

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0230
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	Will
Last Name	Prewer
Job Title (where relevant)	
Organisation (where relevant)	
Address	Henrietta House Henrietta Place NULL London Greater London
Post Code	W1G 0NB
Telephone Number	7771922609
Email Address	will.prewer@cbre.com

1b. I am...
Land Agent

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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 opposite Bridge Farm NULL NULL Dickleburgh Norfolk
Grid reference (if known)	TM168827

Site area (hectares)	1.376
Site parish	Dickleburgh & Rushall
Site district	South Norfolk

Site Ownership	
3a. I (or my client)...	
Is a part 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?	Yes
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)	
Residential development to assist in achieving the housing development targets set out as part of the wider Norwich plan.	
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 intention for the site would not be to achieve such densities and look to mirror the spacing associated with this end of the village, suggested rate would be between 20 and 25 landscaped dwellings offering a range of 2, 3, 4 and 5 bed accommodation.

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

The site is strategically located adjoining the current village boundary and well position with regards the access to the North of the village. The site will be prevented from further rural slippage due to the position adjacent to the Dickleburgh by-pass and the utilities are readily available and well as the core services being with the 800m/10 minute walk.

Dickleburgh provides and excellent opportunity to assist in achieving the targeted development numbers within the Long Stratton, Diss and Harleston triangle, providing an excellent commuter/satellite village for both Norwich and Diss as well as those travelling on the London to Norwich train line.

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?

Yes, the site is bordered by the Norwich road. The access may require some initial site works in order to facilitate the required access for development, but this would

be required as part of forming and adoptable road.

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

The site sits approximately 2 feet above the road.

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

Yes, the site is bordered by the Norwich road. The access may require some initial site works in order to facilitate the required access for development, but this would be required as part of forming and adoptable road.

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?

There are low flood risks to the site, the site is considered level 1, 1:1000, although there is a stream that runs close to the boundary of the site.

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, although there may be a need to undertake some archaeological studies due to the potential presence of a roman road.

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?

Residential and agriculture

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

No

7j. Other: (please specify):
None

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	No
Public highway	Yes
Broadband internet	Yes
Other (please specify):	NULL
8b. Please provide any further information on the utilities available on the site:	
Nothing	

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.

The land is owner occupied by the current farmer and therefore they have complete control over the timings with regards releasing land for development, subject to planning etc.

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

Approaches have been made with regards developers/promoters looking to take the site forward for potential development. Date unknown

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)?

The site has not had detailed master planning undertaken and therefore it is envisaged this would take in the region of 6-9 months, subject to planning, before breaking ground on the site. The set up and abnormal works would not be overly time consuming and therefore the units could be turned relatively quickly within the 1-5 year window.

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.

Having reviewed the local market, it has been considered that a build cost per sqft of £130 will provide sufficient capital to allow for build an landscaping and a range of values between £190 and £220 per sq ft for sale prices would be achievable as per the attached Residual development appraisal.

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

Dickleburgh represents a strategic location within South Norfolk and has the potential to assist in achieving the target quota for the triangle between Long Stratton, Diss and Harleston.

The pressure on Long Stratton to reach the 1,800 target will be significant and the linear nature of the settlement there is not conducive to such a volume of development and will require significant infrastructure investment in order to go close to achieving this target. It is therefore seen that Dickleburgh represents a sensible and strategic village for future expansion.

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
<p>I understand that:</p> <p>Data Protection and Freedom of Information</p> <p>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:</p> <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
Will Prewer

Date
7/7/2016