

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0442
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	Matthew
Last Name	Johnson
Job Title (where relevant)	
Organisation (where relevant)	Dominic Lawson Bespoke Planning
Address	1 Gracechurch Street, London
Post Code	EC3V 0DD
Telephone Number	0203 3713 8503
Email Address	mj@dominiclawson.co.uk

1b. I am...	
<input type="checkbox"/> 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 checked="" type="checkbox"/> Planning Consultant	<input 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	c/o Agent
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 a scaled OS base with the boundaries of the site clearly shown)	Racecourse Plantations, Plumstead Road East, Norwich
Grid reference (if known)	
Site area (hectares)	72.7ha (approximately 10ha identified for residential)

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
Yes		
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).		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?		
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.)		
The site is currently in use as a commercial forestry plantation, with small areas in use for paintball and archery (Broadland District Council app ref 20030185).		
4b. Has the site been previously developed?		No

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

Approximately 10ha of the site is proposed for up to 300 new dwellings, with the remainder of the site designated as a Community Woodland Park.

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

Market Housing	<input checked="" type="checkbox"/>	Business & offices	Recreation & Leisure	<input checked="" type="checkbox"/>
Affordable Housing	<input checked="" type="checkbox"/>	General industrial	Community Use	<input checked="" type="checkbox"/>
Residential Care Home		Storage & distribution	Public Open Space	<input checked="" type="checkbox"/>
Gypsy & Traveller		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.

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

A significant public benefit of the proposal is for the new residential development to cross-fund the creation of a Community Woodland Park on the undeveloped part of the site, which would deliver substantial recreational benefits for Broadland District and the Greater Norwich area, as well as ecological and woodland improvements in line with the green infrastructure strategy set out in the Growth Triangle Area Action Plan. The current commercial forestry and lack of public access runs counter to the Council's proposal to create green infrastructure links through the site. The Community Woodland Park would be dedicated in perpetuity to ensure recreation and nature conservation are managed in harmony, through the establishment of an appropriate management vehicle.

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 site fronts Plumstead Road East. As an initial strategy, two vehicular junctions 150m apart are proposed onto Plumstead Road East which utilise existing access points. The western access is expected to be the principal entrance to the site, used predominantly by vehicles travelling to and from Norwich, whilst the eastern access will be more for recreational access and for travel around the eastern edge of the city. If an additional bus stop were provided within the development, a bus could utilise both accesses for entry and exit from Plumstead Road East. There are no public rights of way across the site and access is currently not available. The proposal seeks to provide access through the creation of a Community Woodland Park, with designated routes through areas with lower ecological sensitivity. These routes would link to adjoining sites.

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

The site is predominantly level; there are no slopes or significant changes in levels that could affect the development of the site.

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

Ground conditions are considered to be stable and there are no known issues regarding contamination or the potential for contamination.

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?

Investigations are ongoing but there are no known issues regarding flood risk. The proposal includes a proposed surface water drainage strategy to mitigate any flood risk impacts that may arise from the proposed development. This strategy seeks to utilise the existing ponds and drainage channels to provide an aesthetically and ecologically enhancing drainage solution whereby the existing ponds will be appropriately increased in size to provide sufficient attenuation storage for the development. It is anticipated that the infiltration potential of the ground on which the site is situated is poor, therefore runoff will be restricted to greenfield rates with a connection being made to the surface water sewer network at the head of the nearby Dussindale estate. Additional SUDS measures, including permeable paving and rainwater harvesting will be included where practicable.

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 that would restrict 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?

The site is designated as a County Wildlife Site, noted as having importance for the components of dry-heath / acid grassland and woodland flora which lies along the rides and clearings. It is considered that these features can be protected through a sensitively designed and sited scheme.

Enhancements can also be secured through the support of the wider green infrastructure strategy as well as mitigation against potential negative effects on the designation from surrounding allocations (GT6, GT7 and GT8 in the Growth Triangle Area Action Plan).

<p>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?</p>
<p>There are no historic parklands, scheduled ancient monuments, listed buildings or conservation areas in close proximity to the site.</p>
<p>7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?</p>
<p>The areas adjacent to the site are predominantly residential, particularly in the western and southern boundaries. A garden centre is located to the south west of the site, along Plumstead Road East. The land to the north of the site is currently in arable use, although this land is designated for residential development as part of the Growth Triangle Area Action Plan.</p>
<p>7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.</p>
<p>No.</p>
<p>7j. Other: (please specify):</p>
<p></p>

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	Yes		
Mains sewerage	Yes		
Electricity supply	Yes		
Gas supply	Yes		
Public highway	Yes		
Broadband internet	Yes		

Other (please specify):	
<p>8b. Please provide any further information on the utilities available on the site:</p> <p>Foul water flows from the site will be discharged to the public sewer network within Plumstead Road. Appropriate liaison with Anglian Water will be carried out to ascertain whether any offsite upgrades will be required to facilitate a connection from the site without increasing flood risks elsewhere.</p>	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	Yes
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 site is available immediately for development. The site is within a single ownership and an outline application is currently being prepared for submission to Broadland District Council in Autumn 2016. There are no current uses on site that would delay the site being available for development.</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/		
Site is under option to a developer/		
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)	Yes
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)?	
The proposed development, subject to the grant of planning permission, could commence and start delivering new homes in the next 5 years i.e. by 2021. This would have the significant benefit of assisting with supporting Broadland District Council's five year housing land supply. Once started, and assuming a build-out rate of 75 units per annum, the development would take 4 years to complete.	

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
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?	No
12c. If there are abnormal costs associated with the site please provide details:	
There are currently no known abnormal costs that will be associated with the development of the site.	
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?	Yes

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

Please see accompanying briefing from DLBP.

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

Matthew Johnson

Date

5 July 2016

DLBP

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Supporting Briefing

Project: Racecourse Plantations, Plumstead Road East, Norwich

Subject: Greater Norwich Call for Sites

Date: July 2016

INTRODUCTION

1. This briefing note accompanies the submission of 'Racecourse Plantations, Plumstead Road East, Norwich' ("the site") to the Greater Norwich Call for Sites consultation.
2. The briefing note supports the Call for Sites consultation form and adds further information as to why the site is available, developable and viable for a residential development to support the creation of a significant public benefit through the establishment of a Community Woodland Park at the site.

SUMMARY

3. DLBP acts as planning consultant to SCC Norwich LLP, which is appointed by the owners of the site (Thorpe & Felthorpe Trust) to promote the site for limited and sensitively located residential development of up to 300 new dwellings to cross-fund the creation of a Community Woodland Park. The indicative site plan accompanying this submission indicates how development could be delivered.
4. The objectively assessed housing need for the Norwich Policy Area has been determined as 40,746 from 2012-2035; an annualised requirement of 1,698 dwellings. Assuming 1,698 dwellings had been delivered annually over the last four years this would leave a residual requirement of 33,954, dwellings. However, it is well-documented that authorities within the Greater Norwich Area have not delivered this amount and that the Norwich Policy Area, and Broadland district when considered separately, cannot demonstrate a five year supply of housing land.
5. Notwithstanding the current lack of an allocation in the Growth Triangle Area Action Plan, the site is available now and has potential to deliver up to 300 new homes within five years. The site can therefore assist with supporting the authority's five year housing land supply positions as well as assisting with meeting the housing need over the plan period.
6. Future development of the site would bring the substantial benefit of creating a Community Woodland Park - a recreational resource. This would also secure ecological and woodland management enhancements and benefits, and support the green infrastructure strategy as set out in the Growth Triangle Area Action Plan. Further benefits include the provision of affordable housing.
7. The site is designated as a County Wildlife Site, noted as having importance for the components of dry-heath / acid grassland and woodland flora which lies along the rides and clearings. These features can be protected through a sensitively designed and sited scheme. Enhancements can also be secured through the support of the wider green infrastructure strategy as well as mitigation against potential negative effects on the designation from surrounding allocations (GT6, GT7 and GT8 in the Growth Triangle Area Action Plan).

8. Other technical considerations can be addressed through appropriate assessment, design and mitigation (where significant impacts cannot be avoided).

CLIENT / LANDOWNER DETAILS

9. DLBP acts as planning consultant to SCC Norwich LLP, a strategic land development company focused on high quality, sustainable developments. The three principles which drive SCC Norwich LLP are: beauty, responsibility and legacy. SCC work with landowners throughout the planning process, and continue to work with them following grant of planning permission to oversee and manage the selection of, relationship with, and performance of house-builders all the way through to the completion of the development. In this way, SCC has a genuinely long-term commitment to the landowners and the projects.
10. SCC Norwich LLP is appointed by the _____ which is the owner of the site. The site is therefore within a single ownership and the landowner is committed to delivering residential development and a Community Woodland Park at the site.

THE SITE

11. The site comprises three forestry plantations: Racecourse Plantation, Belmore Plantation and Brown's Plantation, collectively known as Racecourse Plantations. Racecourse Plantation and Belmore Plantation are currently the subject of a commercial forestry licence, which extends to 2023.
12. The site measures 72.7 hectares, although only (approximately) 10 hectares, within Racecourse Plantation, are identified for residential development. The Community Woodland Park would be located on the approximately 17 hectare Belmore Plantation.
13. Areas of Racecourse Plantation are in use for paintball and archery (Broadland District Council app ref 20030185)

SITE FEATURES AND DESIGNATIONS

14. Racecourse Plantation was designated as a County Wildlife Site ("CWS") (Ref.2041) in 1997 along with Belmore and Brown's Plantation (Ref. 2042) in 1997, with the survey updated in 2011 for Racecourse Plantation only.
15. Racecourse Plantations are described in the CWS designation as "semi-natural/mixed woodland with pockets of conifer plantation" and a "mosaic of semi-natural, mixed and coniferous woodland", the latter as even-aged conifers, notable blocks of Scots Pine,

European Larch and European Black Pine, with clear felled areas regenerating as heathland and broadleaved trees.

16. The designation recognises the main botanical interest lies along the rides and clearings, which support components of dry-heath / acid grassland and woodland flora.
17. The site is within Flood Zone 1, although areas of the site are identified as having potential for surface water flooding. This can be mitigated with sensitive design, and development of the site would utilise existing ponds and drainage channels with additional SUDS, such as permeable paving and rainwater harvesting, included where practicable.
18. The site is not subject to any other designations.

PLANNING POLICY COMPLIANCE

19. Paragraph 14 of the National Planning Policy Framework (“the Framework”) establishes a presumption in favour of sustainable development. Local planning authorities are required to positively seek opportunities to meet the development needs of their area and should plan to meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Similarly, planning permission for sustainable development should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
20. Footnote 9 under paragraph 14 of the Framework sets out designations which would indicate that development should be restricted. None of these apply to the application site.
21. Local authorities are required to “use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area”, and “identify and update annually a supply of specific deliverable I I sites sufficient to provide five years worth of housing against their housing requirements” (paragraph 47). Racecourse Plantations could assist the Greater Norwich Local Plan with both of these national planning policy requirements.
22. In terms of the County Wildlife Site, the Framework notes that part of the planning system’s environmental role is “contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity” (paragraph 7) and that the planning system should contribute to and enhance the natural and local environment by “minimising impacts on biodiversity and providing net gains in biodiversity where possible” (paragraph 109). In this respect development of the site would secure ecological and woodland enhancements, and a Biodiversity Off-Setting Report was submitted to Broadland District Council in 2015 which confirmed that it was possible to secure a net gain in biodiversity from a development scenario that included limited development of approximately 10 hectares of the site.

23. In terms of local planning policy, development of the site would accord with the visions and objectives of the Growth Triangle Area Action Plan. This includes the identification of the site as part of the multi-functional network of greenspaces identified in the Area Action Plan Vision, with both primary and secondary green infrastructure corridors within the site.
24. In green infrastructure terms the enhanced woodland (approximately 87% of the entire site) that would be secured by development would remain as a valuable ecological hub.
25. The proposed development would support recreational and ecological green infrastructure connectivity by:
 - The creation of a Community Woodland Park, which would provide access through and across the site as well as being a significant recreational benefit to assist in offsetting any recreational pressure on designated sites such as SPAs (as per Objective 7 of the Growth Triangle Area Action Plan).
 - Ecological and woodland improvements, including management, which would be funded by the proposed developments. These improvements (such as managed forestry, restricted / fenced areas of high ecological sensitivity) are vital as part of improving the ecological connectivity of the site within the wider green infrastructure network but also in preventing negative ecological impacts from surrounding sites.
26. Development of the site is therefore considered to accord with relevant planning policy.