# Reedham Neighbourhood Plan

## Call for Sites

Site Submission Form

**Closing date: 15th July 2022**

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| 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 Reedham Neighbourhood Plan.

A call for sites was undertaken for the Greater Norwich Local Plan in 2016. As part of this, 2 sites were promoted in Reedham, land to the east of Station Road and land at Mill Road, both of which have been allocated in the emerging local plan.

Reedham Parish Council is undertaking a further ‘Call for Sites’ just for the Reedham parish area to identify available sites that can be considered specifically for **affordable housing** growth (with an element of market housing) and/or for a **central green space**.

The central green space envisioned could include room for a Village Green, or informal open grassland, or formal Garden Park or landscaped area, or a mixture of any of them.

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.

Forms can be submitted by email to [ReedhamPC@Outlook.com](mailto:ReedhamPC@Outlook.com)

Forms must be received by **15th July 2022.**

Or if it is not possible to submit the form electronically, hard copy forms can also be sent to:

Reedham Parish Council

31 Mill Lane

Acle

Norfolk

NR13 3BJ

The site submissions received as part of the Reedham Neighbourhood 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 Reedham Parish Council and potentially shared with Broadland District Council, and that the details of the site will be published for consultation purposes. Under the (GDPR) General Data Protection Regulation Reedham Parish Council will be the data controller.

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| **1a. Contact details** | |
| Title |  |
| First name |  |
| Last name |  |
| Job title (where relevant) |  |
| Organisation (where relevant) |  |
| Address |  |
| Postcode |  |
| Telephone number |  |
| Email address |  |

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| **1b. I am…** (please tick) | |
| 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 |  |
| Postcode |  |
| Telephone number |  |
| Email address |  |

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| **2. Site details** | |
| Site location/address and postcode  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. |  |
| Grid reference (if known) |  |
| Site area (hectares) |  |

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| **3. Site ownership** | | |
| **3a. I (or my client)….** | | |
| Is the sole owner of the site. | Is a part owner of the site. | Does/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 site’s owners support your proposals for the site.** | | |

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| **4. Current and most recent land uses** | | |
| **4a. What is the current use of the site?** | | |
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| **4b. Has the site been previously developed?** | Yes | No |
| **4c. Describe any previous uses of the site.**  Please include details of any relevant historic planning applications, including application numbers if known. | | |
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| **5. Proposed future uses** |
| **5a. Please provide a short description of the development or land use you propose.** |
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| **5b. Please provide further details of your proposal, including details on the number of houses and the proposed floor space of community buildings etc if applicable.** |
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| **5c. Please describe any benefits to the local area that the development of the site could provide.** |
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| **6. Suitability - Site features and constraints** |
| **6a. Are there any features or limitations of the site that may constrain development on or of this site (please give details, including if there are any existing buildings on the site)?** |
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| **6b. 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? |
|  |
| **6c. Topography:** Are there any slopes or significant changes in levels that could affect the development of the site? |
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| **6d. Constraints:** is the site affected by flood risk, drainage, contamination, biodiversity, heritage or other constraint or risk which could constrain its development in whole or part? |
|  |
| **6e. Utilities:** Does the site have access to key utilities? Will provision need to be made or capacity created or reinforced to enable development? (mains water supply, mains sewerage, electricity supply, gas supply, broadband internet) |
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| **6f. Neighbouring land uses:** What are the neighbouring land uses? |
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| **7. Availability** |
| **7a. Please indicate when the site could be made available for the land use or development proposed.** |
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| **7b. Please give reasons for the answer given above.** |
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| **8. Market interest** | | |
| **8. 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 developer/promoter |  |  |
| Enquiries received |  |  |
| Site is being marketed |  |  |
| None |  |  |
| Not known |  |  |

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| **9. Viability** | | | |
| **9a. You acknowledge that there are likely to be policy requirements and developer contributions 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 and children’s play space.** | | |  |
|  | Yes | No | Unsure |
| **9b. Do you know if there are any abnormal costs that could affect the viability of the site, e.g. infrastructure, demolition, or ground conditions?** |  |  |  |
| **9c. If there are abnormal costs associated with the site please provide details:** | | | |
|  | Yes | No | Unsure |
| **9d. Do you consider that the site is currently viable for its proposed use, taking into account any and all current planning policy and other abnormal development costs associated with the site?** |  |  |  |
| **9e. 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.** | | | |

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| **10. Other Relevant Information** |
| **10a. Please use the space below for additional information or further explanations on any of the topics covered in this form** |
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| **11. Disclaimer** | |
| I understand that:  Data Protection and Freedom of Information  The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / Data Protection Act 1998 will be Reedham Parish Council. The purposes of collecting this data are:   * to assist in the preparation of the Reedham Neighbourhood 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.   The Site Submission Forms received as part of this Reedham Neighbourhood 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 Reedham Parish 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 in advance that such information can be kept confidential as instructed in the Reedham Neighbourhood Plan Site Submission Guidance Notes.  See our Privacy notice here: <https://reedhampc.norfolkparishes.gov.uk/2018/07/02/gdpr-policies/>  **Declaration**  I agree that the details within this form can be held by Reedham Parish Council and that those details can be made available for public viewing and shared with Broadland District Council, for the purposes specified in the disclaimer above. | |
| Name | Date |