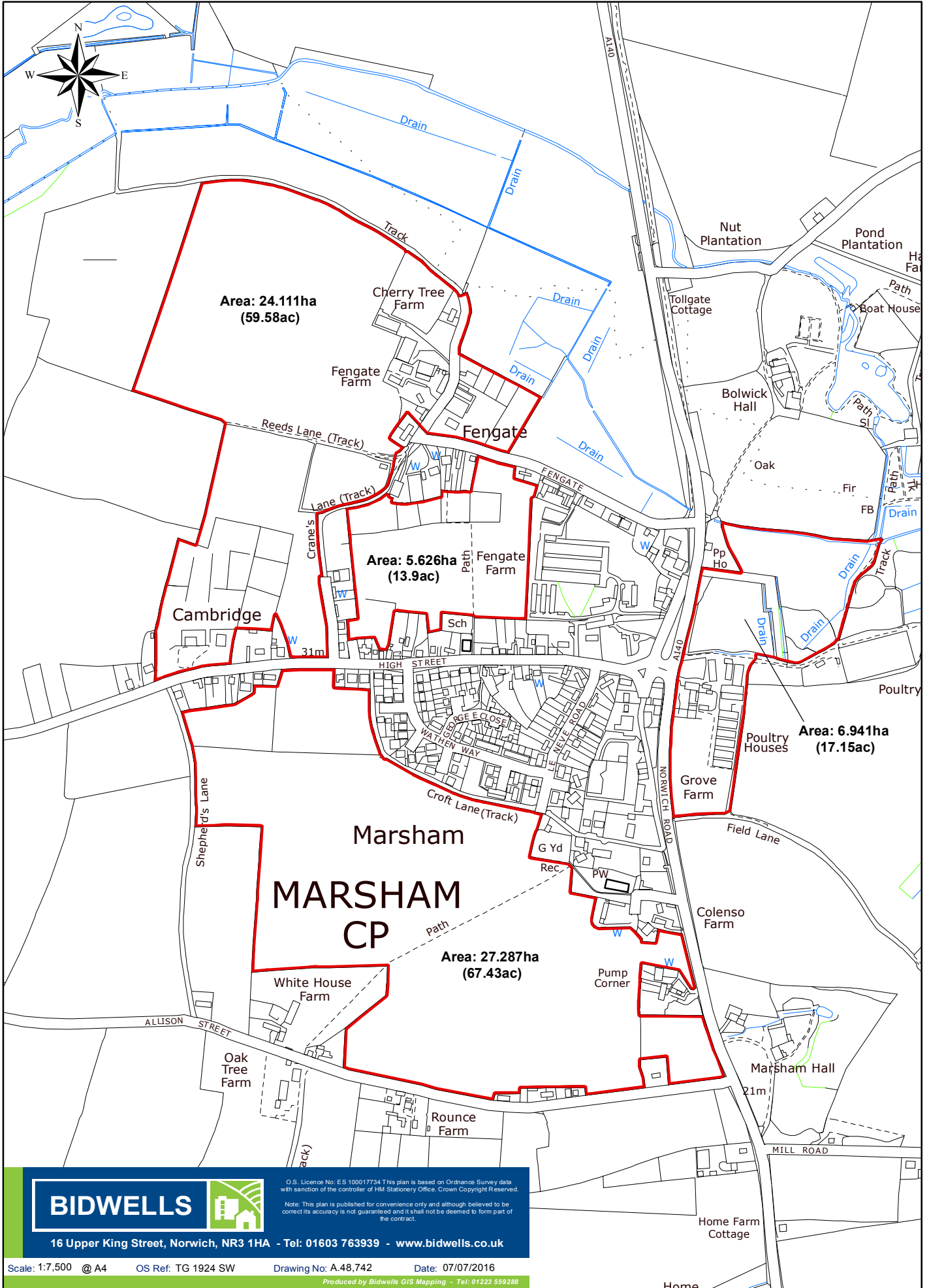


# Consortium of Marsham Landowners - Land at Marsham



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16 Upper King Street, Norwich, NR3 1HA - Tel: 01603 763939 - [www.bidwells.co.uk](http://www.bidwells.co.uk)

## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0229
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	John
Last Name	Long(Consortium Marsham Landowners)
Job Title (where relevant)	
Organisation (where relevant)	
Address	Bidwells 16 Upper King Street NULL Norwich Norfolk
Post Code	NR3 1HA
Telephone Number	01603 229414 NULL
Email Address	john.long@bidwells.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, East, West and South of Marsham  High Street/Norwich Road/Fengate/Allison Street  Marsham  Norwich  Norfolk
Grid reference (if known)	TG193242

Site area (hectares)	60 hectares
Site parish	Marsham
Site district	Broadland

<b>Site Ownership</b>	
<b>3a. I (or my client)...</b>	
Is a part 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>	Yes
<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 is mostly farm land, although there are a number of redundant farmyards that are currently semi derelict/unused/vacant.

**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)

Site is mostly farm land and redundant/vacant/derelict farm yards (which although developed do not meet the current NPPF definition of previously developed land. Fengate Farm has been subject of previous planning applications. ref:20021336; and 20041531

### Proposed Future Uses

**5a. Please provide a short description of the development or land use you proposed**

Strategic growth of Marsham: Development of Approximately 60 hectares of land (farmland/derelict/underused/vacant farm yards) to include residential uses (approximately 1,000 new homes), public open space, community facilities, retail, commercial development and land for school extension if required. The housing will be a mix of size, type and tenure and help redress the under provision of market homes in the village. A new access from the A140 will be provided, which will divert traffic away from the narrow High Street.

The consortium of landowners control additional land around the village and the extent of the land promoted can be increased if required.

**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	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.**

Strategic growth of Marsham: Development of Approximately 60 hectares of land (farmland/derelict/underused/vacant farm yards) to include residential uses (approximately 1,000 new homes), public open space, community facilities, retail, commercial development and land for school extension if required. The housing will be a mix of size, type and tenure and help redress the under provision of market homes in the village. A new access from the A140 will be provided, which will divert traffic away from the narrow High Street. Opportunities for commercial land can be included if deemed appropriate, up to 5 hectares. Public Open Space and Sports pitches (amount tbc). Other Community Facilities (amount tbc). The consortium of landowners control additional land around the village and the extent of the land promoted can be increased if required.

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

The land promotion represents an opportunity for the strategic growth of Marsham. The proposal which will deliver a range of benefits for the community, including new homes to meet housing needs, new/improved community facilities, new open space/sports pitches and the potential for new jobs with the possible provision of a new commercial/business area for the village. A new access/road would serve the site which would help take traffic away from the High Street. The village is well connected to Norwich and Aylsham, which will provide higher order services and facilities. The village is a sustainable location for growth along the A140 corridor.

**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 number of potential access points into the site, including a direct access from the A140, to remove traffic and relieve pressure on the narrow High Street. A

footpath crosses the southern part of the site and a track (Reeds Lane) crosses the north part of the site. A footpath runs through the central parcel.

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

There are no insurmountable topographical issues affecting the site.

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

A forthcoming Geo-environmental report will determine ground conditions and contaminations, and include remediation/mitigation measures.

**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 proposed site is mostly in Flood Zone 1 and not within a high risk flood zone or flood plain, although there are water courses on the eastern parcel (east of the A140), which are with Flood Zone 3. Drainage will be via a Sustainable Urban Drainage Strategy ensuring run off rates remain at greenfield levels or better. A forthcoming flood risk report will confirm the measures to ensure that vulnerable development is not proposed in high risk areas, and provide a strategy for the site's drainage..

**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 Consortium of Marsham Landowners are currently working together and discussing terms for a landowners agreement. No insurmountable legal issues are known at this time.

**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 within the site, or features of heritage significance. There are listed buildings within the village, and these will be taken into account in the design of parcels. Significant landscaping will be provided where necessary to help mitigate any impact. A forthcoming archaeological report will identify any heritage features, which will be taken into account in the development of a masterplan for the area.

**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 within the site, or features of heritage significance. There are listed buildings within the village, and these will be taken into account in the design of parcels. Significant landscaping will be provided where necessary t

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

The land surrounds the existing village and there are neighbouring residential properties. The proposal will include significant landscaping and careful design, which will help to ensure impacts on existing residents are mitigated where possible.

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

The site contains a number of vacant/underused/derelict farmyards, which will need to be cleared, but buildings/uses will not need to be relocated.

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

Forthcoming technical work will identify constraints and opportunities, which will inform a masterplan for the promotion.

#### 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	Unsure
Public highway	Yes
Broadband internet	Yes
Other (please specify):	NULL

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

A forthcoming utilities report will determine current infrastructure and service capacity and identify potential upgrades/reinforcements and costs to serve the site.

#### 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 land is available for development, but landowner legal arrangements are likely to take 6-12 months to complete; landowners will then either continue to promote the land themselves or secure the services of a promoter/developer partner to obtain planning consent.

#### 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**

The site has not been marketed.

#### Delivery

**11a. Please indicate when you anticipate the proposed development could be begun.**

5 - 10 years (between April 2021 and 2026)

**11b. Once started, how many years do you think it would take to complete the proposed development (if known)?**

The site is likely to take around 3-5 years before necessary legal agreements and planning consents are in place, conditions discharged etc, and commencement of development/delivery of units is likely to start in 5 years. It is anticipated that the site would be built out in 10 years, subject to market conditions.

<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>	Yes
<b>12c. If there are abnormal costs associated with the site please provide details:</b>	
There are a number of vacant/derelict/underused farmyards within the site, that would need to be cleared. There are likely costs associated with infrastructure/services upgrades to serve a strategic site.	
<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>	
A forthcoming viability report will demonstrate the scheme's viability.	

**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**

Additional information will be submitted in due course.

**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  
John Long

Date  
7/8/2016