

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0511
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	Geoff
Last Name	Armstrong
Job Title (where relevant)	Director
Organisation (where relevant)	Armstrong Rigg Planning
Address	The Exchange Colworth Science Park Sharnbrook Bedfordshire
Post Code	MK44 1LQ
Telephone Number	01234 867135
Email Address	geoff.armstrong@arplanning.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 to the south of Norwich Road, Scole, South Norfolk District
Grid reference (if known)	TM 15358 79255
Site area (hectares)	1 hectare

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).		
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.)		
Greenfield undeveloped agricultural 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)

Agricultural land

No planning history. The site is allocated in the South Norfolk Site Specific Policies and Allocations Plan adopted in October 2015 for 15 dwellings and associated infrastructure (Policy SCO1)

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)

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.

An increased allocation for up to 35 dwellings in order to make more efficient use of land, provide a development which is reflective of the density and pattern of surrounding development and in the context of the NPPF's overall imperative to boost significantly the supply of housing

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

New homes including affordable housing to meet local needs including small units and bungalows, biodiversity enhancements and financial contributions towards services and facilities

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?

Access is available via the adjacent Orbit Homes rural exception site of 12 affordable dwellings (planning permission reference 2009/1991)

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

The site is flat

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

No known ground conditions

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 site is located entirely within Flood Zone 1

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?

No known ecological or geological constraints

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?

The site is not within a Conservation Area and there are no listed buildings within close proximity

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

Residential development

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

The site is undeveloped greenfield land

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 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):	
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.	

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 checked="" 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)?	
Approx 12 months	

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.

N/A

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 refer to accompanying letter

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"/>

14. Declaration	
<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	Date
Geoff Armstrong	8th July 2016

Ref: GA/EW/05016/L0001

7th July 2016

Sent by email to callforsites@gnlp.org.uk

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

Dear Sirs

Representations to the Greater Norwich Plan Call for Sites Consultation

Please accept this letter as a formal representation on behalf of our client part
owners of the site, in support of the promotion of land to the South of Norwich Road, Scole for a residential
development of up to 35 dwellings.

The following documentation accompanies this submission:

- Completed Greater Norwich Call for Sites Submission Form
- Red line site plan
- Draft layout
- Aerial photograph layout

Site Location and Features

The site comprises undeveloped greenfield land approximately 1 hectare in size located on the northern edge of the Service Village of Scole in South Norfolk District. It is approximately 0.5km from the village centre and opposite Scole Primary School. There is existing high density single and two storey residential development to the south and open fields to the north and east.

Directly adjoining the site to the west is a rural exception site of 12 affordable dwellings approved under planning permission reference 2009/1991 and delivered by Orbit Homes. Scole Park is located to the south east of the site.

The site is of open aspect and flat. There are no known ground condition issues associated with the site. It is located entirely within Flood Zone 1 defined as areas in which flooding is very unlikely to occur. It is not within a Conservation Area and there are no listed buildings in close proximity. There are no Tree Preservation Orders or statutory or non-statutory designated ecological sites within the site. The site is bounded by hedgerows which provide natural definitions to development.

The Exchange | Colworth Science Park
Sharnbrook | Bedford | MK44 1LQ
t 01234 867135 | e info@arplanning.co.uk | w www.arplanning.co.uk

Armstrong Rigg Planning Ltd
Registered in England & Wales No 08137553. Registered Address:
The Exchange, Colworth Science Park, Sharnbrook, Bedford, MK44 1LQ.

The site is allocated in the South Norfolk Site Specific Policies and Allocations Plan adopted in October 2015 for 15 dwellings and associated infrastructure (Policy SCO1). It forms the only housing allocation in the village. During the preparation of the Plan, the site (reference 891) was assessed for up to 20 dwellings. The 2013 Sustainability Appraisal confirmed: *'Access can be achieved through the recently completed affordable housing scheme which fronts Norwich Road and from which development of this site would act as logical extension. Would have little visual impact in wider landscape, including from Norwich Road given existing vegetation. Very close to school, bus route and employment opportunities at garage.'*

There is no available planning history associated with the site.

Proposed Future Use

The site is promoted for continued residential allocation for up to 35 dwellings including affordable housing. Access is available via the adjacent affordable housing development which retain control over. The accompanying draft layout provides an indication of how the site could be developed which includes a footpath link proposed to the Norwich Road which leads to the village centre and primary school opposite. A further pedestrian link is proposed through the south east corner of the site in order to provide access to Scole Park.

In light of the need to make more efficient use of land, provide a development which is reflective of the density and pattern of surrounding development and in the context of the NPPF's overall imperative to boost significantly the supply of housing, it is considered that the site should be allocated for an increased number of units to that suggested in the current allocation to include smaller houses and bungalows to meet local needs.

Existing hedgerows can be retained and enhanced and additional planting would result in ecological betterments and would ensure that the development on the site would have a limited impact on the open countryside and landscape of the surrounding area.

Summary

The accompanying draft layout has demonstrated that the site can be developed in a manner which has regard to and responds positively to the area and would bring with it a number of material benefits, including the provision new homes with affordable housing to meet local needs, biodiversity enhancements and financial contributions towards services and facilities.

The site comprises an allocated residential site which is not covered by any landscape, ecological or heritage designations and is within a sustainable location within walking distance of a range of services and facilities. Development on the site would form a logical extension to the village and is capable of being developed at a higher density in order to make better use of land, provide a more complementary development and assist in meeting local housing needs.

The site is available, suitable, achievable, viable and therefore entirely deliverable option for development. It is requested therefore that the site is allocated for residential development in the emerging Greater Norwich Local Plan for an increased number of up to 35 dwellings.

We look forward to making further representations to the Plan as its preparation progresses.

Yours faithfully



Geoff Armstrong (geoff.armstrong@arplanning.co.uk)

Director

Armstrong Rigg Planning



Note

Summary

PROJECT TITLE
Norwich Rd, Scole

PROJECT NUMBER
HUR001/0257

DRAWING TITLE
Site Boundary

DRAWING NUMBER
01

SCALE
1/1000 (A3)

DATE
09/10/2012

DRAWN BY
J.S. LEE

Lanpro

Planning and Development Consultants

4 St Mary's House, Duke Street
Norwich, NR3 1QA
01603 628 464
www.lanproservices.co.uk



Norwich Road, Scole

Draft Urban Design Response 1:500 @ A2



Draft Urban Design Response

Norwich Road, Scole