

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	
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	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

1b. I am...	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent	Local Resident
Planning Consultant	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	
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)	
Grid reference (if known)	
Site area (hectares)	

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
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	No
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.)		
4b. Has the site been previously developed?	Yes	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)

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

Market Housing	Business & offices	Recreation & Leisure
Affordable Housing	General industrial	Community Use
Residential Care Home	Storage & distribution	Public Open Space
Gypsy & Traveller Pitches	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.

Local Green Space
If you are proposing 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?
7b. Topography: Are there any slopes or significant changes of 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?
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?
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?

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?

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?

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

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

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			
Mains sewerage			
Electricity supply			
Gas supply			
Public highway			
Broadband internet			

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	
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.	

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		
Site is under option to a developer/promoter		
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)	
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)?	

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	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?			
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?			

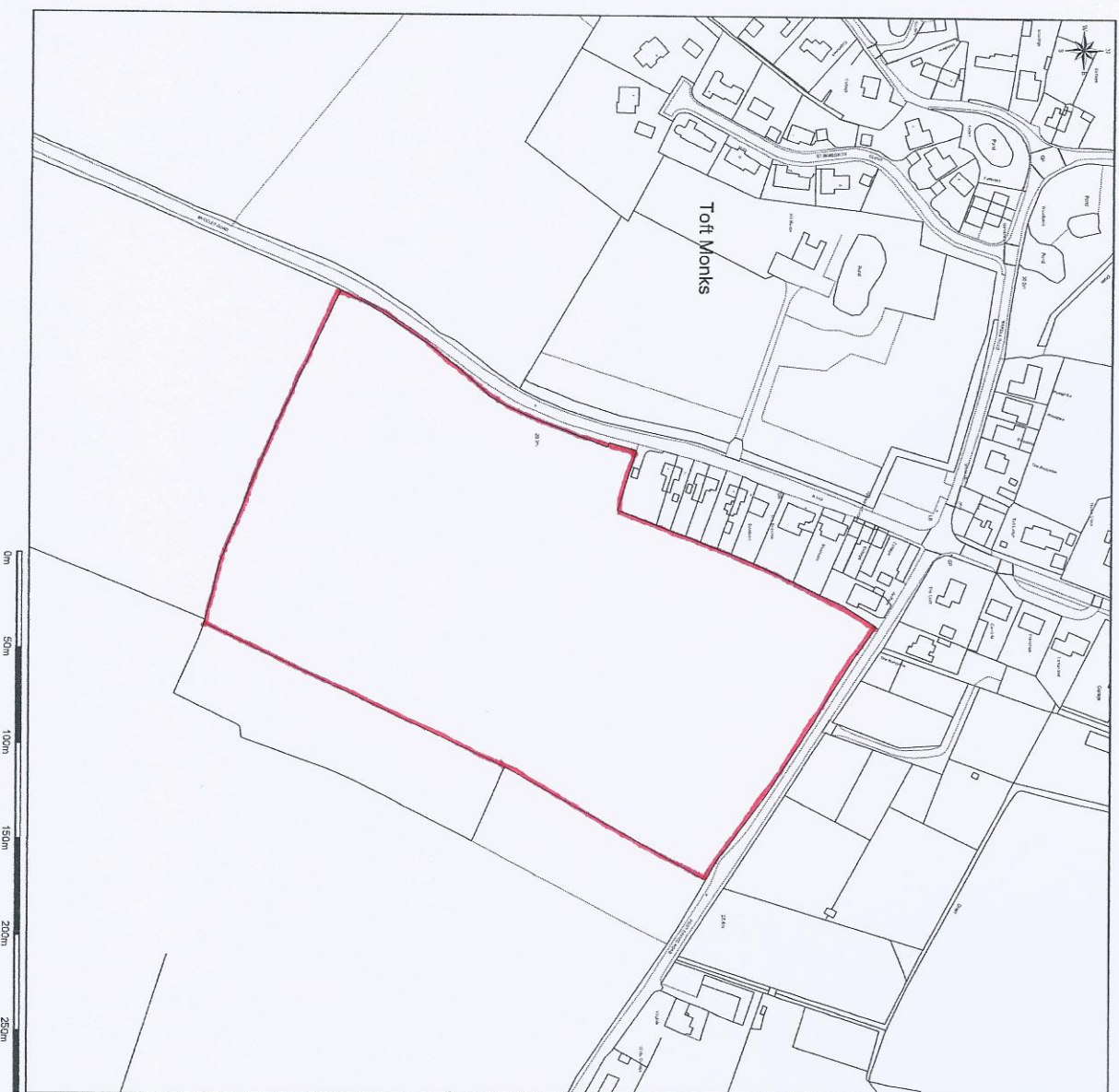
12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

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	
Site Details (including site location plan)	
Site Ownership	
Current and Historic Land Uses	
Proposed Future Uses	
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	
Utilities	
Availability	
Market Interest	
Delivery	
Viability	
Other Relevant Information	
Declaration	

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



Scale: 1:2500, paper size: A3

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plans ahead by **emapsite™**

Prepared by: Ben Willis, 08-07-2016

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

(sent via email)

07th July 2016

Dear Sirs,

Call-For-Sites 2016 – Land at Toft Monks (Corner of Post Office Road and Beccles Road)

This letter has been prepared to provide additional information in relation to the promotion of land at Toft Monks and should be read in conjunction with the submitted form.

As a result of the timescales involved in submitting the necessary forms and registering an interest in the sites promotion in the development framework it has not been possible to provide all the necessary information in advance. In discussions with the Council's policy team it was confirmed that subject to receipt of the forms and o.s. plan for identification, additional information could be submitted in a timely fashion after the closing date of 8th July 2016.

The Site

The site takes the form of an area (approximately 5ha) of agricultural land. The land, whilst farmed, is of low grade and therefore has become surplus to requirement within the much larger holding.

The Proposal

It is expected that an indicative scheme will be prepared to accompany this submission to explain how the site could be developed and link with the village of Toft Monks. It is important to note that whilst the identified sites measures 5ha, only a suitable proportion of this would be promoted for mixed use development. The indicative layouts will respect the existing size of the village and ensure a sensible planned growth can take place.

The size of the site available allows for a range of key planning gains to be achieved within the village. The sites strong economic viability means that there should be no need to challenge Councils adopted guidance on affordable housing; Sports Pitches & Children's Play Space requirements; and, Community Infrastructure Levy. The proposed housing would be able to deliver a range of house types as well as affordable housing.

The applicant is a local resident and local businessman and therefore has a personal and professional interest in seeing Toft Monks grow as a sustainable village. The ability exists to be able to provide some form of employment usage if demand exists. As part of the continuing consultation it is expected that discussions will be held with Economic Development Officers to ascertain whether the site would be appropriate and demand exists that could be accommodated within a mixed use development on the site.

In addition to the above the opportunity also exists to provide strong community uses that will benefit and strengthen the local community. The village of Toft Monks is not provided with a village / community hall. As part of the sites potential development such a building can be provided and handed over to the local community. A community facility of this nature would allow for a wide range of uses, such as providing a base for the Parish Council, use for community clubs and functions, supplement existing businesses. As part of the ongoing investigation of the sites promotion through the call for sites process it is expected that negotiations will be held with Toft Monks Parish Council and local residents. This community engagement will allow feedback to establish whether the provision of community facilities (such as a village hall and areas of public open space for play equipment) would be welcomed, along with the other planning related matters.

Access

The most appropriate means of providing vehicular access would be via Beccles Road to the south. Sufficient site frontage would allow for a safe means of vehicular access to be provided with minimal disruption to visual amenity. As part of the call for sites process consultation will be held with County Highways to ensure such a means of access can be provided. The feedback and comments from this exercise will then be reported to the Council and help inform any prospective indicative layout.

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From the point at the south-west corner of the site the speed limit imposed through Toft Monks is 40mph. This is considered to be excessive for the village. As part of the consultation into investigating a safe means of access this speed limit will be look at to establish whether it can be lowered.

Landscape / Ecology

Whilst the red line site indicates a site measuring 5ha, only a proportion of this will be put forwards for development. It is considered that significant proportions of the site can be enhanced in respect of landscape and ecology. The sites relative 'blank canvas' means that landscaping and ecology can be designed into the sites overall prospective development. The forthcoming indicative plan will look to demonstrate where landscape and ecological enhancements can take place within the sites prospective development.

Summary

To allow the growth of Toft Monks in a well planned and coherent manner the potential allocation of my client's site would allow for this. The site can be development whilst securing a range of community benefits, such as market and affordable homes, community / village hall, place space, and employment. Additional information and consultations will be held in the coming months to investigate these matters further and strengthen the case for the sites promotion and allocation.

If in the meantime the Council requires any additional information please do not hesitate to contact me.

Yours faithfully,

BEN WILLIS BA (Hons) PG/DIP MRTPI

DIRECTOR

WINGFIELD PLANNING CONSULTANCY