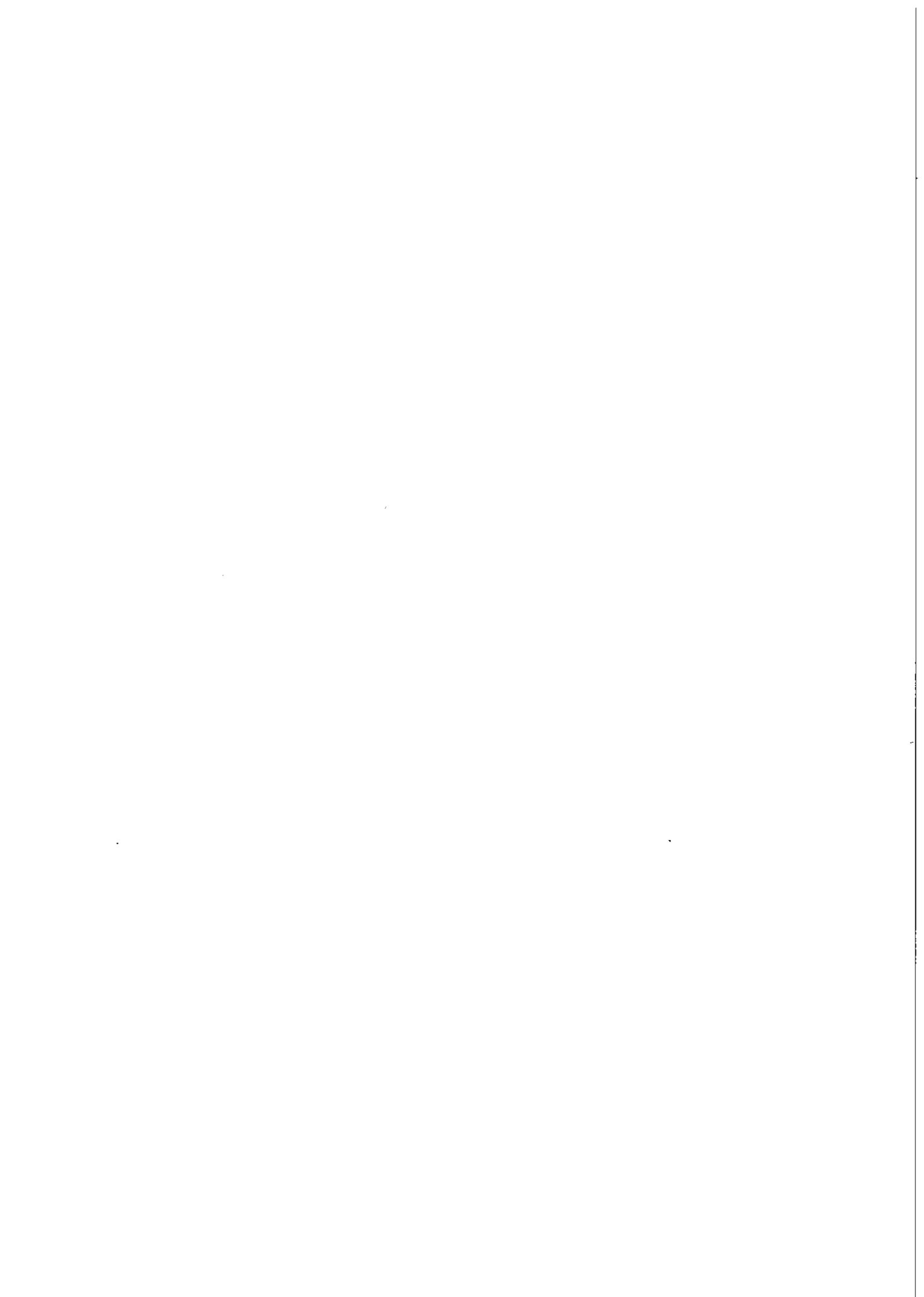


Greater Norwich Local Plan

Call for Sites

16 May 2016— 8 July 2016



Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0333
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 8 July 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	Michael
Last Name	Carpenter
Job Title (where relevant)	Director
Organisation (where relevant)	CODE Development Planners Ltd
Address	17 Rosemary House Lanwades Business Park Kentford
Post Code	CB8 7PN
Telephone Number	01223 290138
Email Address	mikecarpenter@codedp.co.uk

1b. I am...	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent	Local Resident
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
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)	Reepham Road/Holt Road
Grid reference (if known)	
Site area (hectares)	36.6ha

Site Ownership		
3a. I (or my client)....		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
✓		
3b. Please provide the name, address [REDACTED] 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	No
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.		
N/A		

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, employment.		
4b. Has the site been previously developed?	Yes ✓	No

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

The site was originally wholly in agricultural use. Subsequently the former agricultural buildings at Manor Farm have been used for many years for a variety of commercial uses.

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, re-located and improve cricket field, employment, roadside services, retail.

5b. Which of the following use or uses are you proposing?

Market Housing	Business & offices ✓	Recreation & Leisure
Affordable Housing	General industrial ✓	Community Use
Residential Care Home	Storage & distribution ✓	Public Open Space
Gypsy & Traveller Pitches	Tourism ✓	Other (Please Specify)

5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

The site extends to 36.6ha in total although not all of the site is capable of accommodating development. A part of the site identified on the attached location plan is within the airport public safety zone (psz). Following consolidation and re-location of existing uses the site would be capable of accommodating an appropriate mix of employment and tourism.

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

The site is located close to the airport which remains a focus for additional employment expansion. The northern part of Norwich will see substantial housing growth in the current plan period to 2026 and beyond. The objectively assessed housing need is partly based on an assumption that Norwich will continue to attract new employment opportunities. This site offers genuine potential to provide appropriate space for a variety of employment generating uses.

The site also provides the opportunity to accommodate hotel and leisure and conference facilities.

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. Which community would the site serve and how would the designation of the site benefit that community.
N/A
6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquility or richness in wildlife.
N/A

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?
Currently with various access points onto Holt Road roundabout, Holly Lane, Holt Road and Reepham Road. Planned development of the site would enable provision of satisfactory consolidated access points having regard to the recent construction of the NDR.
7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
No
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
Ground conditions are stable. No likely ground contamination issues.
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?
No flood risk.
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?
Site in single ownership. No legal issues affecting delivery of the site.

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?	
Site features a number of field hedgerows and trees concentrated most particularly on the boundaries of the site. Development on the site would respect and enhance these hedgerows and boundaries.	
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 on the site and the site does not lie in a Conservation Area.	
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?	
<p>The site is bordered by a mixture of uses including substantial road infrastructure, particularly to the north with the new NDR and Holt Road/Cromer Road roundabout. The now vacant former Anglian Windows Sports Ground lays adjacent to the south-eastern corner of the site and immediately adjacent to the Norfolk County Cricket Ground.</p> <p>The southern extent of development would be defined by the northern boundary of the airport public safety zone (psz) indicated on the plan. Although the area within the psz is inappropriate for substantial forms of development the land could be incorporated as an area of substantial open green space.</p>	
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 is largely in agricultural use but the farm buildings at Manor Farm are in various agricultural and commercial uses. The expectation is that these uses could be incorporated into a commercial element of the development.	
7j. Other: (please specify):	

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.			
	Yes	No	Unsure
Mains water supply	✓		
Mains sewerage	✓		
Electricity supply	✓		
Gas supply	✓		
Public highway	✓		

Broadband internet	✓		
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Other (please specify):	
8b. Please provide any further information on the utilities available on the site:	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	
1 to 5 years (by April 2021)	✓
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
9b. Please give reasons for the answer given above.	
<p>The comprehensive development of the site would be greatly influenced by the delivery of the new cricket facilities. It would be necessary to allow sufficient time for these facilities to be planned, consented, designed and constructed before any new development could be provided on the existing field. A 10-15 year period is thought to be realistic in the circumstances.</p>	

Market Interest		
10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.		
	Yes	Comments
Site is owned by a developer/promoter		
Site is under option to a developer/promoter		
Enquiries received	✓	Site owned by company with experience in development market.
Site is being marketed		
None		

Not known		
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Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	✓
10 - 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
15 years.	

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	No	Unsure
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?		✓	
12c. If there are abnormal costs associated with the site please provide details: N/A			
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?	✓		

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.

Based upon current understanding, the site is likely to be viable.

However, considerable additional assessment will be required before confirming categorically that the development of the site, together with development costs, CIL, section 106 commitments, is viable.

Of particular relevance in this case will be the likely costs of re-locating and improving the sports facilities associated with the County Cricket Ground.

The necessary initial assessments are currently underway.

Other Relevant Information

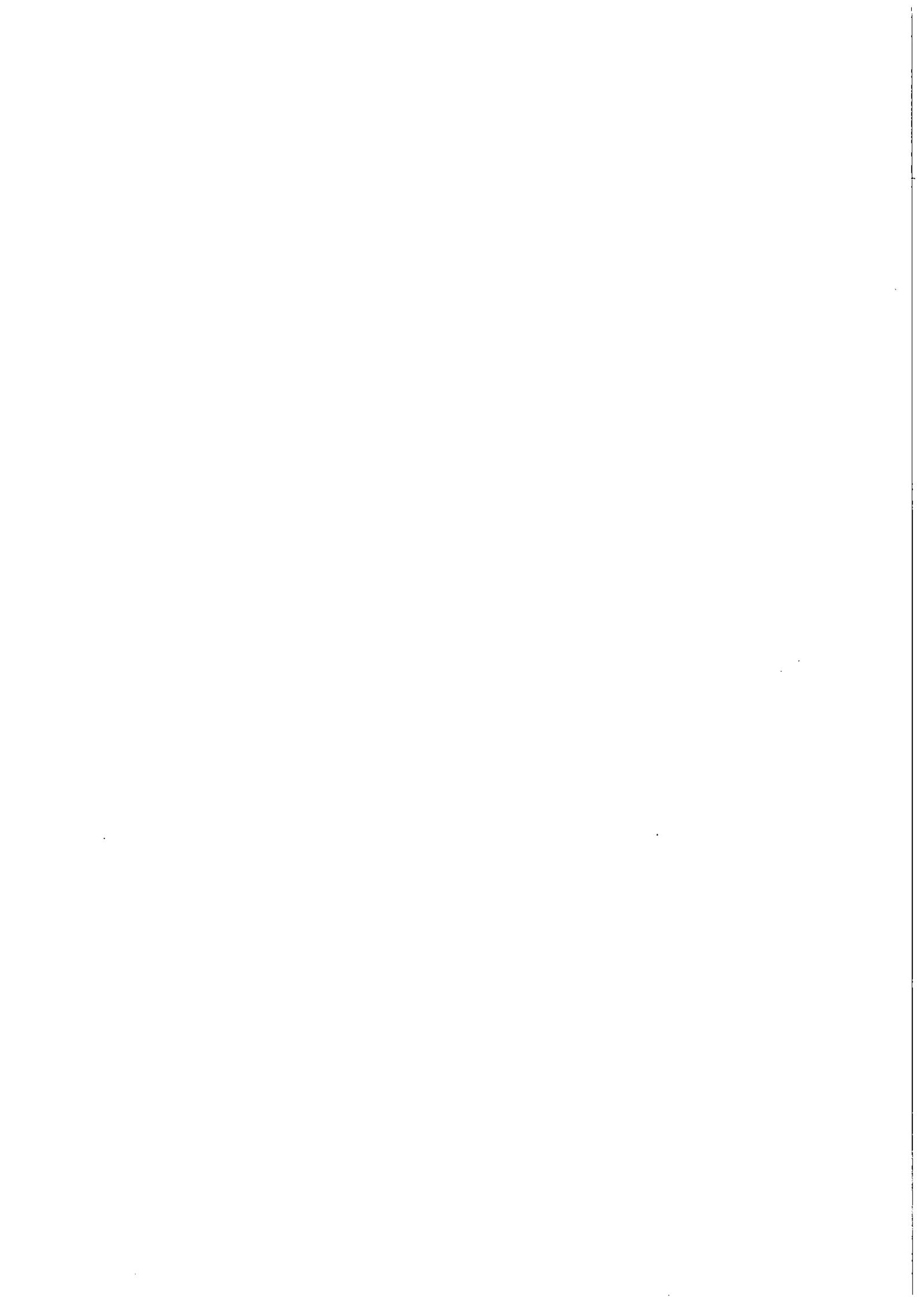
13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

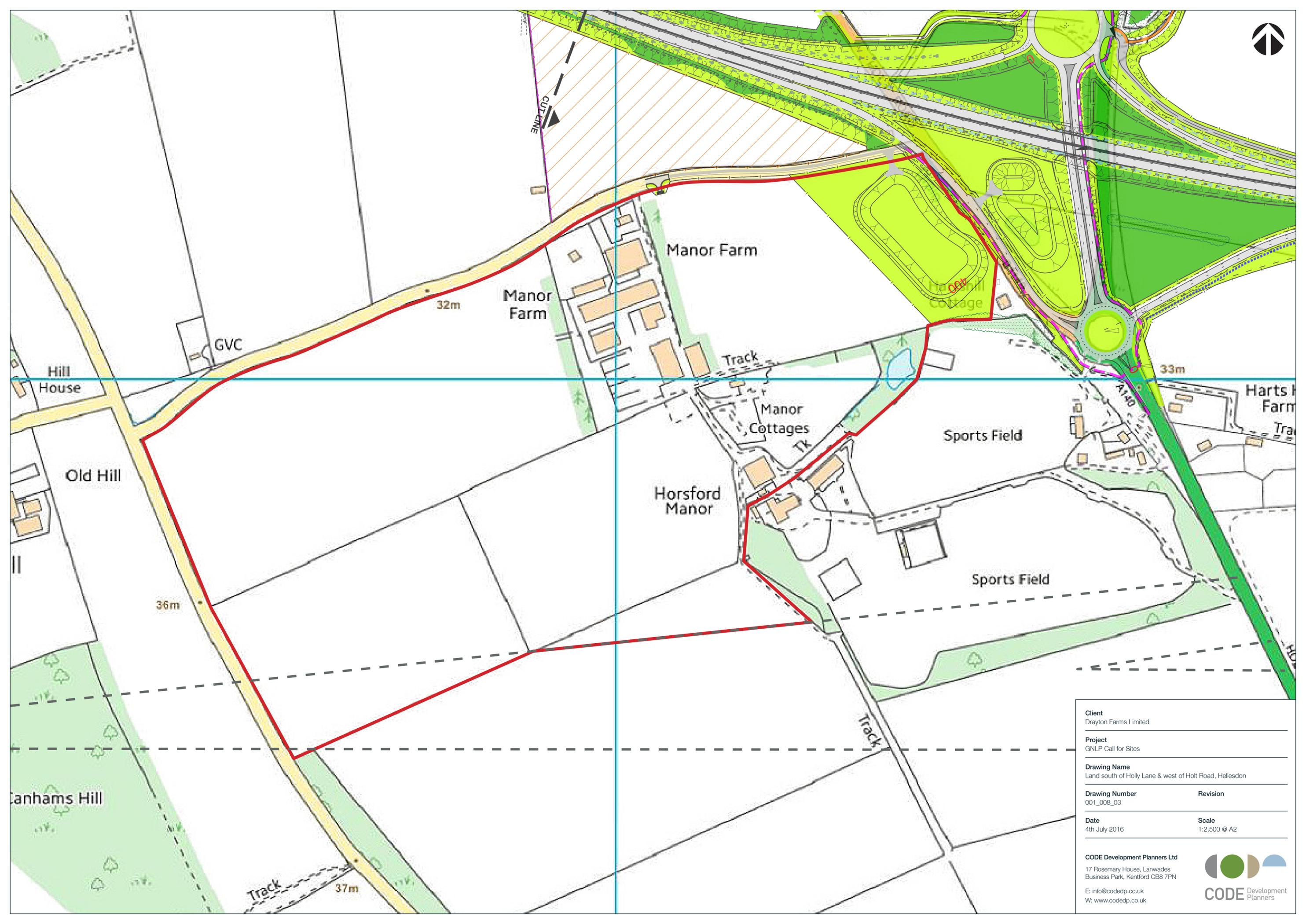
The site owners are currently drafting more detailed proposals to illustrate, explain and justify the likely scale and form of development.

It is necessary to consider, in liaison with the council and all appropriate bodies, the potential of the site to deliver the required development in such a way which is integrated with the existing community and which mitigates any detrimental effects.

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 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 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 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> <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.</p>	
Name Michael Carpenter	Date 7 July 2016





Client Drayton Farms Limited	
Project GNLP Call for Sites	
Drawing Name Land south of Holly Lane & west of Holt Road, Hellesdon	
Drawing Number 001_008_03	Revision
Date 4th July 2016	Scale 1:2,500 @ A2
CODE Development Planners Ltd 17 Rosemary House, Lanwades Business Park, Kentford CB8 7PN E: info@codedp.co.uk W: www.codedp.co.uk	
 CODE Development Planners	