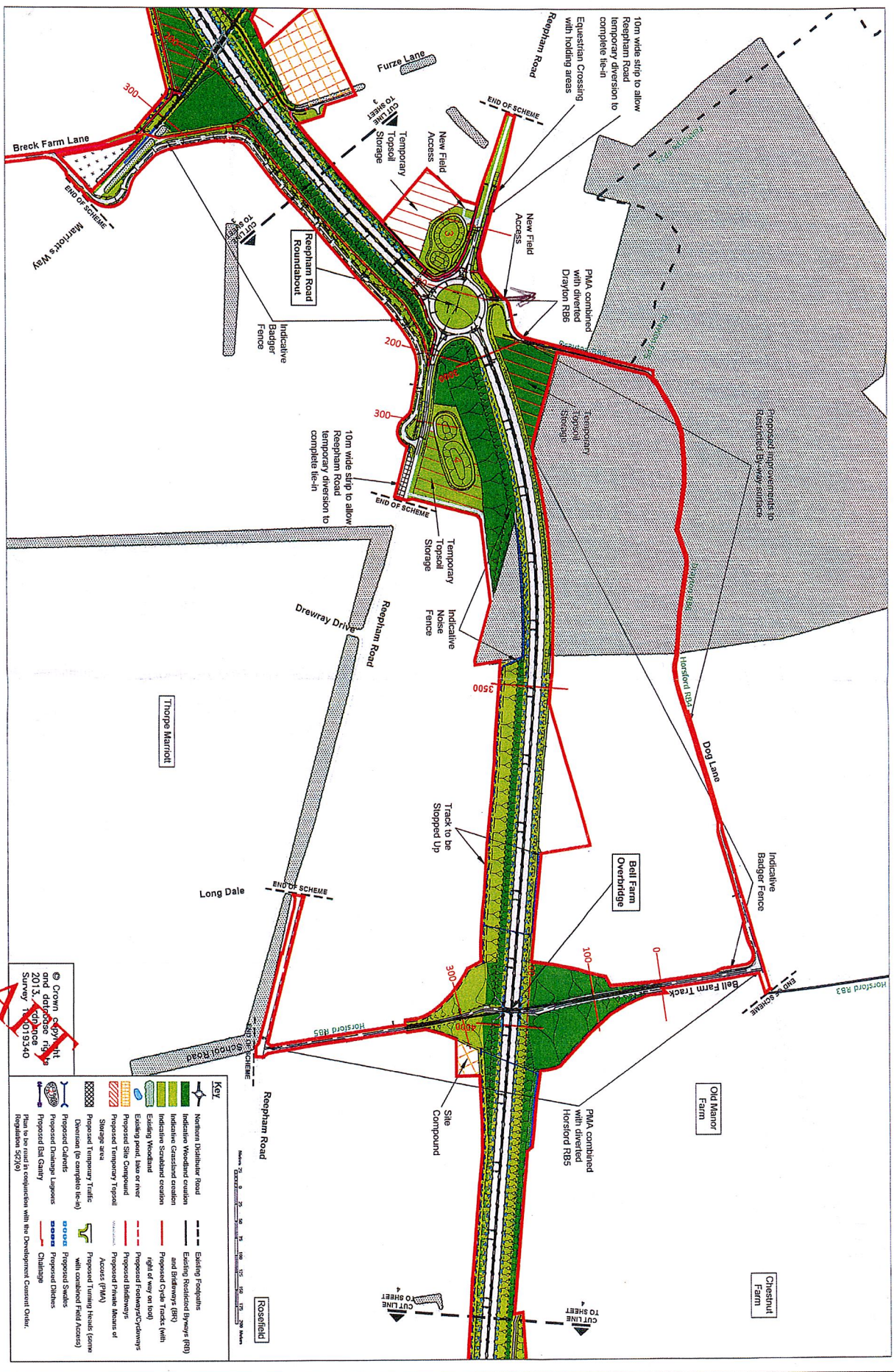
Date  
7/8/2016



Land east of Brand's Lane, Felthorpe.

Location Plan

1:25,000



**North Norfolk County Council**  
**Tom McClellan**  
 Interim Director of Environment  
 Transport and Development  
 County Hall, Marshwood Lane  
 Norwich NR1 2SG

**Phase 3**  
**Civils**

**DRAWING TITLE**

Norwich Northern Distributor Road  
 General Arrangement Plan  
 Sheet 3 of 12

REV.	DESCRIPTION	CHANGED BY	DATE
1	Final design	AT	11/13
2	Final design	AT	11/13
3	Final design	AT	11/13
4	Final design	AT	11/13
5	Final design	AT	11/13

**Key**

	Northern Distributor Road		Easement
	Indicative Woodland creation		Easement (right of way)
	Indicative Woodland creation (right of way)		Proposed Footway
	Easement (right of way)		Proposed Cycle Track
	Proposed Site Compound		Proposed Private Means of Access (PMA)
	Proposed Temporary Topsoil Storage		Proposed Turning Head (same with standard Field Access)
	Proposed Temporary Traffic Diversion (to complete the-))		Proposed Swales
	Proposed Drainage Lugs		Proposed Thickets
	Proposed Badger Fence		Proposed Challenge

Plan to be used in conjunction with the Development Consent Order.  
 Regulation 5(2)(9)