

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:

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. Under the (GDPR) General Data Protection Regulation Norfolk County Council will be the data controller.

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	
First Name	EVERET
Last Name	AMADOR
Job Title (where relevant)	
Organisation (where relevant)	CAM ARCHITECTS (NORMICH) LTD..

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	ADRIAN
Last Name	COOKE
Job Title (where relevant)	
Organisation (where relevant)	
Address	
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 a scaled OS base with the boundaries of the site clearly shown)	LAND ADJACENT TO LINGWOOD ROAD BLOFIELD.
Grid reference (if known)	
Site area (hectares)	4.05 Ha.

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

AGRICULTURE
No PREVIOUS PLANNING APPLICATIONS.

Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision (if you are proposing a site to be designated as local green space please go directly to question 6).

THE site to be divided into :
SITE A 1 HA approximately RESIDENTIAL
SITE B 3.8 HA CARE VILLAGE INCLUDING
CARE HOME APPROX 806.

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

Market Housing <input checked="" type="checkbox"/>	Business and 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 checked="" type="checkbox"/>	Storage and distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) <input type="checkbox"/>

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

MARKET + AFFORDABLE HOUSES APPROX 30/25.
FLATS AND ASSISTED LIVING² APPROX 50 UNITS.
CARE HOME APPROX 4000M².

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

CAR PARK FACILITIES.
EMPLOYMENT.

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.

N.A

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

N.A

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?

CENTRALLY POSITIONED FROM THE LINGWOOD ROAD.

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

FLAT SITE

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

AGRICULTURAL - ESSENTIALLY NO CONTAMINATION ISSUES.

Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

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 2038)	<input type="checkbox"/>
9b. Please give reasons for the answer given above.	
<p>THE owner wishes to develop the site with immediate effect. An operator for the care village is in attendance</p>	

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.

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?
N.A
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?
N.A
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?
NA
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?
N.A
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
RESIDENTIAL AND AGRICULTURE.
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.
NONE.
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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12c. If there are abnormal costs associated with the site please provide details:

N.A.

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.

An internet is currently available by a recognised business based in Norfolk, who is currently undertaking an expansion.

The site has been split into A and B so that only part of the site would be available for the differing uses. The residential could be made available as a 1 ha site for inclusion.

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

N.A.

	Yes	Comments
Site is owned by a developer/promoter	<input checked="" type="checkbox"/>	CAROL VIMARE HAS AN INTEREST TO DEVELOP.
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input 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 2038)	<input type="checkbox"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
3 YEARS.	

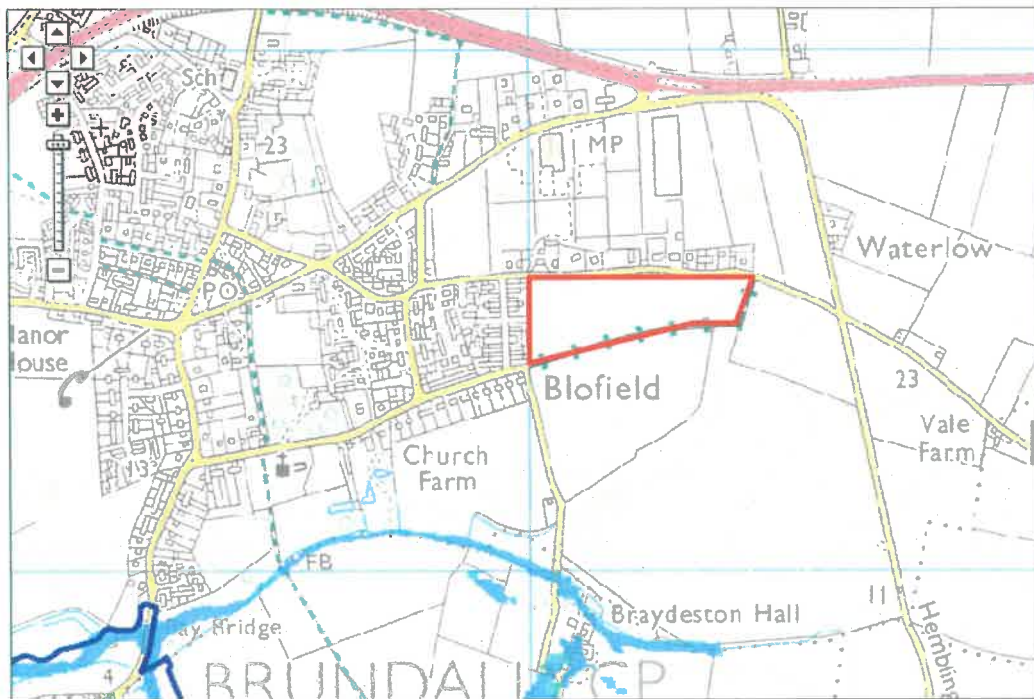
Viability			
12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include 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"/>



THE SITE

X: 633,993; Y: 309,415 at scale 1:10,000

Other maps Data search Text only version



THE SITE
FLOOD RISK



THE SITE
BLOFIELD DEVELOPMENT BOUNDARY



Site to the South of Lingwood Road
BLOFIELD

Stuio 10
Netherconesford
93 95 King Street
NORWICH
tel 01603 666151

SP LR - A.01
March 2020