

1b. I am...

- Planning Consultant

1c. Client / Landowner Details (if different from your login account)

Title	Mr
First Name	Alan
Last Name	Smith
Address	

Post Code

Telephone Number

Email Address

2. Site Details

Site location / address and post code.

(at the end of this form you will be able to plot the site on a map as part of your submission)

Land South of Railway Line, Rectory Road, Coltishall, Norfolk

NR12 7HR

Site area (hectares)	1.10
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**Please upload a red line plan showing
your site boundaries or use the
interactive map at the end of this process.**

3. Site Ownership

3a. I (or my client)... Is the sole owner of the site

3b. Please provide the name, address and contact details of the site's landowner(s)

Alan Smith

4. Current and Historic Land Uses

4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

Paddock Land

4b. Has the site been previously developed? No

5. 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)

Residential

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

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

20-25 dwellings in addition to the 30 dwellings already approved on the adjacent site (planning ref. 20170075).

Provision of affordable homes and open space in accordance with local planning policy requirements.

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

In terms of societal benefit(s) Parker Planning consider that the site would make a valuable contribution to housing land supply (thus addressing local housing need) as part of a more logical, coherent and crucially sustainable settlement expansion scheme (than would be the case with bringing forward the other proposed allocations) that, with the addition of the extant allocations, could potentially meet all the GNLP's growth aspirations for Coltishall in the plan period to 2036.

In economic terms, any scheme delivered on this site has the ability to contribute to promoting the use and ultimately the retention of local services and community facilities in this relatively rural location as promoted by national planning policy and guidance. Further, employment will be created for local persons and businesses involved in the physical construction of any development. In addition to the future residents, any construction workers and local trades will also make use of local services and facilities during the construction period. In the long-term it is likely trades people will be required to help maintain the properties.

Please refer to the Call for Sites Statement prepared by Parker Planning Services for more detail(s).

6. 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.

7. 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 application on the adjoining site was supported by a detailed Transport Assessment, produced following extensive and detailed discussions with Norfolk County Highways Officers. Rectory Road, near the site, is one way heading northbound. Therefore, only traffic entering the site will access from Rectory Road. Vehicles leaving the site will be required to turn right heading north from the along Rectory Road and over the Bure Valley railway bridge. The

Highways Authority have agreed that the most suitable and safe pedestrian access can be made to the north of the site along Rectory Road. As part of the approved development Rectory Road, along the site frontage, will be widened to 4.1m and the current footway width of 1.5m will be widened to 1.8m. In 2013 an informal agreement was reached with a Norfolk County Council Highway Officer that, subject to these highway improvements, the site access strategy was suitable for up to 50 dwellings (Kingdom Transport Statement, July 2016). The delivery of both sites, in tandem, would not necessarily exceed this quantum of development. Please refer to Call for Sites Statement prepared by Parker Planning Services for more information.

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?

There is no indication that the site has contamination issues or has been subjected to any (previous) contaminating land-uses. There are unlikely to be any potential ground stability issues either. There were no contamination issues pertaining to the adjacent site that now has an outline planning permission.

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 lies within Flood Zone 1 in its entirety although an appropriate Flood Risk Assessment (FRA) is a likely requirement given the scale of the development and at the appropriate stage. A flood Risk Assessment produced by Kingdom TP (2016) and in support of the outline application on the adjoining site area found no reasons, from a drainage and flood risk perspective, that the planning authority could not support the proposed development of 30 dwellings in this location.

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?

An arboicultural assessment will probably be required to establish (among other) the 'value' of the naturalised scrub woodland on the Bure Valley Railway embankment which adjoins the site along the northern boundary and any mitigation necessary (as was the case for the proposals on the adjacent site). The ecology report prepared in support of the application on the adjoining site (Wild Frontier Ecology, 2016) found that it encompassed some habitats of ecological value, which were likely to support a number of animals, all of which may be impacted to various degrees by the development. However, the mitigation and avoidance measures, as detailed within the report and if subsequently adopted, would ensure that the magnitude and likelihood of these impacts were reduced to an acceptably low level.

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 or near any buildings of historical significance and as such it is unlikely that there will be a detrimental impact on designated heritage assets. There are no archaeological records pertaining to the site according to the Norfolk Heritage Explorer, albeit the LPA are likely to insist on a scheme of investigation, were the site to be allocated, as was the case with the adjoining site.

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

The proposed development will be entirely compatible with the neighbouring land uses to the west. This is a predominantly residential area of Coltishall. There is unlikely to be any conflict in terms of neighbouring land-uses.

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):

Please refer to Call for Sites Statement prepared by Parker Planning Services for more information.

8. 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.

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

Other (please specify)

Please refer to Call for Sites Statement prepared by Parker Planning Services for more information.

8b. Please provide any further information on the utilities available on the site:

Please refer to Call for Sites Statement prepared by Parker Planning Services for more information.

9. Availability

9a. Please indicate when the site could be made available for the land use or development proposed.	Immediately
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9b. Please give reasons for the answer given above.

This 'new' site south of the railway line is known to be available immediately and is in the ownership of a single landowner who is actively promoting the site for residential development. There are no abnormal constraints pertaining to this site such as ransom strip issues to be resolved prior to development taking place. Please refer to Call for Sites Statement prepared by Parker Planning Services for more information.

10. 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.	Site is owned by a developer/promoter
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11. Delivery

11a. Please indicate when you anticipate the proposed development could be begun. Up to 5 years (by April 2021)

11b. Once started, how many years do you think it would take to complete the proposed development (if known)? Completion anticipated within 2 Years of commencement

12. Viability

This is the description of your section break.

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

- I agree

12b. Do you know if there are any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions? No

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.

13. 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 the 'call for Sites' Statement prepared by Parker Planning Services and included as a PDF at section 12 of this submission.

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 Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation 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: Regulation 18 "Growth Options" Consultation - Site Submission 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.

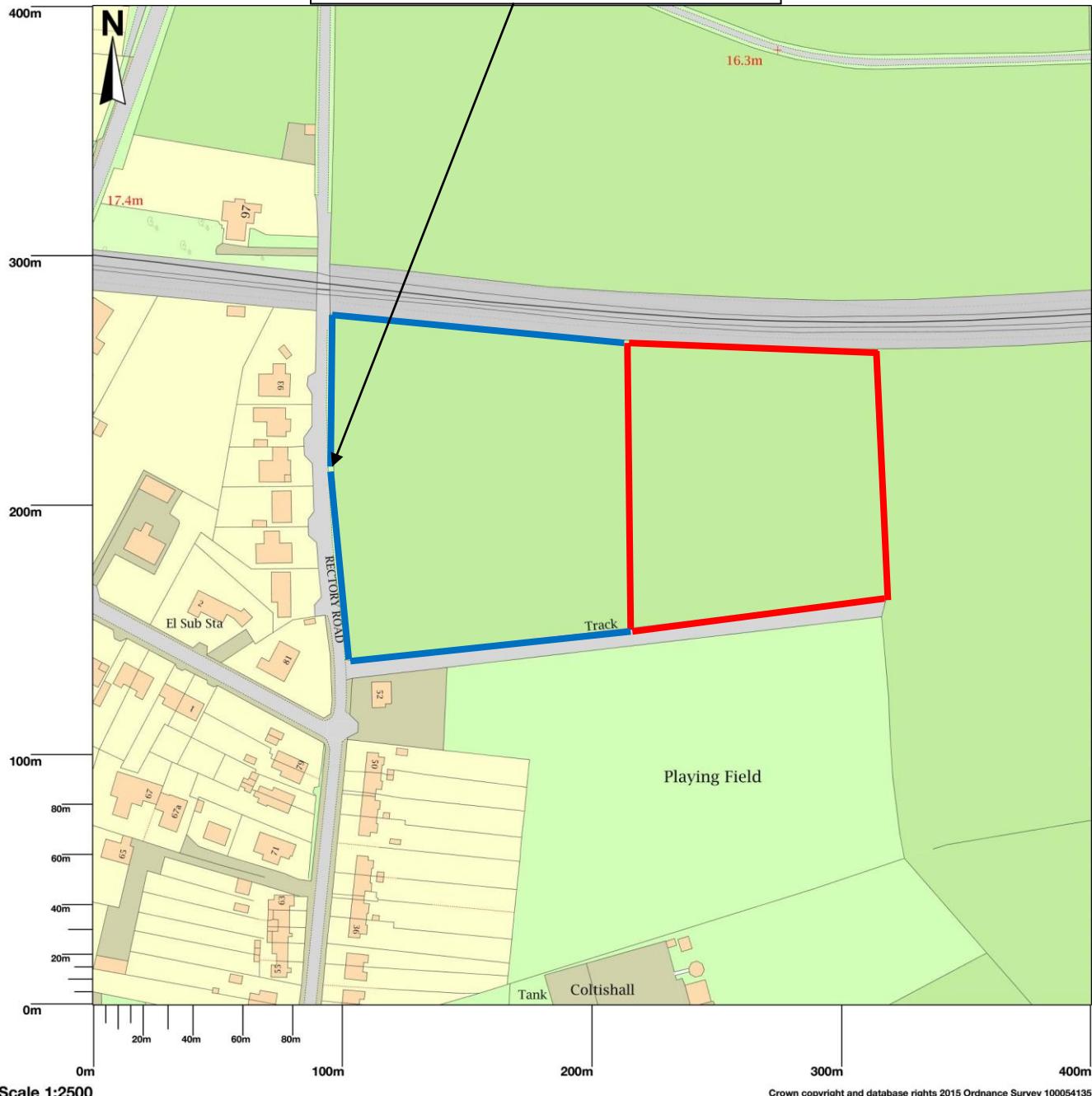
Name	Mr Magnus Magnusson
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Date	Feb 27, 2018
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Land South of Railway Line, Rectory Road, Coltishall, Norfolk, NR12 7HR

Access as per planning application

ref: 20170075, i.e. via adjacent site



Scale 1:2500

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