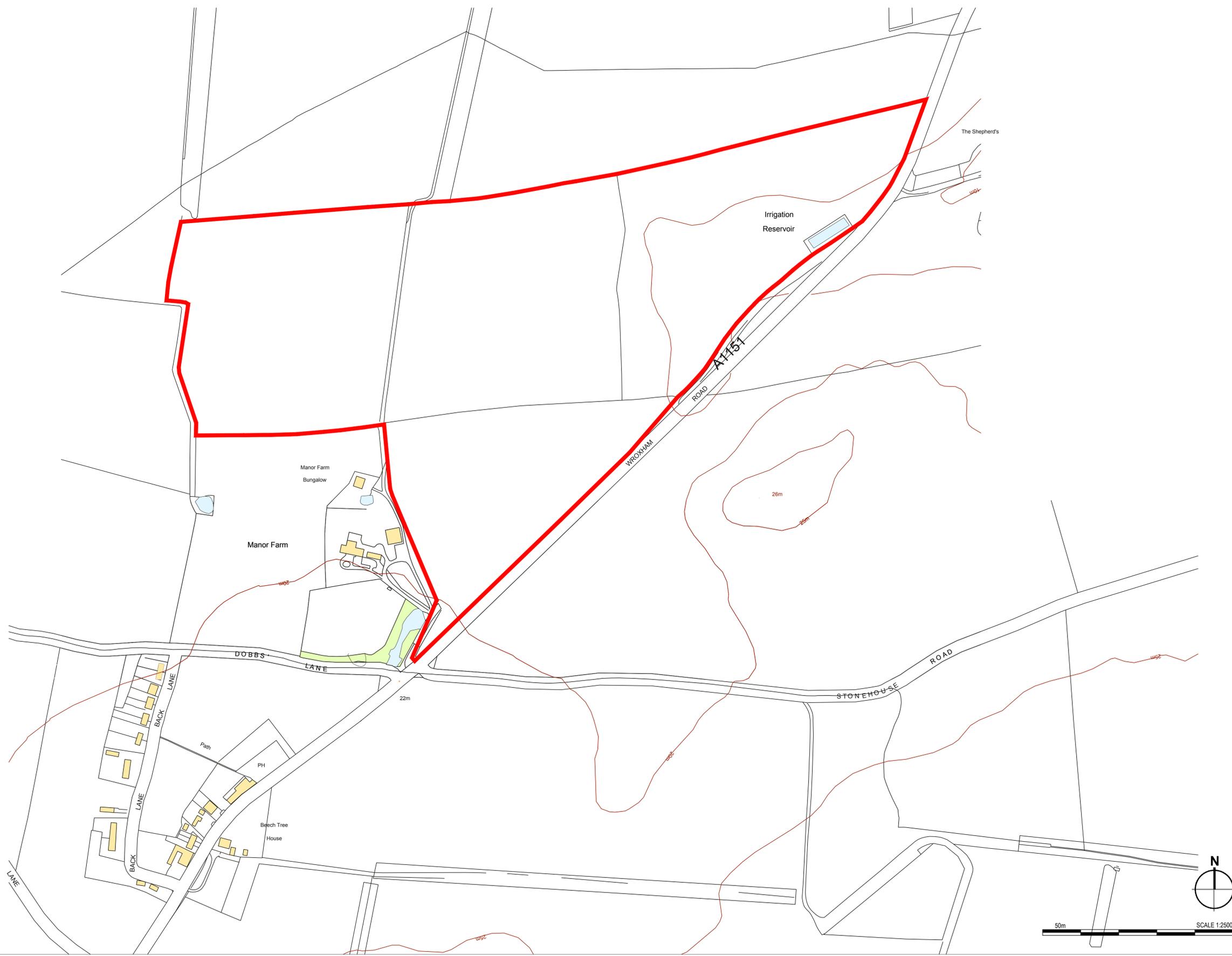


Notes

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2. If received electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.
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Rev	Description	By	Ckd	Date
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Sherwood House, Sherwood Avenue,
Newark, Nottinghamshire, NG24 1QQ
T: 01636 605 700 E: rpsnewark@rpsgroup.com

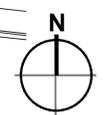
Client **Barratt Eastern & Manor Farm**

Project **Greater Norwich Call for Sites**

Title **Location Plan**

Status	Scale	Date Created
Final	1:2500 @A1	08/07/16
Project Leader	Drawn By	Checked by
MD	DEC	MD

Document Number	Revision	Subality
OXF9412 -	-	S0



Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0226
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	Miss
First Name	Maureen
Last Name	Darrie
Job Title (where relevant)	
Organisation (where relevant)	
Address	Sherwood House Sherwood Avenue NULL Newark Nottinghamshire
Post Code	NG24 1QQ
Telephone Number	07772 787372 NULL
Email Address	maureen.darrie@cgms.co.uk

1b. I am...
Planning Consultant

--

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 west of Wroxham Road (A1151) Manor Farm NULL Rackheath Norfolk
Grid reference (if known)	TG 28879 15633

Site area (hectares)	58
Site parish	Salhouse
Site district	Broadland

Site Ownership	
3a. I (or my client)...	
Do/does not own	
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.)

The site is currently in agricultural use.

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)

The land has always been in agricultural use.

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 dwellings, open space and associated community and physical infrastructure.

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	Yes
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.

The exact nature of the development will be determined through the refreshed North Rackheath Masterplan but it is anticipated that there will be circa 1000 dwellings.

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

The development will form a logical extension to North Rackheath and will become an integral part of that community. It will form part of a cohesive, integrated community and will be included in the refreshed Masterplan.

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?

There is a current access via Manor Farm and Wroxham Road (A1151) but the final access arrangements will be determined through the refreshed Masterplan.

7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
There are no significant changes in levels and the site is relatively flat.
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
Ground conditions are considered to be stable and contamination is unlikely as a result of the agricultural use.
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 is within Flood Zone 1 (Low Risk). The site is underlain by aquifers of the tidal Bure and Ant rivers.
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.
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?
No.
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?
No.
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
The neighbouring uses are currently agriculture and the land to the west of Wroxham Road will be developed as part of North Rackheath.
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 an existing irrigation reservoir, located to the east of the site.
7j. Other: (please specify):

N/A

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	Yes
Other (please specify):	NULL

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

The utilities and services will be delivered as part of the North Rackheath development.

Availability

9a. Please indicate when the site could be made available for the land use or development proposed.

10 - 15 years (between April 2026 and 2031)

9b. Please give reasons for the answer given above.

The development of the site will follow the development of North Rackheath (Policy GT16 Old Catton, Sprowston, Rackheath & Thorpe St. Andrew Growth Triangle Area Action Plan, Adopted July 2016).

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.	
Site is under option to a developer/promoter	
Comments	A build rate of 100 units per year is anticipated. The site is under option to a developer (the buttons above will not save).

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
10 - 15 years (between April 2026 and 2031)	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
At a build rate of 100 units per year, the development would be completed in around 10 years (with additional time for site preparation).	

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	Yes

development costs associated with the site?	
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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.

The site is located in close proximity to an area allocated for future mixed development, known as North Rackheath (the former Rackheath Eco-community). The viability of the development proposal is considerably enhanced by the fact that Barratt is involved in taking forward North Rackheath and also has interest in taking forward this site.

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

N/A

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 Maureen Darrie	Date 7/8/2016
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