

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0452
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	MR
First Name	RUSSELL
Last Name	DE BEER
Job Title (where relevant)	ASSOCIATE PARTNER
Organisation (where relevant)	STRUTT AND PARKER
Address	COMPASS HOUSE, 4 UPPER KING STREET, NORWICH, NORFOLK
Post Code	NR3 1HA
Telephone Number	01603 883 615
Email Address	russell.debeer@struttandparker.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 checked="" type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input 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 OFF THE STREET, WOODTON LOCATION AND SITE PLANS ATTACHED FIELD NUMBER: 4619
Grid reference (if known)	1M29944619
Site area (hectares)	6.848

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).		
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.		
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.)		
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)

AGRICULTURE

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)

A RESIDENTIAL DEVELOPMENT, MIXED MARKET AND AFFORDABLE HOUSING

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) <input type="checkbox"/>

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

MIXED USE RESIDENTIAL SCHEME UP TO 30 DWELLINGS FOR PHASE 1.

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

PROVIDING ADDITIONAL HOUSING STOCK, INCLUDING AFFORDABLE FOR THE LOCAL AREA, SUPPORTING LOCAL AREA, SUPPORTING LOCAL SERVICES AND INCREASING THE SUSTAINABILITY OF WOODTON

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?
ROAD ACCESS FROM B1332 TO THE EAST OF THE SITE.
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?
YES, THE GROUND CONDITIONS ARE STABLE. THERE ARE NO KNOWN 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?
FLOOD ZONE 3 RUNS ALONG THE WESTERN BOUNDARY ADJACENT TO THE SITE, WITH A 1 IN 100 PROBABILITY OF 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

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?

WATERCOURSE RUNNING ALONG WESTERN BOUNDARY OF THE SITE.

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?

WOODSTON LODGE, GRADE II MANOR HOUSE TO THE SOUTH EAST OF THE SITE

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

AGRICULTURAL AND RESIDENTIAL

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):

N/A

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 checked="" 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):	
8b. Please provide any further information on the utilities available on the site: <p style="text-align: center; font-size: 1.2em;">NOT KNOWN</p>	

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.	
<p>THE LAND IS IN A SINGLE OWNERSHIP STRUCTURE. THERE ARE NO TENANCIES IN PLACE AND THE LAND CAN BE MADE AVAILABLE IMMEDIATELY.</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/promoter	<input type="radio"/>	
Site is under option to a developer/promoter	<input type="radio"/>	
Enquiries received	<input checked="" 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)?	
TO BE CONFIRMED	

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:			
N/A			
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.

NOT YET PREPARED

Other Relevant Information

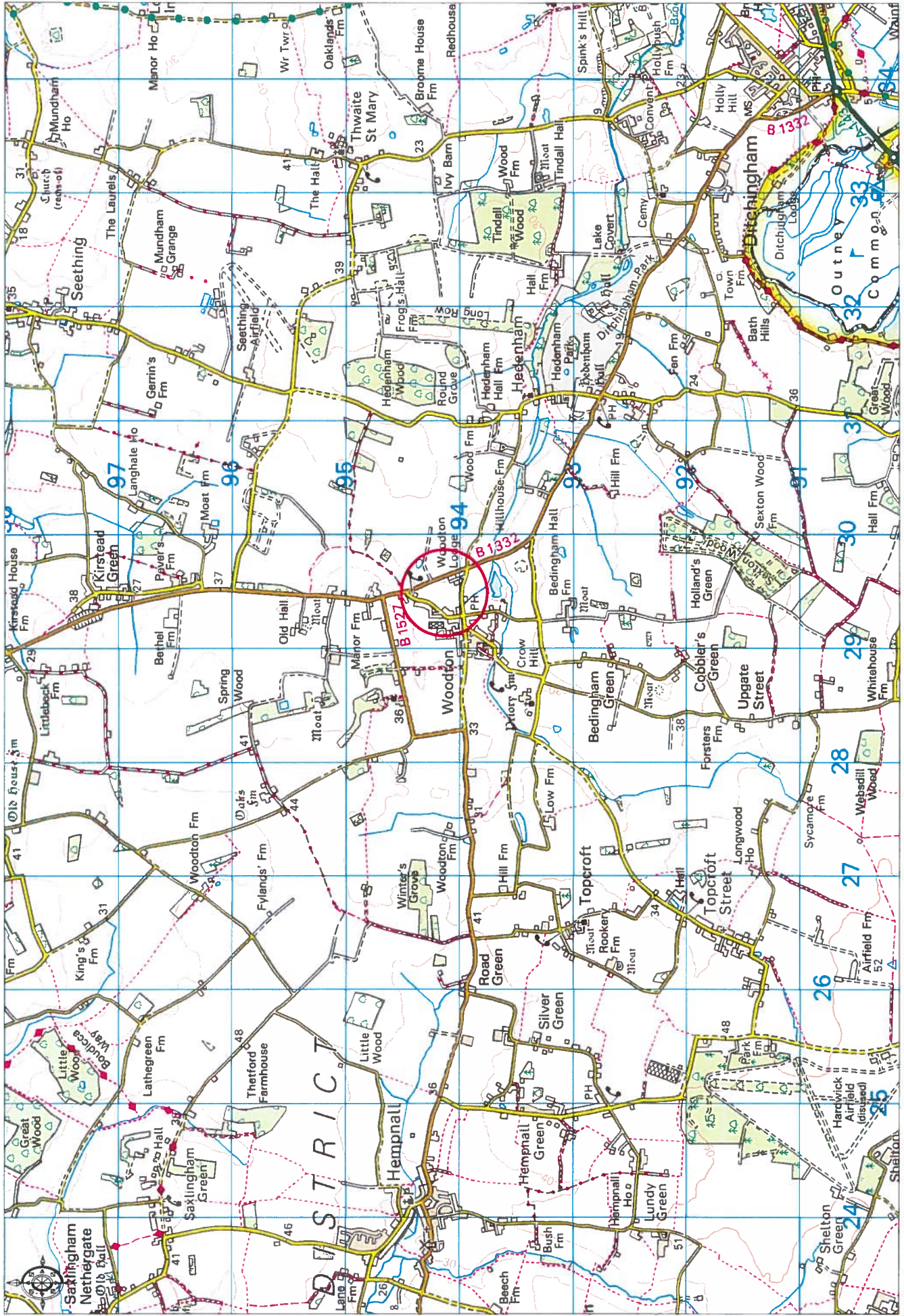
13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

NONE

Check List	
Your Details	<input type="checkbox"/>
Site Details (including site location plan)	<input type="checkbox"/>
Site Ownership	<input type="checkbox"/>
Current and Historic Land Uses	<input 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 type="checkbox"/>
Utilities	<input type="checkbox"/>
Availability	<input type="checkbox"/>
Market Interest	<input type="checkbox"/>
Delivery	<input type="checkbox"/>
Viability	<input type="checkbox"/>
Other Relevant Information	<input type="checkbox"/>
Declaration	<input type="checkbox"/>

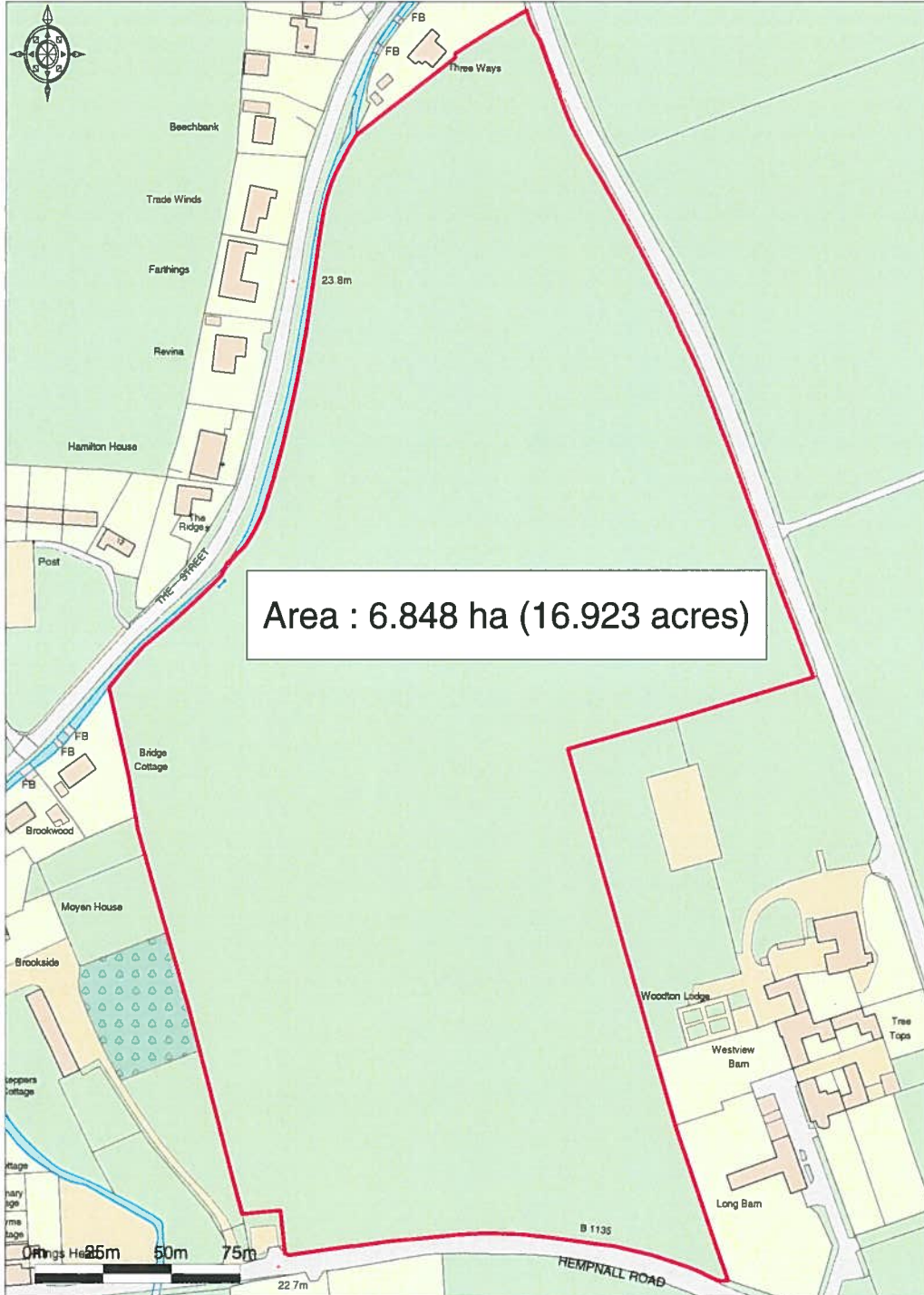
<p>14. Declaration</p> <p>I understand that:</p> <p>Data Protection and Freedom of Information The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk 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 RUSSELL DE REEGER	Date 07/07/16

Land off The Street, Woodton - Location Plan

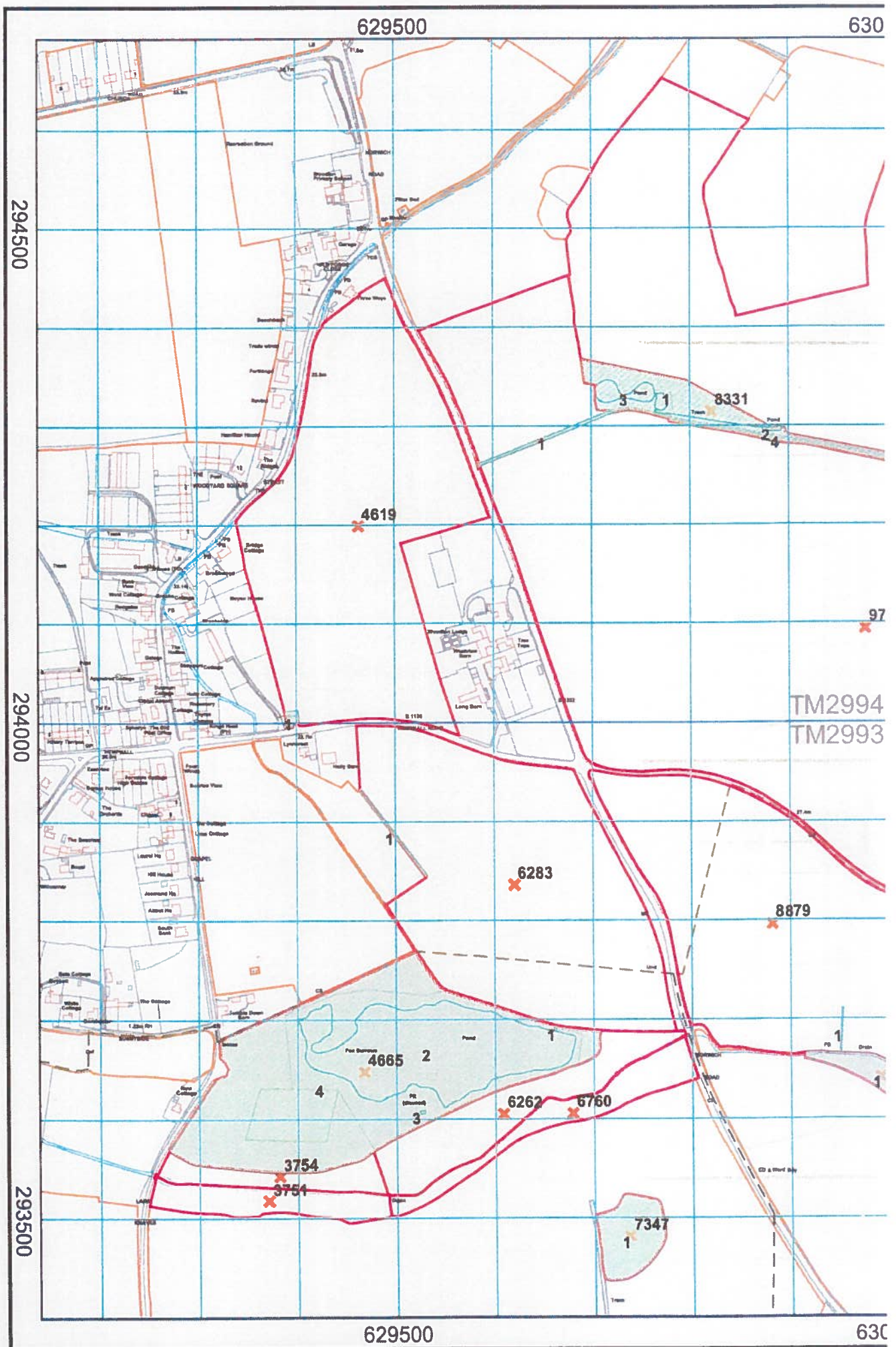


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Land off The Street, Woodton - Site plan



Area : 6.848 ha (16.923 acres)



Environment Agency Flood Risk Map

X: 629,532; Y: 294,187 at scale 1:10,000

Other maps [Data search](#) [Text only version](#)

Map legend	
Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.	
<input checked="" type="checkbox"/>	Flood Map for Planning (Rivers and Sea) i
	Flood Zone 3
	Flood Zone 2
	Flood defences (Not all may be shown*)
	Areas benefiting from flood defences (Not all may be shown*)
<input checked="" type="checkbox"/>	Main River Line i
	Main River Line
<input checked="" type="checkbox"/>	Other national environmental organisations i
	Natural Resources Wales Area of responsibility
	Scottish Environment Protection Agency Area of responsibility

Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales
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 Contains Royal Mail data © Royal Mail copyright and database right 2016.
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Norfolk County Council Footpaths Map



Norwich

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Norwich, Norfolk NR3 1HA
Telephone 01603 617431
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www.struttandparker.com

Direct Dial: 01603 883620
E-Mail: russell.debeer@struttandparker.com
Our Ref: RdB/

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

8th July 2016

SENT VIA EMAIL ONLY

Dear Sir or Madam,

**Call for sites: Land off The Street, Woodton
Bruce Seaman Farms Ltd**

We write on behalf of our clients, in response to the representation to the Greater Norwich Call for Sites. We enclose the following plans: location plan; site plan; Rural land Registry plan; Environment Agency plan and Norfolk County Council rights of way plan. As the site has been used for agricultural practices for many years, we do not anticipate there being any issues with contamination; ground conditions or archaeology.

The site totals approximately 6.848 hectares (16.923 acres) and comprises an agricultural field owned and farmed by BSF's, which is also registered with the Land Registry. We accept that this is a large site and that practically, only a section(s) of this site will be suitable for residential development initially. However, our clients are prepares to consider a larger development scheme if this is what is being sought. The site is in single ownership and there are no tenancies that exist. While there is a small river running along the western boundary the area which is n flood zone 3 is to the west not on land owned by BSF's. There are no public rights of way over this land as shown on the attached plan.

The site is accessible from the highway on three sides from the B1332 and The Street. In particular, there is a long stretch of straight road frontage on the eastern boundary with clear visibility splays. The site has existing residential dwellings to the north-west, west and south east, which has established the principal of development in the area. We believe the site relates well to the existing settlement.

Woodton is categorised as a 'Service Village' in the Greater Norwich Local Plan, defined as having a 'good level of services/facilities.' We believe Woodton can accommodate additional residential development to help support and maintain the current services and help make these sustainable.

We accept that further investigation works and surveys would be needed to further promote this site and we look forward to engaging in future discussions with you.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'R. de Beer'.

**Russell E S de Beer MSc MRICS
Partner**

Enc Plans



Regulated by RICS