

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)

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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)

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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.

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

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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.

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6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.
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Site Features and Constraints

Are there any features of the site or limitations that may constrain development on this site (please give details)?
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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?
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7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
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7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
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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?
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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?
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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?

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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?

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

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

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7j. Other: (please specify):

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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.

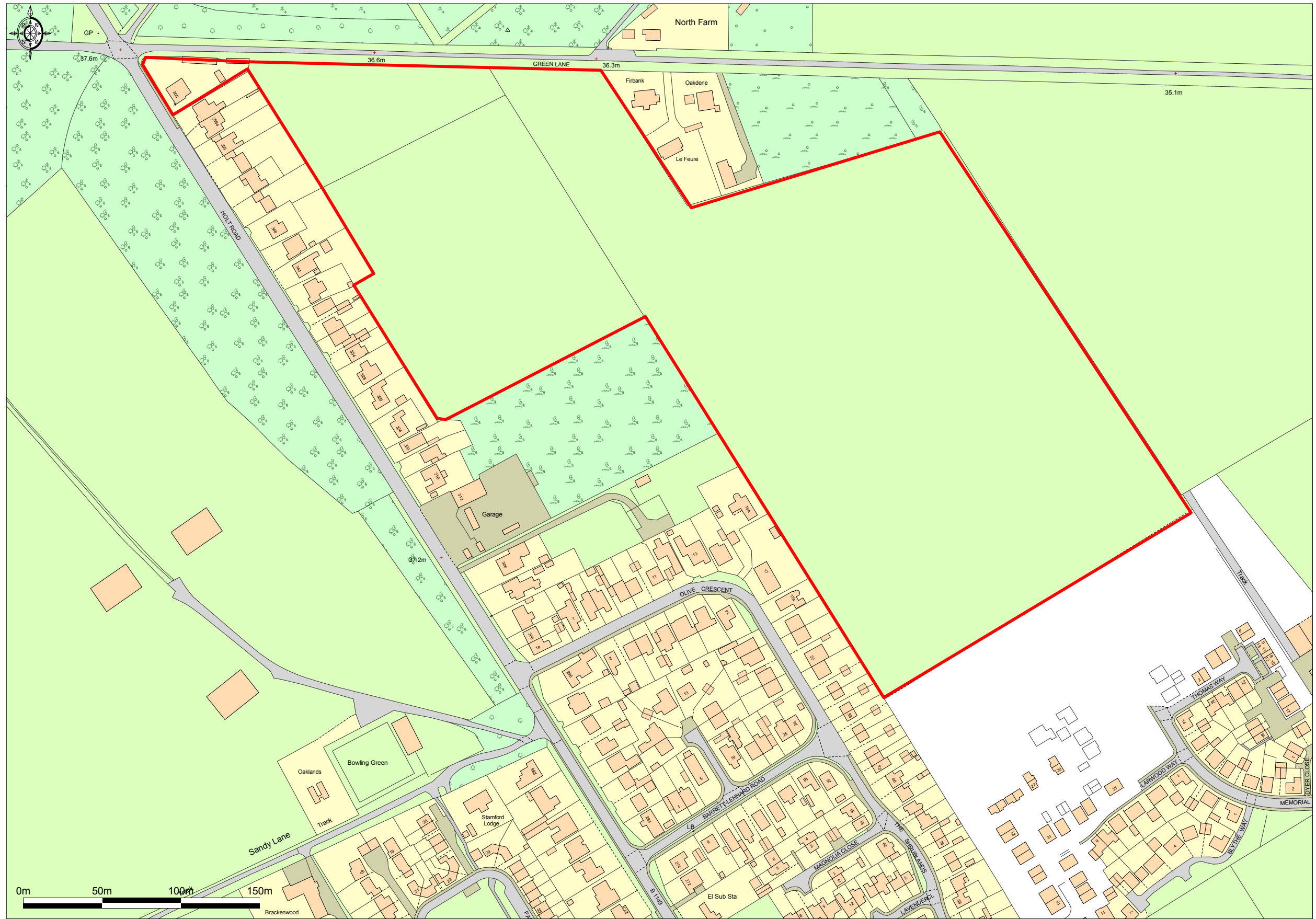
Other Relevant Information

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

Land to the East of Holt Road, Horsford



Land to the east of Holt Road, Horsford



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1. Introduction

- 1.1. Savills Planning is instructed by _____ to make a formal submission to Broadland District Council to promote the land to the east of Holt Road, Horsford (the site) for residential allocation as part of the Call for Sites process informing the new Local Plan for the Greater Norwich area.
- 1.2. _____ is a national housebuilder with a proven track record of delivery and is currently constructing 125 dwellings at Land north of Mill Lane as identified in the recently adopted Site Allocations DPD.
- 1.3. This submission demonstrates that this site is suitable and available for residential development.
- 1.4. _____ has an control over all the land at the site and as such the site can be made available immediately for residential development. In addition there are no known constraints to development at this site.
- 1.5. This submission should be read in conjunction with the accompanying documents:
 - Site Location Plan
 - Completed Site Registration Form
- 1.6. This document sets out the following:
 - The Site and Surrounding Area
 - The proposal
 - Conclusion

2. The Site and Surrounding Area

The Surrounding Area

- 2.1. Horsford is identified as a 'Service Village' and part of the Norwich Policy Area within the adopted Greater Norwich Joint Core Strategy and as such it is recognised that it can support additional residential development.
- 2.2. There are a number of non-statutory County Wildlife Sites in proximity to the north of Horsford including: Horsford Woods and Whinney Hills and Common. There are no statutory sites of nature conservation interest within 2km of the site.
- 2.3. Horsford has a good range of facilities which can support additional residential development as set out in the table below. The estimated travel time and distance measured from north eastern corner of the site at Green Lane.

Facility	Distance from the site and Travel Time
Bus Stop Holt Road (opposite Sandy Lane)	0.6km 7 min walk
Pub The Brickmakers Arms, NR10 3ER	1.1km 13 min walk
Doctors Surgery 205 Holt Road, NR10 3DX	1.3km 9 min (walk and bus) 15 min walk
Primary School Horsford Church Of England Primary School, NR10 3ES	1.5km 18 min walk
Supermarket East of England Co-Operative, NR10 3AB	1.7km 12 min (walk and bus)
Post Office 149 Holt Road, NR10 3AB	1.7km 12 min (walk and bus) 22 min walk
Employment Horsebeck Industrial Estate, NR10 3ED	2.4km 13 mins (walk and bus)
Secondary School Hellesdon High School, NR6 5SB	7.2km 33 min (walk and bus)

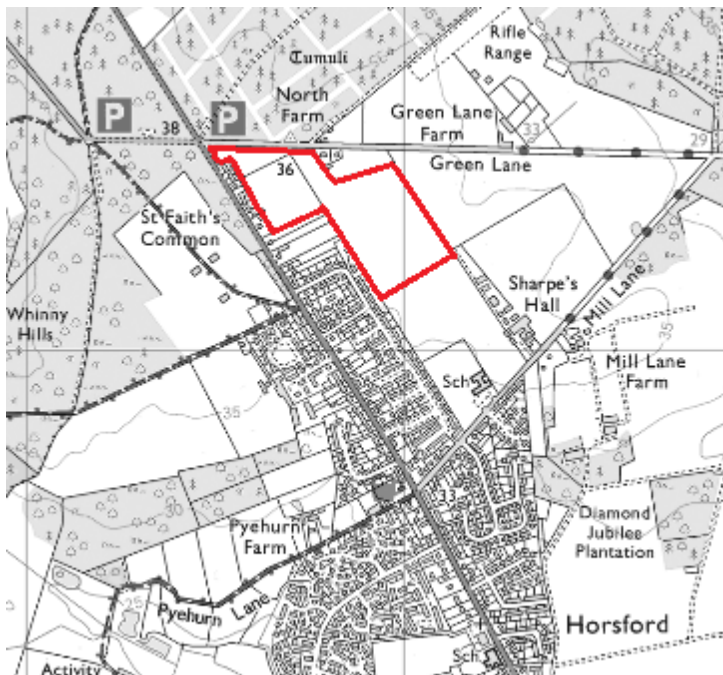
Source: Google Maps

- 2.4. The town is served by regular buses (Routes 36, 42, and 45) providing twice hourly links to Norwich City Centre, Holt, and surrounding settlements.
- 2.5. The nearest rail station is at Norwich Rail Station (12.5km). Trains from this location provides services to Cambridge, Lowestoft, Sheringham, Great Yarmouth, and London.
- 2.6. Horsford is a sustainable location with good public transport links which can support additional residential development.

The Site

- 2.7. The site is situated to the north of Horsford, to the east of Holt Road. It comprises of approximately 11.16Ha of agricultural land.
- 2.8. The site is well related to existing development at Horsford and is bound to the west by existing residential development fronting onto Holt Road and to the north by Green Lane. Site allocation HOR2 is located to the south of the site and is currently under construction by David Wilson Homes.
- 2.9. There are areas of partial existing hedgerow which runs along sections of the western and northern boundary of the site. Horsford Woods county wildlife site is located to the north of Green Lane. To the east of the site is open agricultural land.

Landscape and Topography



Source: Ordnance Survey

2.10. It is acknowledged that this site is currently open agricultural land and residential development at this site will have an impact upon the landscape as a consequence however there is existing woodland to the north of Horsford which restricts long views into the site and the topography of the site is relatively flat thereby limiting the extent of the landscape impact.

- 2.11. The development of this site, adjacent to the built up area of the Horsford, responds well to the extent of the built development along the eastern edge of the settlement. It is considered that that residential development can be accommodated at the site which will incorporate an appropriate landscape strategy to mitigate the impact as necessary.

Heritage

- 2.12. Historic England's Heritage Gateway maps illustrate that there are no heritage assets in proximity to the site.

Flood Risk and Drainage

- 2.13. The Environment Agency's mapping shows that the site is situated within Flood Zone 1, the least risk of flooding. In respect of surface water flooding, the Environment Agency's mapping illustrates that there is 'very low risk' of surface water flooding.

Pedestrian and Vehicular Access

- 2.14. It is proposed that vehicular and pedestrian access to the site associated with the residential development would be taken via Green Lane. Engagement with Norfolk County Council will confirm the detailed requirements for the access arrangements and the scope brief to inform any planning application at the site.

Utilities

- 2.15. David Wilson Homes is currently constructing new residential development to the west of this site. It is therefore envisaged that necessary utilities: water, electricity, gas, and internet broadband can all be secured at the site.

Other considerations

- 2.16. Given the agricultural use of the site it is considered unlikely that the site is contaminated and there are no known constraints to this site coming forward for residential development.

Summary

- 2.17. It is considered that Horsford is a sustainable location to support additional residential development. As illustrated above this site is considered to be a suitable location for such residential development and should be considered for residential allocation within the emerging Local Plan.

3. The Proposal

Residential Development

- 3.1. Land to the east of Holt Road, Horsford is promoted by [REDACTED] for residential allocation within the emerging Local Plan. Initial masterplanning indicates that the site has a capacity to accommodate approximately 266 dwellings.
- 3.2. The proposal will primarily provide a mixture of market and affordable housing and will incorporate the provision of onsite open space and play facilities for the benefit of existing and future residents.

Availability

- 3.3. The site is promoted by [REDACTED], a national house builder which has an option over all of the land at the site. The site can be made available immediately for residential development.

Viability

- 3.4. There are no known abnormal costs which could affect the viability and subsequent delivery of this site.

Delivery

- 3.5. [REDACTED] is a national housebuilder with a proven track record of delivering residential development. David Wilson Homes is currently constructing development of 125 new homes at the adjacent site allocation HOR2 and intends to continue to promote this site for residential allocation and submit a planning application for residential development later this year.
- 3.6. Given the scale and nature of this greenfield site it is considered that development could start to be delivered within the five year period and it could continue to develop at an approximate rate of 50 dwellings per annum potentially for a total of five years. This site would be delivered in partnership with a Registered Provider.

4. Conclusion

- 4.1. This report has demonstrated that Horsford benefits from a number of existing facilities including a primary school, local employment, and doctor's surgery. Horsford has regular public transport links to Norwich, Holt and surrounding settlements where other facilities and employment opportunities are located. As such it is considered that Horsford is a sustainable location to support additional residential development.
- 4.2. A detailed description has been provided of the site and consideration has been given to the possible impacts residential development will have. It is concluded that the Land east of Holt Road is a suitable location for residential development of approximately 266 dwellings.
- 4.3. [REDACTED] is a national housebuilder with a proven track record of delivering residential development. [REDACTED] is currently constructing development of 125 new homes at the adjacent site and intends to continue to promote this site for residential allocation and submit a planning application for residential development later this year.
- 4.4. There are no known abnormal costs which could affect the viability and subsequent delivery of this site.
- 4.5. Given the scale and nature of this greenfield site it is considered that development could start to be delivered within the five year period and it could continue to develop at an approximate rate of 50 dwellings per annum potentially for a total of five years.
- 4.6. For the above reasons it is considered that the land at Holt Road, Horsford is suitable, available and achievable to deliver residential development. The site should be allocated within the emerging Local Plan for sustainable residential development.