

Your ref:
Our ref: 36064
dd: 01603229407
df: 01603763899
e: aimee.fowler@bidwells.co.uk
Date: 6 July 2016



Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

16 Upper King Street
Norwich NR3 1HA
t: 01603 763939
f: 01603 763899
bidwells.co.uk

Dear Sir/Madam

Email and post

**Greater Norwich Local Plan - Call for Sites Consultation Response
- Church Meadow, Alington**

Bidwells has been instructed by _____ to submit land in their ownership at Church Meadow, Alington for consideration for allocation through the Greater Norwich Local Plan.

The site was the subject of a planning application (ref: 2014/2608) in 2014, which was refused by South Norfolk Council primarily on the basis that it did not comply with the Adopted Development Plan at the time. The material submitted with the planning application demonstrates that there are no technical reasons for refusal. The other reasons for refusal (access and insufficient information on archaeology) are not fundamental, and are matters of detail which can be addressed through a future planning application process.

To support the promotion, I am sending a completed Greater Norwich Call for Sites Submission Form; an OS Map outlining the extent of the site; and CD of the key technical reports which supported the planning application, including (hard copies can be made available on request):

- Ecology Report;
- Archaeology;
- Transport & Access Report;
- Geo-Environmental Report;
- Flood Risk & Drainage Report;
- Utilities Assessment.

The technical reports and details provided on the submission form demonstrates how the site at Church Meadow, Alington is available, suitable and deliverable and would be an appropriate location for residential development, with no unsurmountable constraints.

I trust the above is of assistance to you. If in the meantime you have any questions, please do not hesitate to contact me.

**Greater Norwich Local Plan - Call for Sites Consultation
Response - Church Meadow, Alington**
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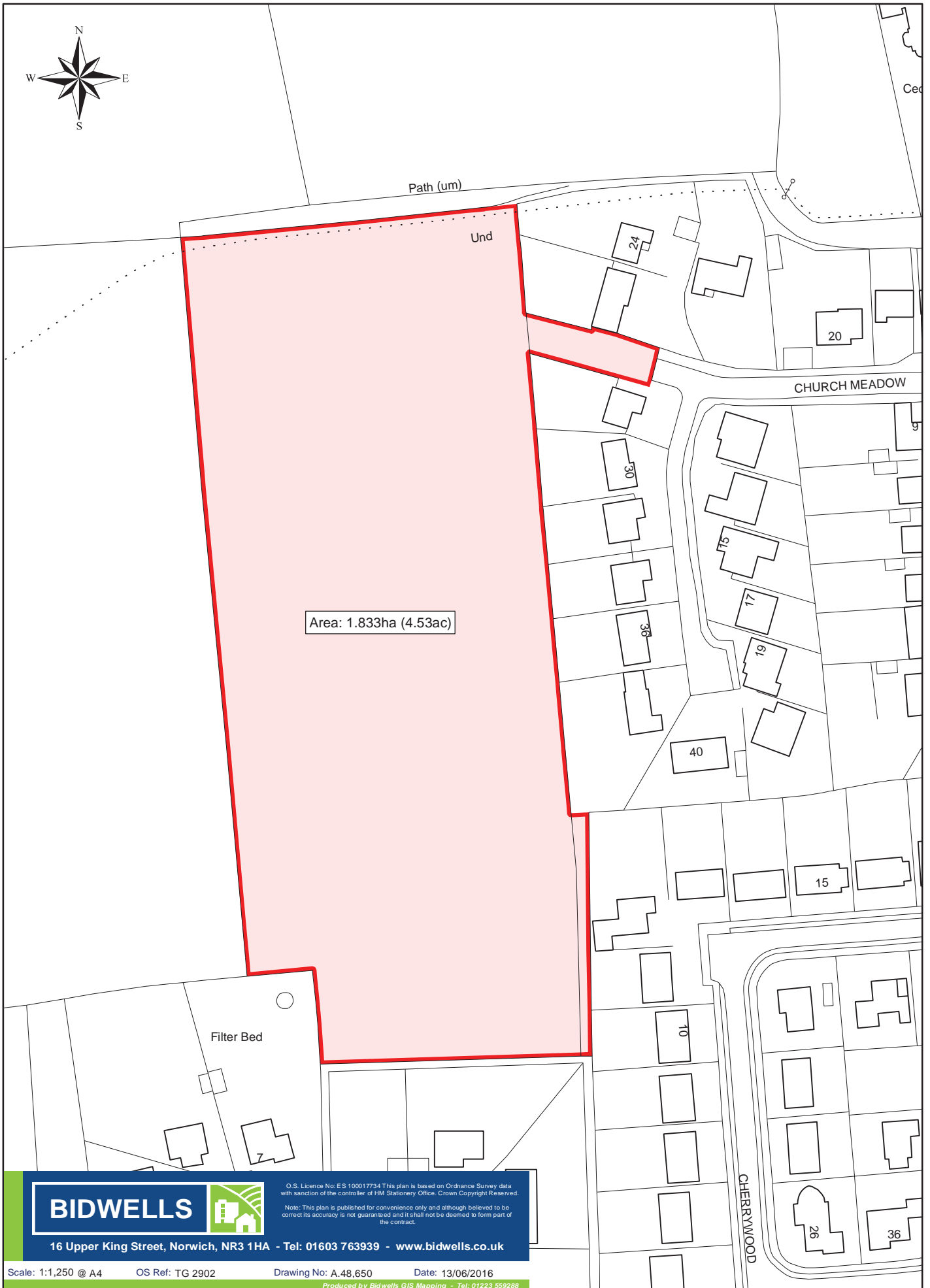
Yours sincerely

A handwritten signature in black ink, appearing to read "Aimee".

Aimee Fowler BPlan(Hons), Associate Member of RTP
Senior Planner

Enc

Land to the West of Alpington, Norfolk



Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0400
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	Miss
First Name	Aimee
Last Name	Fowler
Job Title (where relevant)	Senior Planner
Organisation (where relevant)	Bidwells
Address	16 Upper King Street Norwich Norfolk
Post Code	NR3 1HA
Telephone Number	01603 229407
Email Address	aimee.fowler@bidwells.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	
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 Church Meadow, Alpington Norfolk
Grid reference (if known)	52.567613 (N); 1.378219 (E)
Site area (hectares)	2.08 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 type="radio"/>	<input checked="" 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). N/A		
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. 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.)		
Open arable land.		
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)

Planning Application (ref: 2014/2608) The application was refused on three grounds - non-compliance with the Adopted Development Plan at the time, access and insufficient information on archaeology; with no significant unsurmountable constraints. These are matters of detail which can be addressed through a future planning application process.

Attendance of the South Norfolk Site Specific Allocations submission and subsequent Planning Hearing was also undertaken (ref: 22975).

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)

The site is proposed for residential use (including market and affordable housing) with a mix of dwelling types and sizes.

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 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.

The proposal will include the provision of up to 22 houses (25dph).

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

The site offers an array of opportunities to provide benefits to the local area. These include benefits to supply much-needed housing to the local area of both Alington, South Norfolk and the Norfolk County District as a whole. An appropriate mix of dwelling types will be brought forward in discussion with Greater Norwich Local Plan team and the Council's Planning and Housing Officers. The location of the site means it is close and accessible to a selection of core facilities and services, supported by Public Transport to the wider local area. Development will provide excellent opportunities to connect to existing footpaths and roadways and enhance connectivity to existing residential development.

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?

Current access to the site is off Church Meadow. There are no public rights of way that cross or adjoin the site.

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

The site is generally level in topography and there is no significant changes in levels.

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

The overall risk rating of the site in terms of contaminated land to be Low. Further information is given within the supporting Phase-1 Geo-Environmental Assessment (see enclosed within this submission).

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 entirety of the site is located within Flood Zone 1 and is at a low risk of flooding from all sources with appropriate mitigation measures incorporated within the development design. Further information is given within the supporting Flood Risk and Surface Water Drainage Assessment (see enclosed with this submission).

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?

There are no legal issues related to the acquisition to develop the subject 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?

The site does not feature a watercourse or mature woodland on or adjoining. A supporting Ecology Assessment has been included as part of this submission and concludes that the habitat on site is of low ecological value (see enclosed within this submission for supporting Ecology report).

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 historical features affected by the development.

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

The subject site is bound by existing residential uses on the eastern and southern boundaries of the site. To the west and north of the site is existing open arable fields.

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

No - there are no existing buildings located on the site.

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 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 type="radio"/>	<input type="radio"/>	<input checked="" 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):	
8b. Please provide any further information on the utilities available on the site: Supporting Utility Appraisal available on request.	

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.	
The site is currently vacant, with the current landowner(s) proactive in promotion of this land for future residential development.	

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 checked="" 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 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)?	
18 months from start to completion for approx. 22 units.	

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

The fact that the site is in the hands of a developer with a proven track-record of delivery of housing locally should give the Council sufficient comfort that the site is viable.

Of course detailed viability assessments are likely to be submitted alongside any future planning application which should be consideration of some of the governments most recent planning announcements related to Starter Homes and the provision of affordable housing and pooled s.106 contributions.

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

have a track record of delivery within the local area.

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 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	
<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 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 Aimee Fowler	Date 06/07/2016