

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0371
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: 01 603 306603

1a. Contact Details	
Title	Miss
First Name	Helen
Last Name	Adcock
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	helenadcock@codedp.co.uk

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

1c. Client/Landowner Details (if different from question 1a)	
Title	[REDACTED]
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	c/o CODE Development Planners Ltd
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 south of A1042 Yarmouth Road, Postwick (Site B)
Grid reference (if known)	
Site area (hectares)	3.16ha

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
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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). <div style="background-color: black; width: 100px; height: 20px; margin-top: 5px;"></div> <div style="background-color: black; width: 80px; height: 20px; margin-top: 5px;"></div>		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input type="radio"/>	No <input type="radio"/>
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?	Yes <input type="radio"/>	No <input checked="" type="radio"/>

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)

Use classes A1 or B1 or mixed uses of A1, B1 with A3, A4 or A5 and possibly D1. There is the opportunity to connect this site via Oaks Lane to serve the residents of Postwick; its proximity to the commercial uses located at the Postwick Hub also means that it could serve a wider catchment.

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

Market Housing <input type="checkbox"/>	Business & offices <input checked="" type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage & distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy & Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) retail, restaurants, cafes <input type="checkbox"/>

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

Options for the configuration of uses and the floor areas will be progressed in liaison with officers of the GNLP, other statutory authorities and public engagement exercises.

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

The site has the potential to provide a convenience food store and other local facilities with connection via Oaks Lane to serve the village of Postwick. A new pedestrian connection along Oaks Lane would deliver a connection between the village to the proposed site and the facilities surrounding the Postwick Hub.

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, tranquillity 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?
New pedestrian and vehicular accesses will be created to serve the site. Richard Jackson engineers as highway consultant has confirmed that new pedestrian and vehicular accesses are achievable taking into account the OHP line, high pressure gas main and location of existing highway infrastructure (junction with A1042 etc). Refer to drawing 020_001_005.
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?
There is no reason to believe the ground conditions are anything other than stable. The land has been in consistent agriculture use.
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 Environment Agency's maps shows that the site is not at risk of flooding from the sea or rivers. Isolated spots where surface water pools are identified on the EA's maps however such areas are few in number and relatively small areas. It is anticipated that a suitable surface water drainage scheme as part of the development would mitigate any surface water flooding issues.
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 site is wholly owned by the owner listed above. There are restrictive covenants associated with the High Pressure Gas Main shown on the enclosed drawings. The land is currently farmed by a contractor for the owner and there are no existing tenancies in place. The owner of the site is not aware of any other legal issues. However, the site is part of the estate being marketed as a whole or in lots and any purchaser would have to ensure that they obtain any necessary rights in transfer documentation over adjoining land to enable development if required.

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 is currently an arable field and trees and hedges exist only at its boundaries. The boundary features are not contiguous and it is anticipated that features of ecological importance could be incorporated into the layout and design of the proposed development.

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?

None

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

The extension to the Postwick Park & Ride facility is located to the west of Oaks Lane. The site is located adjacent to the Postwick Hub junction which in addition to a highway interchange is characterised by commercial development in the form of Broadland and Meridian Way Business Parks. To the south of the site is a residential property in a large plot with adjacent equestrian paddocks. To the north of the site is the A1042 beyond which is the A47. To the east of the site is Brundall Low Road.

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):

A high pressure gas main is routed on the western side of the site, however, its location and its easement do not preclude development of the site. The design and layout of the development would overcome this site constraint.

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	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify):	Public transport links to Norwich via existing Park & Ride
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	<input type="radio"/>
1 to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 – 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
9b. Please give reasons for the answer given above.	
The land parcel is being offered for sale as part of the disposal of the wider Hall Farm with effect 1 July 2016. Parcel B is lotted individually and is comprised of arable land. The response to the marketing campaign has been positive, with strong interest from a range of prospective purchasers in the landholding. Parcel B has attracted particular interest, with an offer received over the guide price within four day of the campaign commencing from a private developer.	

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	<input type="radio"/>	
Site is under option to a developer/promoter	<input type="radio"/>	
Enquiries received	<input type="radio"/>	

Site is being marketed	<input checked="" type="radio"/>	Savills are the marketing/sales agent (refer also to 9b above)
None	<input type="radio"/>	
Not known	<input type="radio"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
This will depend on the mix of uses on the site.	

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			<input checked="" type="checkbox"/>
	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?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
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?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

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.

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 forms part of a much larger land ownership (Hall Farm, Postwick) and the development of the site can either be developed comprehensively in combination with Site A1 and Site A2 as identified on enclosed drawing 020_001_002 or as a stand alone site.

The development of the site provides an opportunity for the sustainability credentials of the village of Postwick to be enhanced and provide accessibility to the facilities surrounding the Postwick Hub.

Pedestrian connections can be achieved along Oaks Lane with vehicular access achievable along the site's frontage with the A1042 (refer to drawing 020_001_005).

Check List	
Your Details	<input checked="" type="checkbox"/>
Site Details (including site location plan)	<input checked="" type="checkbox"/>
Site Ownership	<input checked="" type="checkbox"/>
Current and Historic Land Uses	<input checked="" type="checkbox"/>
Proposed Future Uses	<input checked="" type="checkbox"/>
Local Green Space (Only to be completed for proposed Local Green Space Designations)	<input type="checkbox"/>
Site Features and Constraints	<input checked="" type="checkbox"/>
Utilities	<input checked="" type="checkbox"/>
Availability	<input checked="" type="checkbox"/>
Market Interest	<input checked="" type="checkbox"/>
Delivery	<input checked="" type="checkbox"/>
Viability	<input checked="" type="checkbox"/>
Other Relevant Information	<input checked="" type="checkbox"/>
Declaration	<input checked="" type="checkbox"/>

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.

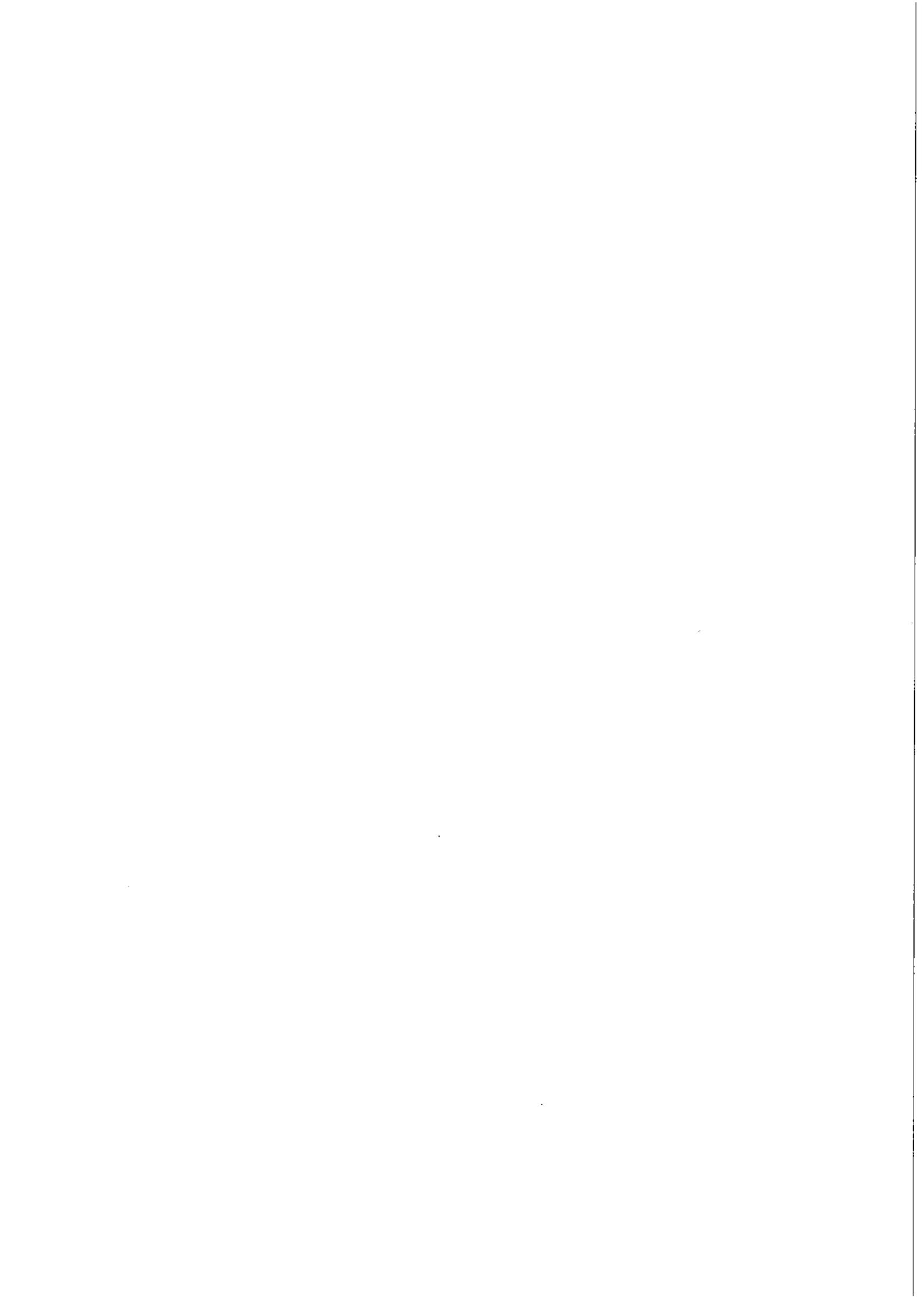
Disclaimer

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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 Miss Helen Adcock

Date 8 July 2016





KEY	
	Proposed GNLP Allocation
	High Pressure Gas Main (Exact Location TBC)

EXTENSION TO PARK & RIDE
(currently under construction)

Client Trustees of David Langridge 1997 Settlement	
Project GNLP Call for Sites	
Drawing Name Land south of A1042, Postwick - Site B	
Drawing Number 020_001_005	Revision
Date July 2016	Scale 1:2,500 @ A3

CODE Development Planners Ltd
17 Rosemary House, Lanwades
Business Park, Kentford CB8 7PN
E: info@codedp.co.uk
W: www.codedp.co.uk





MERIDIAN BUSINESS PARK

"POSTWICK HUB" JUNCTION

Park & Ride

EXTENSION TO PARK & RIDE
(currently under construction)

RAIL BRIDGE 1221

RAIL BRIDGE 1222

Wood Top Barn

Grove Bungalow

Postwick

BROADLAND DISTRICT COUNCIL

THE BROADS AUTHORITY

Client
Trustees of David Langridge 1997 Settlement

Project
GNLP Call for Sites

Drawing Name
Contextual Plan

Drawing Number **Revision**
020_001_002

Date **Scale**
July 2016 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



KEY

-  Possible School Locations
-  New Access to River
-  County Boundary
-  High Pressure Gas Main (Exact Location TBC)
-  Sites Proposed for GNLP Allocation
-  Other land Ownership
-  Location of Access
-  New Connection along Oaks Lane

