

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0238
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	Stuart
Last Name	Willsher
Job Title (where relevant)	
Organisation (where relevant)	
Address	15 De Grey Square De Grey Road NULL Colchester Essex
Post Code	CO4 5YQ
Telephone Number	01206 769018 NULL
Email Address	bethanroscoe@boyerplanning.co.uk

1b. I am...
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 North of Farmland Road NULL NULL Costessey Norfolk
Grid reference (if known)	Easting 617896 Northing 310479

Site area (hectares)	6.17
Site parish	Costessey
Site district	South Norfolk

Site Ownership	
3a. I (or my client)...	
Is the sole 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?	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.)

Agricultural Land

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)

Previous outline planning application (with all matters reserved except for access) has been submitted on the site (Ref: 2015/2927) for the construction of 83 dwellings (to include 27 affordable dwellings) with areas of public open space, sustainable drainage systems and associated infrastructure. The planning application was refused at a planning committee on the 25th of May, 2016 at a vote of 6/5 following an officer's recommendation for approval. An illustrative masterplan is submitted with these representations, along with the Officer's Report. It is anticipated that an appeal will be submitted against this decision later this year.

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)

83 residential dwellings (to include 27 affordable dwellings) with areas of public open space, sustainable drainage systems and associated 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	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 the erection of 83 dwellings (to include 27 affordable dwellings), plus the creation of areas of public open space, sustainable drainage systems and associated infrastructure. The proposal will also include 4680m² of recreational space

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

The development would provide the local area with much needed housing in line with its lack of five year housing land supply as well as areas of public open space and enhancement of the surrounding woodland by upgrading several of its surrounding footpaths for the benefit of the local residents and visitors. The site is also located within walking distance of several amenities including schools, shops and services and should therefore be regarded as within a sustainable location.

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 development site will be via an extension of Farmland Road, which has been developed and agreed through pre-application discussions with Norfolk

County Council (NCC) Highways.

During the consultation period of the planning application, NCC Highways provided the following comment, "the design of Farmland Avenue is in accordance with the appropriate standard for this scale of development". Moreover, they also noted that they were "in agreement that the width of Farmland Road and the visibility at the junction with Grove Avenue is suitable for the scale of proposed development and the 20mph speed limit currently in force". It is of note that they did not object to the development. A copy of this response is provided with this submission.

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

The site does have some topographical change in levels, however this is unlikely to impact on development and has been integrated into the design of the proposed development of 83 dwellings. This design has married both a low density scheme with large area of soft landscaping and open space to mitigate any impact the change in levels could have on the surrounding areas.

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

The ground conditions on the site are stable and there are no potential ground contamination issues. The Phase 1 contamination report that accompanied the application concluded that the site does not have a clearly identified significant former industrial

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 majority of the site lies within Flood Zone 1, with only a small part of the site, to the north of the illustrative plan of proposed development (as suggested in Appendix Two), lying within Flood Zone 2. The illustrative proposed development has therefore been sited to be located away from Flood Zone 2, with all development lying within Flood Zone 1. The Flood Risk Assessment accompanied with the planning application (Ref: 2015/2927) confirms that the risk of flooding is 'very low' or 'low', though part of the site is at a 'medium' risk of flooding from surface water flooding. As such, it recommends that the ground floor levels of dwellings will need to be raised 300mm above ground and road levels. This has been incorporated into the design of the illustrative masterplan. The LLFA stated in their consultation response that they had no objection to the development subject to two conditions, please see attached the full consultation response.

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?

Access to the site is gained from a ransom strip owned by a nearby resident. During the progression of the previous application (Ref: 2015/2927) this resident has indicated on several occasions that he would be interested in selling this land to either the owner of the site or a future developer, as such, this it unlikely to cause a

long standing issues in developing this land.

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?

The site does not lie within or near to any areas of heritage importance, nor is development on the site likely to impact on any heritage assets.

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?

The site does not lie within or near to any areas of heritage importance, nor is development on the site likely to impact on any heritage assets.

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

The site is surrounded on its eastern and southern boundary by relatively high density residential development. The site's north and south western boundary abuts public woodland whilst the western boundary borders with agricultural land. Proposed development on this parcel of land which is in line with the illustrative masterplan will sympathetically infill the development between West Close and development to the north of Grove Avenue.

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

There are no existing uses or buildings on this 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:	
<p>The attached Utilities Statement attached with this submission, demonstrates that the development is viable in relation to the provision of electricity, gas, potable water and telecommunications. The costs associated with the provision of these services is also detailed in the Statement. Moreover, there are no known Governmental Oil Pipelines which cross the site and as such they are not likely to be affected by any proposed development on this site.</p>	

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 site is available for land use immediately, the landowner has already indicated that they would like to put the land forward for development.

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 has already been approached by several developers in relation to this land, however, the landowner does not wish for this information to be of public knowledge.

Delivery

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

Immediately

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

On the basis that 50 dwellings are constructed annually, the development should take approximately a year and a half to build.

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.

This development (to include the provision of 27 affordable dwellings) can be considered to deliver a competitive return to the landowner with policy compliant affordable housing provision. This is considered to be economically viable as set out in the NPPF.

Please find attached the Viability Statement submitted with the application (ref: 2015/2927), please note that this Statement is confidential and not for public knowledge.

Other Relevant Information

13. Please use the space below to provide additional information or further explanations on any of the topics covered in this form

Whilst lying just outside of the settlement boundary, this site is considered to be in a sustainable location and within walking distance of several amenities.

Moreover, substantial design related work has been undertaken to ensure that any potential impacts that may arise from this proposed development have been mitigated through the design process with the development integrating with the surrounding landscape.

Furthermore, it can be confirmed that the proposed development can be accommodated within the existing scale and pattern of the landscape in this part of the Easton Fringe Farmland and offers an opportunity to create a positive village edge for New Costessey within a new piece of green infrastructure network.

The proposed development also includes the provision for improving and enhancing the woodland abutting the site for potential future occupiers of the site and for its nearby residents.

The proposed development is policy compliant and it has been identified that appropriate provision can be made towards addressing additional demand for community facilities and services through S106 contributions, as set out in the Heads of Terms Statement submitted with the previous application (Ref: 2015/2927).

Check List

Your Details	
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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:	
<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 	
<p>Disclaimer</p> <p>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.</p>	
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 Stuart Willsher	Date 7/7/2016