

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0388
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	William
Last Name	Lusty
Job Title (where relevant)	Associate Director
Organisation (where relevant)	Savills
Address	Unex House 132-134 Hills Road Cambridge
Post Code	CB2 8PA
Telephone Number	01223 347246
Email Address	wlusty@savills.com

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	
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 at Coltishall (St John's Close, NR12 7HA)
Grid reference (if known)	
Site area (hectares)	2.7 Ha

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). c/o the agent		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input checked="" 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)
None known

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)		
Housing development		
5b. Which of the following use or uses are you proposing?		
Market Housing <input checked="" type="checkbox"/>	Business & offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input checked="" 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 checked="" type="checkbox"/>
Gypsy & Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify)
5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.		
Approximately 45 dwellings		
5d. Please describe any benefits to the Local Area that the development of the site could provide.		
Parking for Primary School Parking for allotments Pedestrian link between allotments and Primary School Public Open Space		

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?
Yes, from St. John's Close. Does not need to be improved but traffic calming improvements to St John's Close proposed.
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?
Assumed yes. None anticipated (agricultural field).
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?
Low risk of flooding (Flood Zone 1) and very low level of surface water flooding.
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 requirement for third party land. No known restrictive covenants. No tenancy issues precluding early delivery of development.

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
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?
Agriculture and housing. No.
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):

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

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	<input checked="" type="radio"/>
1 to 5 years (by April 2021)	<input 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.	
Land can be brought back in hand immediately under existing tenancy agreement.	

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 type="radio"/>	
None	<input checked="" 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)?	
Approximately 1 year	

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

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 checked="" 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"/>	

<p>14. Declaration</p> <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. <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> <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 Mr W R Lusty	Date 7 July 2016

Broadland Site Allocations Consultation – Preferred Options 2013

**Representations in support of Coltishall & Horstead Site 2:
East of Rectory Road and Southeast of Coltishall Primary School**

August 2013





Aerial view of Coltishall village



Contents:

1. Introduction
2. Previous Site Allocations DPD Consultations
3. Coltishall & Horstead Site 2:
East of Rectory Road and Southeast of Coltishall Primary School
4. Illustrative concept plan
5. Conclusion

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1. Introduction

- 1.1 This document has been prepared by Savills on behalf of as part of representations to Broadland District Council's Site Allocations Development Plan Document (DPD) Preferred Options Consultation. Coltishall & Horstead Site 2: East of Rectory Road and Southeast of Coltishall Primary School (Coltishall & Horstead Site 2) is in two ownerships; the first being Diocese of Norwich (the northern part of the site) and the second being three members of one family, Marion Playford, Jill Wye and Sara Clethero, represented by Mr P Playford (the southern part of the site).
- 1.2 Specifically, this document forms part of a representation to object to the Preferred Options consultation in that Coltishall & Horstead Site 2 has not been identified as a Preferred housing site. As such, we consider that Coltishall & Horstead Site 2 should be identified at the next consultation stage, which is programmed to be the Submission version of the Site Allocations DPD, as a housing allocation, instead of the Council's Preferred site at this stage, which is Land off Rectory Road, Coltishall. It is therefore the purpose of this document to explain why we consider that Coltishall & Horstead Site 2 should be allocated for housing development.
- 1.3 The site itself is currently agricultural land and its topography is level.



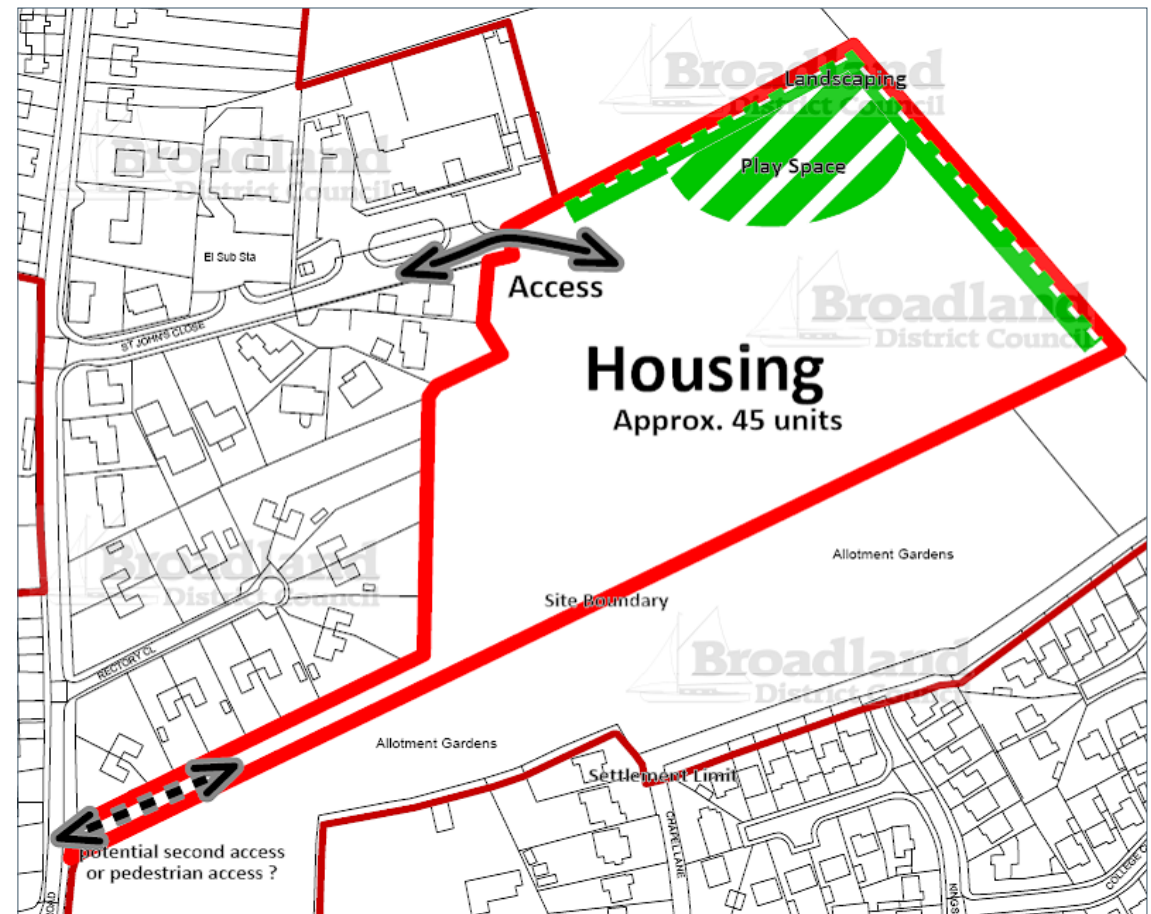
Location plan



Site plan

2. Previous Site Allocations DPD Consultations

- 2.1 In terms of previous consultations undertaken by the Council, Coltishall & Horstead Site 2 was identified as a 'shortlisted site' in the Site Allocations DPD consultation of the same name, which took place during Autumn 2011. Two other sites at Coltishall & Horstead were consulted upon at that time, being land to the east of Station Road, Coltishall and Frettenham Road, Horstead.
- 2.2 The Council subsequently consulted upon 'additional alternative sites' for the Site Allocations DPD in Summer 2012. These additional sites included land at Rectory Road, Coltishall, land at Buxton Road, Horstead and land at Frettenham Road, Horstead. The former of these three sites, land at Rectory Road, has been taken forward by the Council as its Preferred housing site in the Preferred Options Consultation.



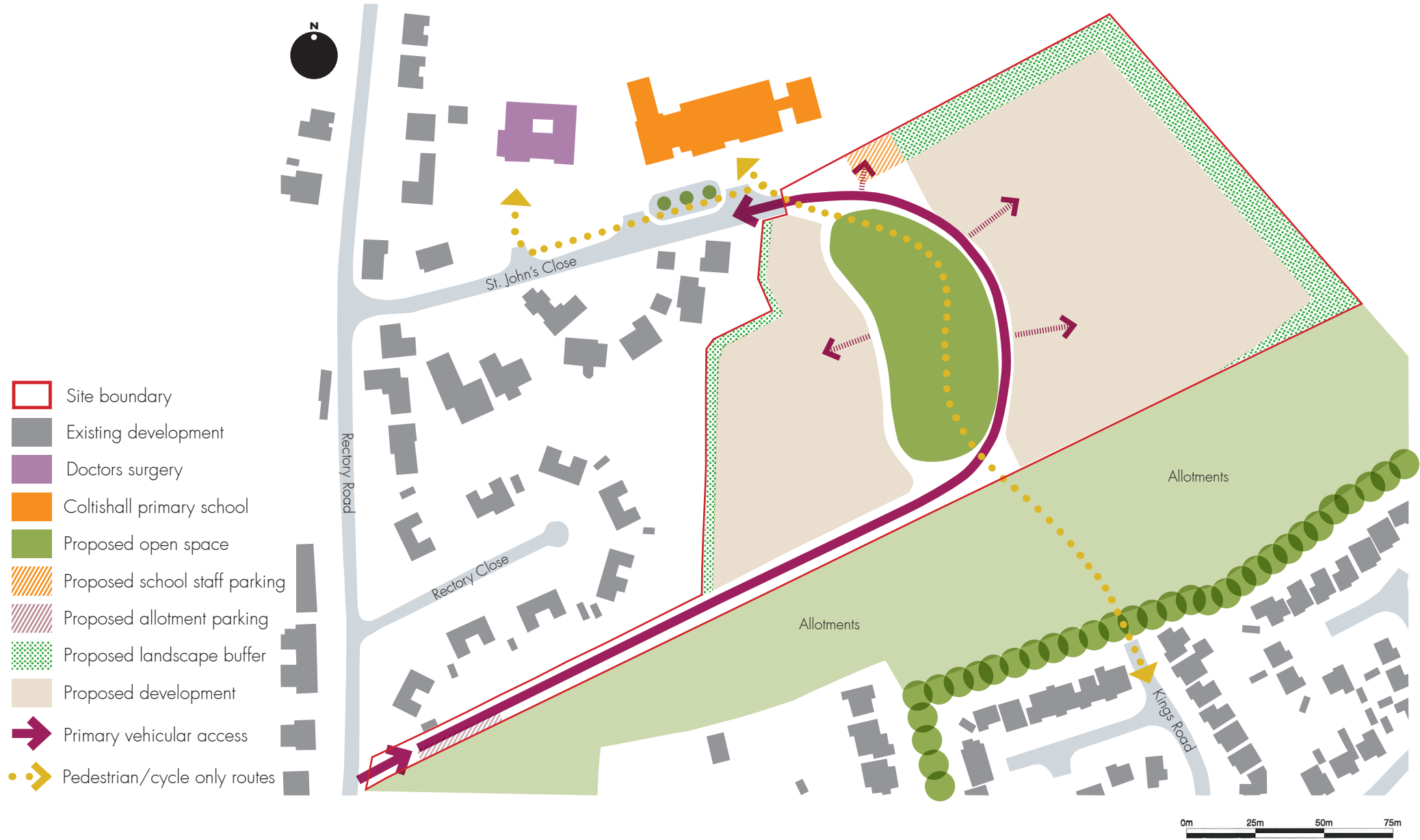
Extract from the Broadland District Council's previous Site Allocations DPD Consultation

3. Coltishall & Horstead Site 2: East of Rectory Road and Southeast of Coltishall Primary School

- 3.1 We consider that Coltishall & Horstead Site 2 is the most suitable site at Coltishall and Horstead for housing development that has been identified to date through the Site Allocations DPD process. Indeed, the site is located in close proximity to key services in the village, such as the school and doctor's surgery and these more accessible to Coltishall & Horstead Site 2 than the Council's preferred site. The site is also well located in terms of its proximity to other services and facilities in the village such as the village store and post office, which lies within walking distance. The site is also available for development and development of the site is deliverable, with all landowners working jointly to bring development forward.
- 3.2 We have developed two concept layouts to show the principles of two approaches to development of the Coltishall & Horstead Site 2. These concepts seek to address matters raised by the Council's assessment of the site as contained within the Planning Assessment for Site Allocations which accompanies the Preferred Options Consultation and also in comments made by the local community. We have also sought to engage with the local community and these concepts also follow meetings that we have held with Coltishall Parish Councillors on 10 March 2013 and Mr Playford's meeting with the head teacher of Coltishall Primary School on 22 July 2013.
- 3.3 The Council's assessment of the Coltishall & Horstead Site 2 recognises that consultation responses have commented upon the narrowness of St John's Close and limited visibility at the corner of St John's Close with Rectory Road, although we notice that the Council's assessment acknowledges that the Local Highway Authority indicates that an acceptable vehicular access is likely from St John's Close, or possibly from Rectory Road if using the existing allotments access. Furthermore, Norfolk County Council as the Local Highway Authority has stated that Coltishall & Horstead Site 2 is their preferred site in Coltishall and Horstead. The Council's assessment also refers to other highways matters that have been raised through consultation, which include street car parking causing congestion along Rectory Road, the limited availability of parking at the school and the risks to children posed by speeding motorists.








Spatial masterplan - Option 1

- 3.4 In light of the above comments, the Option 1 spatial masterplan shown opposite involves a one-way system for vehicular traffic through the site. This would be achieved with an ingress from Rectory Road using the land along the northern boundary of the allotments. Traffic leaving the development would then egress along St John's Close. This approach would help to minimise the number of traffic movements along St. John's Close. A car-parking area would also be provided within the development for school staff, which would help to reduce on-street parking on St John's Close and congestion at pick-up and drop-off time. The masterplan also involves the provision of a pedestrian route through the site from King's Road, which will provide a shorter and safer pedestrian route to the school and surgery from south eastern parts of the village, without need to use Rectory Road. It is understood from our meeting with the Head Teacher of the primary school that he would be supportive of the pedestrian cycleway link to Kings Road.



Spatial masterplan - Option 2

- 3.5 The Option 2 spatial masterplan shown opposite involves the same principles as the Option 1 masterplan, but instead uses the corridor of land along the northern boundary of the allotments as parking for the allotments. Around 10 car parking spaces in this area could be achieved using an angled parking arrangement. A small area of the allotment land would then be needed in order to provide a turning area for vehicles. A pedestrian and cycle route would also continue through this parking area to provide a dedicated pedestrian and cycle route from the development to Rectory Road.

-  Site boundary
-  Existing development
-  Doctors surgery
-  Coltishall primary school
-  Proposed open space
-  Proposed school staff parking
-  Proposed allotment parking
-  Proposed landscape buffer
-  Proposed development
-  Primary vehicular access
-  Restricted access - Allotment holders only
-  Pedestrian/cycle only routes



4. Illustrative concept plan

- 4.1 Based on the spatial masterplan option 2 we have prepared this illustrative concept plan to demonstrate how future development could potentially be designed and delivered.
- 4.2 This proposal illustrates a single point of access to the residential development from St. John's Close.
- 4.3 New staff parking has been provided close to the school and a new restricted access and parking for the allotments holders has been provided off Rectory Road. A turning area has been incorporated to ensure that cars are able to enter and leave in a forward gear. This will help to free up existing turning and drop-off space at the front of the school.
- 4.4 A new central green will create an attractive and usable area of open space and focal point to the scheme. New homes will frame and enclose the space and provide informal surveillance. Together with the proposed pedestrian & cycle link through the existing allotments the green space will provide a new safe pedestrian route, linking the existing development to the south to the primary school and medical practice to the north, avoiding the main road.
- 4.5 New landscape buffers would be planted to help soften the development and provide natural screening along sensitive edges.



5. Conclusion

- 5.1 The site lies within the ownerships of our two clients and they are working jointly to bring development of this site forward. The site is therefore available for development.
- 5.2 The site is level and relates well to the built-up edge of the village. Access can be achieved from St John's Close and there is a further opportunity for either a one-way vehicular access from Rectory Road, or parking for the allotments and a dedicated cycleway and footway to and from Rectory Road. Development of the site is therefore considered to be achievable.
- 5.3 Our proposed options for access to the site also seek to respond to comments from the local community about traffic increases on St John's Close. The proposal to provide additional car parking for members of staff at the school is also part of this. Norfolk County Council as the Local Highways Authority has stated that Site 2 would be its preferred site.
- 5.4 We have also sought to improve pedestrian accessibility to the school and surgery through the provision of a new footpath & cycle link through the allotments from King's Road in conjunction with the Parish Council. This will provide a shorter and safer pedestrian route from south eastern parts of the village.
- 5.5 Building upon the work we have done to develop access strategies for the site, we have sought to develop a concept layout for a high quality development which also responds to the site's context. Landscape planting and a central open space are key features of this concept. We consider that the ability to successfully achieve development within the site's context, means that the site is particularly suitable for housing development.
- 5.6 Comparing Coltishall & Horstead Site 2 with the Council's preferred housing site at the northern end of Rectory Road, we consider that our clients' site is considerably more suitable for housing development. The Council's preferred site will mean development that results in a significant incursion into the open countryside, whereas our clients' site is much better related to the built up edge of the village. Our clients' site is also much closer to services and facilities in the village than the Council's preferred housing site and is therefore more sustainable than the Council's preferred housing site. We believe that this proposal will be at the heart of the community and deliver real benefit, whereas the Coltishall & Horstead Site 1 will be on the edge of the village and not fully integrated.
- 5.7 We therefore conclude that Coltishall & Horstead Site 2 should be identified at the next consultation stage as a housing allocation, which is programmed to be the Submission version of the Site Allocations DPD, instead of the Council's preferred housing site further to the north at Rectory Road.

