

Greater Norwich Site 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 Thursday 15 March 2018**.

By email: gnlp@norfolk.gov.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 site submissions 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 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.gnlp.org.uk
E-mail: gnlp@norfolk.gov.uk
Telephone: 01603 306603

1a. Contact Details	
Title	Mr
First Name	Mike
Last Name	Carpenter
Job Title (where relevant)	Director
Organisation (where relevant)	CODE Development Planners Limited
Address	17 Rosemary House Lanwades Business Park Kentford
Post Code	CB8 7PN
Telephone Number	01223 290138
Email Address	info@codedp.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	Drayton Farms Limited
First Name	c/o CODE Development Planners Limited
Last Name	c/o CODE Development Planners Limited
Job Title (where relevant)	c/o CODE Development Planners Limited
Organisation (where relevant)	Drayton Farms Limited c/o CODE Development Planners Limited
Address	c/o CODE Development Planners Limited
Post Code	c/o CODE Development Planners Limited
Telephone Number	c/o CODE Development Planners Limited
Email Address	c/o CODE Development Planners Limited

2. Site Details	
<p>Site location / address and post code</p> <p>(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)</p>	<p>Land east of Reepham Road, NR6 6PT (an extension of the previously promoted site GNLPO332).</p> <p>Refer to attached Position Statement for plan drawings.</p>
Grid reference (if known)	Land east of Reepham Road 620380E 313464N
Site area (hectares)	Land east of Reepham Road approx. 62ha

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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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). Drayton Farms Limited c/o CODE Development Planners Limited 17 Rosemary House Lanwades Business Park Kentford, CB8 7PN		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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. Not applicable.		

Current and Historic Land Uses		
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
Agricultural use (arable).		
4b. Has the site been previously developed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

The land has been in agricultural use and under the same ownership for many years.

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 C3 (c 700 units) with on-site green infrastructure, open spaces and a small area of commercial/business use at Manor Farm.

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

Market Housing <input checked="" type="checkbox"/>	Business and offices <input checked="" type="checkbox"/>	Recreation & Leisure <input checked="" type="checkbox"/>
Affordable Housing <input checked="" type="checkbox"/>	General industrial <input checked="" type="checkbox"/>	Community Use <input checked="" type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage & distribution <input checked="" type="checkbox"/>	Public Open Space <input checked="" type="checkbox"/>
Gypsy and 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.

Land east of Reepham Road - between 600-700 residential units, commercial floorspace to be determined.

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

The masterplan could significantly enhance the on-site green infrastructure network and with a holistic approach to the development of the area, provide substantial improvements to off-site links with the delivery of important elements of the West Broadland Green Infrastructure Project Plan, as well as contributing towards the delivery of Neighbourhood Plan objectives in relation to green space access. Green links created could connect the existing Horsford Cricket Ground and the Community Sports Foundation 'NEST' sports and leisure complex with the wider pedestrian network linking to Hellesdon, Horsford and Drayton.

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.

Not applicable.

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

Not applicable.

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?

Vehicles currently access Manor Farm via Holly Lane. There are no other public vehicular access points at either site. Initial access assessment has identified a viable access strategy. This is set out within the attached Position Statement.

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

The sites are relatively flat with no significant changes in ground level.

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

The site has been in arable production for many years. There is no record of contamination or ground instability.

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?

Initial assessments in the immediate area have confirmed that risks of flooding are likely to be minimal and with satisfactory mitigation. This is set out within the attached Position Statement.

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?

Lease arrangements with Hellesdon Parish Council for parts of the site and adjacent land to be used for open space and allotments. Terms of lease to be respected.

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 significant issues are expected, please refer to the attached Position Statement for further details.

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 Broadland DPD Allocations document (May 2016) identifies a Historic Environment Record (HER) feature within the HEL4 allocation (located with the land to the east of Reepham Road). Further investigation may be required.

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

The Norwich International Airport Public Safety Zone is located across the site. Appropriate GI and open space uses will be located beneath this zone in agreement with planning officers and aviation stakeholders.

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

Manor Farm contains agricultural buildings which may be repurposed or redeveloped should a small area of commercial land be deemed suitable in this area. Please refer to the attached Position Statement for further details.

7j. Other: (please specify):

The attached Position Statement provides a detailed narrative of the intended masterplan.

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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify):	
8b. Please provide any further information on the utilities available on the site: Please refer to the attached Position Statement for further details.	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input checked="" type="checkbox"/>
1 to 5 years (by April 2021)	<input type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2036)	<input type="checkbox"/>
9b. Please give reasons for the answer given above.	
The land is currently used for agriculture and can be made available for development at any time.	

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="checkbox"/>	
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input checked="" type="checkbox"/>	

Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2036)	<input type="checkbox"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
Development will be completed within the plan period.	

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="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12c. If there are abnormal costs associated with the site please provide details:			
Based on current information and requirements, no abnormal costs are known.			
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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

Please refer to the attached Position Statement. Plan drawings are included within this document.

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

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 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.</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
Mike Carpenter (Director)	22 March 2018

