

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0093
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 24 June 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	Mr & Mrs
First Name	Will and Rachael
Last Name	Lockwood
Job Title (where relevant)	
Organisation (where relevant)	
Address	NULL NULL NULL NULL NULL
Post Code	NULL
Telephone Number	NULL NULL
Email Address	NULL

1b. I am...
Owner of the site

--

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
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 an scaled OS base with the boundaries of the site clearly shown)	Field 2484, West of All Saints Church Wreningham At the junction of Hethel Road & Church Road Wreningham Wymondham Norfolk
Grid reference (if known)	TM 16242 98842

Site area (hectares)	0.51Ha
Site parish	Wreningham
Site district	South Norfolk

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) 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?	NULL
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.)

The field (Field 2484) was in agricultural use for grazing, prior to the site's current owners' purchase in 2011. The site is not actively used for farming purposes. The grass is maintained as meadow and is occasionally cut. The site is situated directly adjacent to the village development boundary, at the junction of Church Road / Hethel Road and is located east of the village centre.

4b. Has the site been previously developed?

No

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

The previous owner used the site for animal grazing. The farming function ceased in 2011.

Change of Use was granted in 1996 for the change of the agricultural land to a burial ground (ref: 1995/1522). The permission has lapsed and has not been implemented.

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)

NULL

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

Market Housing	Yes
Affordable Housing	No
Residential Care Home	No
Gypsy and Traveller Pitches	No
Business and offices	No
General industrial	No
Storage and distribution	No
Tourism	No
Recreation & Leisure	No
Community Use	No
Public Open Space	Yes
Other (Please Specify)	Self build housing project

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

A cluster of 5 or 6 self built homes are proposed, to be carbon negative homes built to Life Time Homes principles and to exceed 'passivhaus' standards. Each property will offer a sustainable lifestyle, energy self-sufficiency, live/work accommodation, electric car charging point, and an allotment area.

An indicative sketch layout of the site forms part of this submission.

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

The dwellings are to be located close to Hethel Road site access point. The existing northern boundary (the natural pond has Great Crested Newts) and the recently created eastern boundary, will be enhanced to extend this wildlife area. The southern and western hedgerows will be rejuvenated and enhanced as necessary. A community orchard, and allotment plots on each property will maintain the land in beneficial food production use. Key views of the grade I listed All Saints' Church will be maintained with the rural character preserved. Detailed dwelling and site design would be developed to respond to the location with reference to South Norfolk Council's Place making Guide and other relevant policy and guidance. The need for housing for South Norfolk has been established as 19,200 dwellings as set out in the JCS (as amended 2014). The need for affordable housing has been established as 700 affordable homes for affordable purchase and 2700 social rented properties. A number of existing sites will continue through to the extended plan period of the Greater Norwich Local Plan which plans for need to 2026. Wreningham is a service village as set out in the JCS. The site lies outside of the current western development boundary of the village, but within the more scattered area of housing of the village and within walking distance of all facilities. The site is in a sustainable location on the edge of a service village. Self build homes are considered to offer affordable market homes. This site can contribute towards the overall housing need of South Norfolk. There are very few sites available for self build homes available in the District, the Greater Norwich Local Plan area or Norfolk. Keith Mitchell, Housing Enabling and Strategy Officer at South Norfolk advised on 28/6/16 that there are 62 registrations on their self build register (we are registered as number 1006). This site would contribute 5 or 6 dwellings towards this need.

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. Are you proposing a site to be designated as a Local Green Space?

No

6b. Which community would the site serve and how would the designation of the site benefit that community.

NULL

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

NULL

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 site is approximately 500m from the B1113 Norwich - New Buckenham road, via Church Road. Hethel Road runs north from the site and connects to the B1135, there

after to Wymondham and the A11 beyond. The site is a well connected village location.
The existing field access lies approximately 45 metres north of the junction of Church Road and Hethel Road, on Hethel Road. It has good visibility in either direction. There are no public rights of way shown on the Norfolk County Council Map. The site is easily accessible to vehicles approaching from three directions. Whilst it is close to the village centre, associated traffic need not pass through the village centre. No additional vehicular access to the site will be required
The site is within close proximity of a local bus service which provides direct access to Wymondham, Norwich and thereafter the wider public transport network.

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

NULL

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

A site check was undertaken for the site on 28th June 2016. No issues were noted. Please see the attached report.

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 is well-drained with a ditch and pond to the north of the site and is not identified as being within a flood risk zone.

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?

We confirm that there are no third party ownership or access rights issues which might restrict or impact upon site delivery.

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?

The grade I listed church of All Saints lies to the east of the site. We have taken into consideration the setting and views of the site and consider that the location of proposed cluster of development and associated uses will not cause 'significant harm' to the setting of the Church. We have marked the key views of the Church on our site analysis plan.

The position of the land adjacent to the church means that there is significant archaeological potential on the site, including early burials or Saxon or medieval village development. We are ready to instruct our archaeological contractor to

undertake non-intrusive survey work (or 'geophys') of the site. This will increase our knowledge of the site and identify target areas for further investigation where required.

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 grade I listed church of All Saints lies to the east of the site. We have taken into consideration the setting and views of the site and consider that the location of proposed cluster of development and associated uses will not cause 'significant har

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

There are a number of residential dwellings to the west of the site on Hethel Road. To the east of the site lies the new church car park and the church beyond. In the wider vicinity there are a number of other dwellings, in the more scattered area of the village. There is open farmland to the south. Planning permission has been granted for 10 houses on Church Road to the west of the site (ref 2015/2449).

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):

We have noted the heritage constraints above.

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	No
Public highway	Yes

Broadband internet	Yes
Other (please specify):	NULL
8b. Please provide any further information on the utilities available on the site:	
<p>Currently an over head power supply line runs diagonally across the site towards the eastern side of the site, above the community orchard/open space.</p> <p>The proposed cluster of buildings is located to the west.</p> <p>Where required there is unlikely to be a significant issue in realigning the power line.</p>	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	
9b. Please give reasons for the answer given above.	
<p>The site is vacant, with no current use. We are ready to instruct our archaeological contractor to begin the non-intrusive survey work.</p> <p>We are experienced building professionals with significant experience in the construction of building, the first home to be commenced as a self-build project will likely be our own. We have also already identified another self-builder on the South Norfolk register for a plot.</p>	

Market Interest	
10. Please 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	
Comments	Being the site owner/developer/promoter, we have a wish to build our own house and provide the opportunity for other like minded self build eco enthusiasts to do the same.

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
1 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)?

Approximate time required to identify interested parties, form a self build co-op and to develop a suitable site specific scheme in conjunction with LPA stake holders. The optimum goal of the project is to establish a self build co-op where by the group of self builders help one another.

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
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?	No
12c. If there are abnormal costs associated with the site please provide details: NULL	
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.

No viability assessment has yet been undertaken, it is not considered necessary for this site, as self-builders and the formed co-operative with 'cut their cloth' to the budget needed.

For the avoidance of doubt we are aware that there may be burials, other archaeological features or finds on the site.

A need for 62 self build plots in South Norfolk (28.6.16) has been identified from the register. The site is located well to the services of Wreningham, public house and church to the east and school and other services to the west, all within walking distance. Wreningham is a service village and higher order services are located close by in Wymondham.

We are driven building design professionals committed to delivering our own self build project, which if approved, will be of the highest Architectural quality, design and energy performance standards.

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

The proposed community orchard would serve the community of Wreningham and All Saints Church Community, which may extend beyond the village. It will also provide a relaxed tranquil atmosphere in which to appreciate the bio-diversity of the orchard.

The site, as indicated above, is of recreational value. In addition to the community orchard, the existing natural pond on the northern boundary new habitat will be created to the east of the site in the area to the east adjacent to the Church Car Park boundary. In addition to this the south and west boundary hedges will have their bio-diversity enhanced.

The site was proposed as part of the South Norfolk LDF call for sites (ref. Z1197), it was not successful at that time. Further sites in the village have now been given planning permission, such as the 10 dwellings on Church Road to the west.

The village as a service village can accept growth, but the available land within the current development boundary is restricted. This site is able to offer vacant land for development, taking into account a number of constraints and is able to contribute to affordable housing and housing need in general in South Norfolk.

The site can offer 5/6 affordable energy efficient self build homes to meet the housing needs of the occupiers. The site is in a sustainable location which could commence from early Spring 2017. It can contribute to the need for affordable dwellings for purchase in South Norfolk and provide valuable community open space with the benefit of the provision of free fresh fruit for the community. The indicative layout of the site takes into consideration the environmental and heritage issues together with the community in its design. It is considered that the site is capable of complying with the National Planning Policy Framework, and replacement local plan policies which may arise from the Greater Norwich Local Plan review.

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	
I understand that:	
<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>	
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 Will Lockwood	Date 6/30/2016

Ragan, Anita

From: Will Lockwood <[REDACTED]>
Sent: 04 July 2016 15:50
To: Broadhead, Amy; callforsites@gnlp.org.uk; info@gnlp.org.uk; info@norwich.gov.uk
Subject: GNP Call for Land - Representation
Attachments: Wreningham_Field 2484_Site location plan.pdf; Wreningham_Field 2484_Register Title & Plan NK408148.pdf; Wreningham_Field 2484_Site analysis plan.pdf; Wreningham_Field 2484_Site Check 280616.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Acknowledgment Sent

Good afternoon Amy

I thought I would try sending my email from a [REDACTED] account -

Further to my recent Rep submission (WEB-GNLP-93)

As discussed, upon review of the recently completed form, I noted the following errors remained despite these items being amended on a number of occasions.

Market Interest section:

We confirm and advise that the " Site is owned by a developer/promoter" - this box should be ticked

Features / Constraints section:

We confirm and advise that the Environment issues box should contain the following text:

"We have already highlighted the pond and ditch to the north of the site, and the presence of Great Crested Newts within the pond. We have also noted the existing hedgerows. The proposal aims to enhance this habitat.

There are no designated sites of ecological or geological importance which are adjacent to the site."

File upload section:

There is no evidence that the following files have been uploaded: (As attached within this email)

Wreningham_Field 2484_Site location plan
 Wreningham_Field 2484_Site analysis plan
 Wreningham_Field 2484_Site Check 280616
 Wreningham_Field 2484_Register Title & Plan NK408148

Accordingly, may I request that the above amendments are carried out and that the attached files be linked to the rep submission.

Given the importance of the above and the approaching submission deadline, please may we request a reply confirming the above is understood and will be undertaken.

I thank you in advance for your prompt reply and kind assistance with the above.

Kind regards,

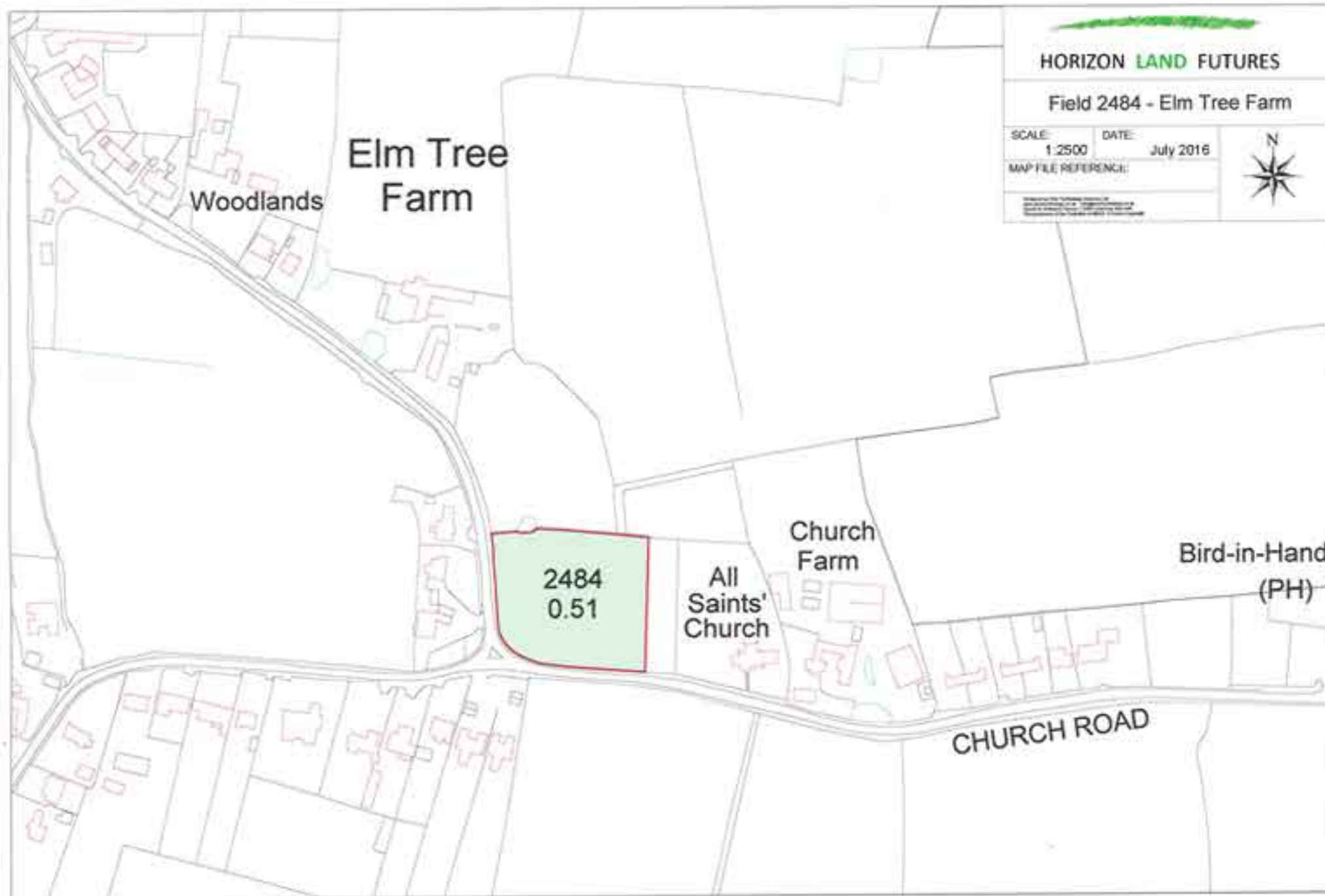
Will Lockwood



HORIZON LAND FUTURES

Field 2484 - Elm Tree Farm

SCALE: 1:2500 DATE: July 2016
MAP FILE REFERENCE:



HORIZON LAND FUTURES

Field 2484 - Elm Tree Farm

SCALE: 1:2500
DATE: July 2016
MAP FILE REFERENCE:



Elm Tree Farm

Woodlands

Cluster of 5/6 Houses (Self build)

Wildlife / biodiversity enhancement

Enhanced hedge

Access

Planning permission granted Nov 2015
x10 dwellings ref: 2015/2449

2484
0.51

Church Farm

All Saints' Church

Bird-in-Hand (PH)

Key view 4

Key view 3

Key view 2

Key view 1

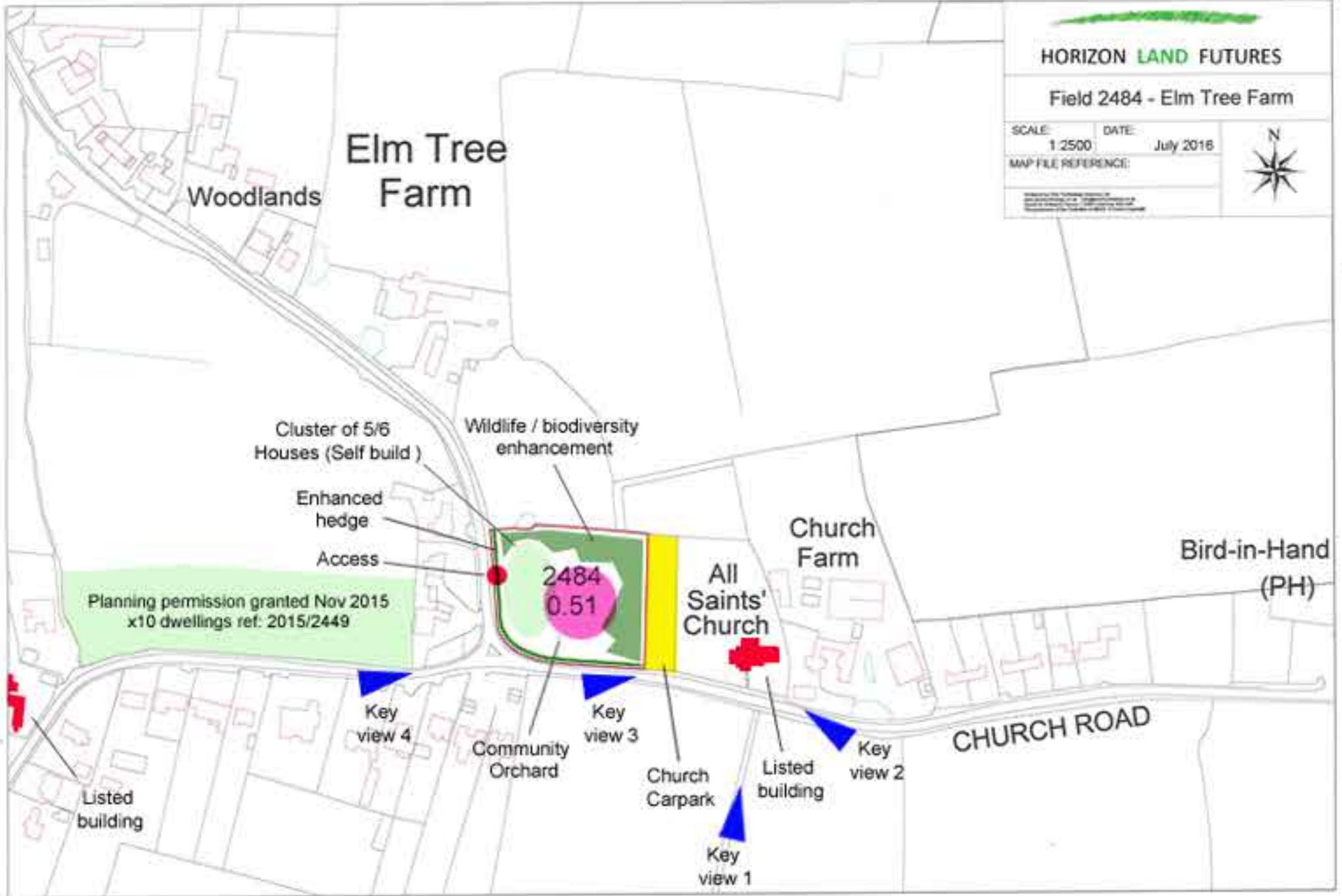
Community Orchard

Church Carpark

Listed building

CHURCH ROAD

Listed building



Site Check Report Report generated on Tue Jun 28 2016
 You selected the location: Centroid Grid Ref: TM162988
 The following features have been found in your search area:

SSSI Impact Risk Zones – to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)

1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF 2. IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT THE CATEGORIES BELOW? NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:

All Planning Applications	
Infrastructure	Pipelines, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals.
Wind & Solar Energy	
Minerals, Oil & Gas	Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
Rural Non Residential	
Residential	Residential development of 100 units or more.
Rural Residential	Any residential development of 100 or more houses outside existing settlements/urban areas.
Air Pollution	Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, pig & poultry units, slurry lagoons > 200m ³ & manure stores > 250t).
Combustion	General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.
Waste	
Composting	Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill. Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.
Discharges	Any discharge of water or liquid waste that is more than 5m ³ /day. The water needs to either be discharged to ground (ie to seep away) or to surface water, such as a beck or stream. Discharges to mains sewer are excluded.
Water Supply	Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m ² or more.
GUIDANCE – How to use the Impact Risk Zones	/Metadata for magic/SSSI IRZ User Guidance v2.5 MAGIC_10Mar2016.pdf

Areas of Outstanding Natural Beauty (England)
 No Features found

Limestone Pavement Orders (England)
 No Features found

Local Nature Reserves (England) - points
 No Features found

Local Nature Reserves (England)
 No Features found

Moorland Line (England)
 No Features found

National Nature Reserves (England) - points
 No Features found

National Nature Reserves (England)
 No Features found

National Nature Reserves (Scotland) - points
 No Features found

National Nature Reserves (Scotland)
 No Features found

National Nature Reserves (Wales) - points
 No Features found

National Nature Reserves (Wales)
 No Features found

National Parks (England)
 No Features found

National Parks: Lake District and Yorkshire Dales Variation Orders 2012 - subject to confirmation (England)
 No Features found

Ramsar Sites (England) - points
 No Features found

Ramsar Sites (England)
 No Features found

Ramsar Sites (Scotland) - points
 No Features found

Ramsar Sites (Scotland)
 No Features found

Ramsar Sites (Wales) - points

No Features found

Ramsar Sites (Wales)
No Features found

Sites of Special Scientific Interest Units (England) - points
No Features found

Sites of Special Scientific Interest Units (England)
No Features found

Sites of Special Scientific Interest (England) - points
No Features found

Sites of Special Scientific Interest (England)
No Features found

Sites of Special Scientific Interest (Scotland) - points
No Features found

Sites of Special Scientific Interest (Scotland)
No Features found

Sites of Special Scientific Interest (Wales) - points
No Features found

Sites of Special Scientific Interest (Wales)
No Features found

Special Areas of Conservation (England) - points
No Features found

Special Areas of Conservation (England)
No Features found

Special Areas of Conservation (Scotland) - points
No Features found

Special Areas of Conservation (Scotland)
No Features found

Special Areas of Conservation (Wales) - points
No Features found

Special Areas of Conservation (Wales)
No Features found

Special Protection Areas (England) - points
No Features found

Special Protection Areas (England)
No Features found

Special Protection Areas (Scotland) - points
No Features found

Special Protection Areas (Scotland)
No Features found

Special Protection Areas (Wales) - points
No Features found

Special Protection Areas (Wales)
No Features found

Biosphere Reserves (England) - points
No Features found

Biosphere Reserves (England)
No Features found

Biosphere Reserves (Scotland) - points
No Features found

Biosphere Reserves (Scotland)
No Features found

Biosphere Reserves (Wales) - points
No Features found

Biosphere Reserves (Wales)
No Features found

Less Favoured Areas (England)
No Features found

Nitrate Vulnerable Zones (England)
No Features found

Scheduled Monuments (England) - points
No Features found

Scheduled Monuments (England)
No Features found

World Heritage Sites (England) - points
No Features found

World Heritage Sites (England)
No Features found

Listed Buildings (England)
No Features found

Registered Battlefields (England) - points
No Features found

Registered Battlefields (England)
No Features found

Registered Parks and Gardens (England) - points
No Features found

Registered Parks and Gardens (England)
No Features found

Community Forests (England)
No Features found

Green Belt (England)
No Features found

Heritage Coasts (England)
No Features found

Land Management Initiatives (England)
No Features found

National Forest (England)
No Features found

RSPB Reserves (GB) - points
No Features found

RSPB Reserves (GB)
No Features found

Upland Experiment Areas (England)
No Features found

Objective 1 Areas (England)
No Features found

Objective 2 Areas (England)
No Features found