

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0344
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	Philip
Last Name	Rankin
Job Title (where relevant)	Assistant Surveyor
Organisation (where relevant)	Savills (UK) Ltd
Address	50, Princes Street Ipswich Suffolk
Post Code	IP1 1RJ
Telephone Number	01473 234 804
Email Address	prankin@savills.com

1b. I am...	
Owner of the site ☐	Parish/Town Council ☐
Developer ☐	Community Group ☐
Land Agent ☒	Local Resident ☐
Planning Consultant ☐	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)	Land to the east of Church Row Kirby Row Bungay NR35 2HH
Grid reference (if known)	See above postcode.
Site area (hectares)	1.64

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

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)		
Potential for a residential development comprising approximately 35 - 45 homes, which could involve appropriate landscaping and attractive open spaces, or a mixed use development incorporating some land for residential use and employment use.		
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.		
At this stage, the proposed housing numbers are indicative and we have stipulated the above amount in consideration with the existing size and nature of Kirby Row.		
5d. Please describe any benefits to the Local Area that the development of the site could provide.		
The site offers an opportunity to create a well landscaped and spacious residential development suitable to the nature of Kirby Row. Given the size of the site, and the level topography, we believe it's development should involve considerable attractive landscaping.		

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.
6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

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?
The is an existing vehicular access on to Church Road.
7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
The topography of the site rises from west to east.
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
The ground conditions at the site are stable. We have undertaken desktop investigations in relation to ground contamination and note that there does not appears to be any 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?
We have inspected the Environment Agency flood maps, and note that the site is in an area that has a chance of flooding of less than 1 in 1,000.
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?
As far as we are aware, the site is not affected by any third party rights.

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?
N/A
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?
N/A
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
The site is bordered by a public highways to the north and west. The land to the east and south is currently in agricultural use.
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.
N/A
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	☐	☒	☐

Other (please specify):	
8b. Please provide any further information on the utilities available on the site: The site is situated within the vicinity of existing residential properties. At this stage, we are unaware whether the utilities servicing said existing development would be available if the site was to be developed.	

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.	
The site is owner occupied.	

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 is being marketed	☐	
None	☒	
Not known	☐	

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)?	
Given the vicinity to the public highway and existing services, the development could be completed within a short time frame from the construction commencement date, ie two 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:			
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.

A viability assessment is yet to be undertaken, however we would ensure, depending on how the site progresses through the new Local Plan drafting process, this matter is addressed relatively early on in proceedings in order to best assist the promotion of the site. At this stage, we do not have any concerns with the viability of the site.

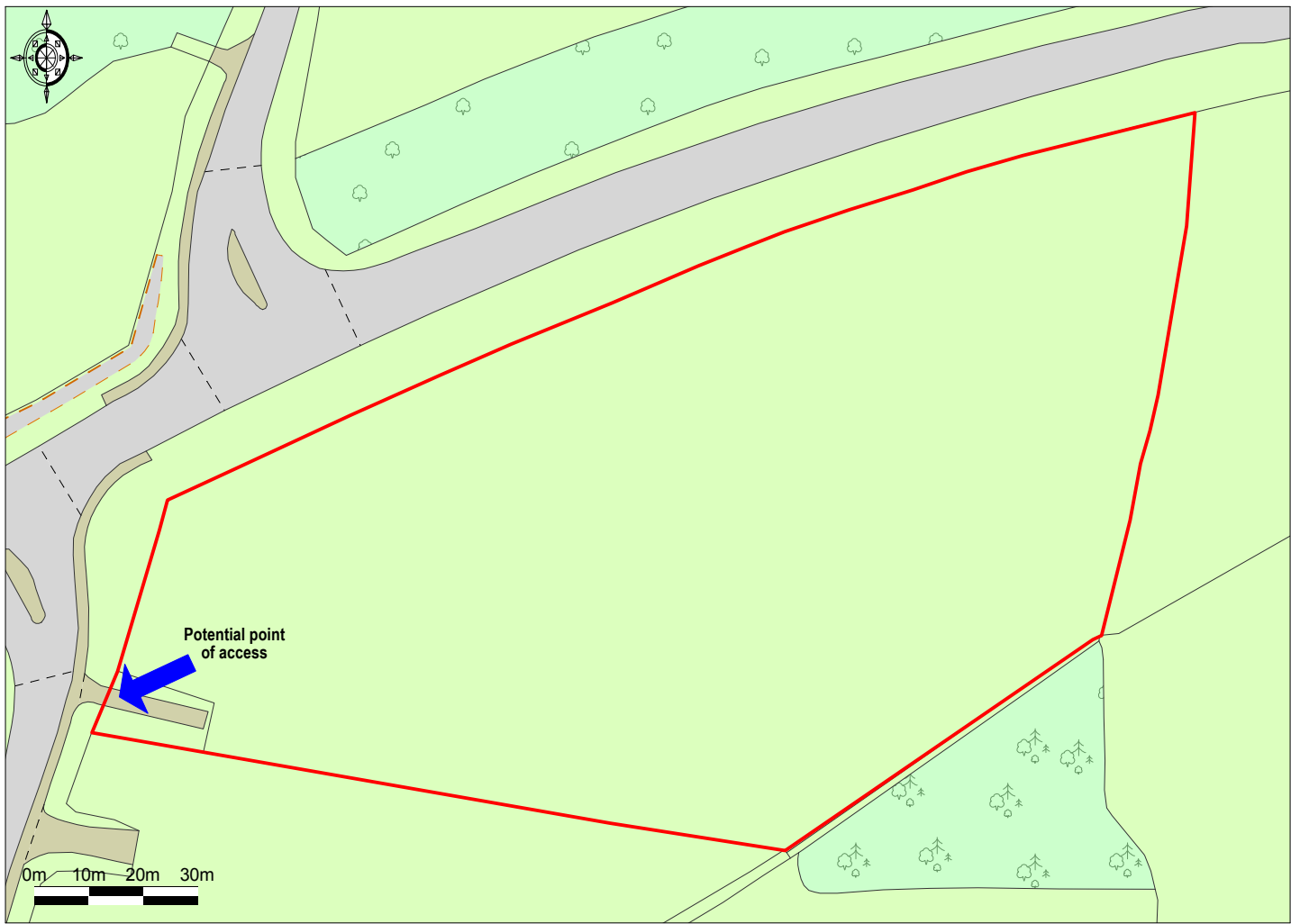
Other Relevant Information

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

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 Philip Rankin	Date Friday 8th July 2016

Greater Norwich Local Plan - Call for Sites
Land to the east of Church Row, Kirby Row, NR35 2HH



Ordnance Survey © Crown Copyright 2016. All rights reserved. Licence number 100022432. Plotted Scale - 1:1250

Friday 8th July