

Save your progress

All questions in this form with a red star must be completed even if you have no information to provide e.g. "No information known", "Not Relevant" or similar.

Please read any guidance notes for each question which can be accessed by clicking the question mark. These notes contain important information.

Save your progress

Please enter your email address below. This online application form will save your progress automatically. We will send you a unique link that can be used to return to this form at a later date.

Email address:

Confirm email address:

Your details

I am...

Are you the landowner?

Your name

Title:

Forename(s):

Surname:

Your address

Postcode:

Address line 1:

Address line 2:

Address line 3:

Town/city:

County:

Postcode:

Your contact details

Telephone:

Mobile:

* You must provide at least one telephone number

Uploading files

The form will automatically save your progress; however, any documents you upload are not saved. Please upload your files in the 'File Upload' section before you submit your final application. This is the next-to-last section on the form.

Landowner details

Client/Landowner name

Title:

Forename(s):

Surname:

Client/Landowner address

Postcode:

Address line 1:

Address line 2:

Address line 3:

Town/city:

County:

Postcode:

Client/Landowner contact details

Email address:

Confirm email address:

Telephone:

Mobile:

* You must provide at least one telephone number

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Site information

Site ownership

I (or my client)...

is the sole owner of the site

Site details

Please provide a full postal address for the site wherever possible. If the site does not have a postal address then please provide a grid reference and describe its location as clearly as possible. e.g. Land to the south of Middle Lane. If the site covers two or more parishes or districts, please select the parish or district it is mostly in.

Postcode:

Address line 1:

Address line 2:

Address line 3:

Town/city:

County:

Postcode:

Grid reference:

Site area (hectares):

Parish

District

Land south of Belt Road and east of Salhouse Road

Little Plumstead

Norfolk

NR13 5JH

6314 3125

2ha

Great and Little Plumstead Parish Council

Broadland

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Current and historic land uses

Current uses

Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.

The site currently comprises undeveloped agricultural land.

Previous uses

Has the site been previously developed? (Please click the question mark for the definition of previously developed land in the National Planning Policy Framework.)

No

Describe any previous uses of the site. Please provide details of any relevant historic planning applications, including application numbers if known.

The site comprises agricultural land. No previous land uses have been identified.

Relevant planning history relating to the site is as follows:

Application Reference 20071531 - Outline planning application for two detached dwellings at land adjacent to 3 Salhouse Road, Little Plumstead. This application relates to part of the west of this site. Application Refused 12/12/2007.

Application Reference 20160343 - Outline planning application for the erection 1 no. self-build detached dwelling with garage and associated garden, at land at The Smithy, Salhouse Road, Little Plumstead. This application primarily relates to land adjacent to this site to south, but the planning application boundary appears to include a small area along the southern boundary of this site. Outline Approval 03/05/2016.

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Proposed future uses

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

No

Please provide a short description of the development or land use you are proposing.

Residential development comprising approximately 48 dwellings, landscaping and associated infrastructure.

* Please tick the use(s) that you are proposing.

Affordable Housing

Business & offices

Community Use

General industrial

Gypsy & Traveller Pitches

Housing

Public Open Space

Residential Care Home

Recreation & Leisure

Storage & Distribution

Tourism

Other:

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

It is proposed that the site would be developed at a medium density for approximately 48 houses, making efficient use of the land appropriate to the context of the Little Plumstead area. There is potential to establish pedestrian/cyclist access from both Belt Road and Salhouse Road, with the opportunity to establish a pedestrian/cyclist lane running through the site from Belt Road in the north-west to Salhouse Road in the south-west. There is further potential to establish a footway from Belt Road to the north of the site, to the junction of Norwich Road / Honeycombe Road / Belt Road/ Salhouse Road, providing access to the public house and bus stops at this junction. There may also be potential to accommodate an area of public open space within the site.

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

The proposed development of this site would provide much needed market and affordable housing to meet existing demand at a local level. In addition, the residential development has the potential to temporarily benefit the local economy through providing local construction employment. There are also likely to be longer term benefits to the local economy through the introduction of new residents to the area. As a result of the scale of development proposed on-site, there may also be some potential to improve local infrastructure, facilities and services through developer contributions, and this could benefit the local community.

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Site features constraints

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?

It is proposed that a new vehicular access onto Belt Road is created to the north-east of the site. Suitable visibility splays are considered to be achievable if the existing 30 mph limit on Belt Road is extended eastwards slightly. There may also be potential for the creation of a vehicular access onto Salhouse Road, although further investigation into the feasibility of this option is required. There is potential to establish pedestrian/cyclist access from both Belt Road and Salhouse Road, with one opportunity being to establish a pedestrian/cyclist lane running through the site from Belt Road in the north-west to Salhouse Road in the south-west. There is further potential to establish a footway along the south side of Belt Road, from the north-east of the site to the junction of Norwich Road / Honeycombe Road / Belt Road/ Salhouse Road, providing access to the public house and bus stops at this junction. No public rights of way affect the site.

Topography

Please describe any potential physical constraints to development including the surface features of the site, including whether there is any significant change in levels across the site. Explain how these constraints could affect the development proposed.

No potential physical constraints have been identified. There do not appear to be any slopes or significant changes of levels that could significantly constrain development of the site.

Ground conditions

Are ground conditions on the site stable? Are there potential ground contamination issues?

There are no known issues relating to ground conditions or potential contamination based on current or recent land-use on site.

Historic maps indicate that a sand pit existed within the site boundary from at least as early as 1880 and remained on site until 1950.

BGS data indicates that the site overlies sand and gravel strata, there appears to be worked ground recorded to the north of Belt Road and west of Salhouse Road, although unclear if these areas were subject to infilled material. EA data indicates no historic landfill sites in or around the site boundary.

Site overlies major aquifer regarded as a Groundwater Vulnerability Zone (High)

Flood risk

Please confirm whether the site is liable to flooding from any source including if it lies within an identified flood zone and if there have been any historic flooding incidents on the site. If you have undertaken any flood risk assessment work then please attach this to the response form.

The site is located wholly within Flood Zone 1, and is not at risk of surface water flooding or flooding from reservoirs. It is not anticipated that the site is at risk of groundwater flooding.

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?

The site is in multiple ownership under a single title, with all landowners supporting the development of the site. The site does not include land in third party ownership, or access rights, which must be acquired to develop the site. No restrictive covenants are believed to exist, and there are no existing tenancies.

Environment 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?

There are no listed buildings, scheduled monuments, conservation areas, registered parks and gardens, or registered battlefields within or in close proximity to the site. As such, it is considered that development of the site will not have any significant impact on any designated or non-designated heritage assets.

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?

There are no listed buildings, scheduled monuments, conservation areas, registered parks and gardens, or registered battlefields within or in close proximity to the site. As such, it is considered that development of the site will not have any significant impact on any designated or non-designated heritage assets.

Neighbouring uses

What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

Residential dwellings are located adjacent to the site to the north-west and south. The site is otherwise bounded by Belt Road and Salhouse Road to the north and west respectively, and fields to the east. The surrounding area is predominantly made up of open fields and farmland, with the Little Plumstead settlement adjacent to the site to the south. It is not considered that there are any incompatible land uses adjacent to or in close proximity to the site. The proposed residential development is not considered to comprise an incompatible land use itself, although there may be a minor temporary local impact on adjacent properties arising from the construction of the development.

Existing uses and buildings

Are there any existing buildings or uses that need to be relocated before the site can be developed?

There are no existing buildings or uses on the site that would need to be relocated or cease in order to allow the development to proceed. As such, no buildings will need to be demolished.

Other

Please explain any other site constraints not covered above and their implications for the development of the site.

The primary site constraints relate to the site's location to the north of Little Plumstead, and adjacent to the settlement limit. The site is otherwise not believed to be significantly constrained in terms of site access, topography, ground conditions, flood risk, legal issues, environmental issues, heritage issues, neighbouring uses, or existing uses and buildings. Further investigation may however be required into any potential constraints. The site is considered to be suitable for a small-medium scale development appropriate to the scale and needs of Little Plumstead and the wider local area, and has the potential to benefit the area through provision of: market and affordable housing; improvements in infrastructure; improvements to services; and facilities associated with the development.

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Utilities

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 provide further information on the utilities available on the site:

A mains gas pipe runs along the western side of Salhouse Road to the west of the site. 11kw electric overhead lines also run along the western side of Salhouse Road. Overhead telephone lines run along part of the eastern side of Salhouse Road to the north-west of the site, and part of the eastern side of Salhouse Road to the south of the site.

It is not considered that there are any significant site constraints relating to water supply, sewerage, electricity supply, the public highway, or broadband internet. Further investigation into utilities constraints may however be necessary as part of the process of developing the site proposals further.

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Availability

Please indicate when the site could be made available for the land use or development proposed.

1 to 5 years (by April 2021)

Please give reasons for the answer given above.

There are no current restrictions on the development of this site. eg tenancy.

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Market interest

Please choose the most appropriate category below to indicate what level of developer/market interest there is/has been in the site. Please provide relevant information and any dates in the comments section.

Site is under option to a developer/promoter

Please include relevant information and any dates in the box below:

Promotion agreement completed during summer 2016

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Delivery

Please indicate when you anticipate the proposed development could begin.

1 to 5 years (by April 2021)

Once started, how many years do you think it would take to complete the proposed development (if known)?

Up to two years

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Viability

Please tick the box below to confirm that you understand that there will be policy requirements and Community Infrastructure Levy (CIL) contributions that will need to be met in addition to the other development costs of the site.

Could there be any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?

No

Do you consider that the site is currently viable for its proposed use? Please take into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site.

Yes

Please detail in the box below any evidence you consider helps demonstrate the viability of the site. Please attach any viability assessment or development appraisal you have undertaken for the site in the 'File Upload' section.

N/A

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Other relevant information

Please use the space below to provide additional information and/or further explanations on any of the topics covered in this form (if there is no further information please write "Nothing").

As indicated above, the site is considered to be suitable for a small-medium scale development appropriate to the scale and needs of Little Plumstead and the wider local area, and has the potential to benefit the area through provision of: market and affordable housing; improvements in infrastructure; improvements to services; and facilities associated with the development.

Whilst the site is located within a relatively rural area, it is considered to represent a sustainable location for new housing development due to the site's good access to local services and facilities, and the lack of significant infrastructure constraints in the local area. The nearest bus stops are located on Salhouse Road to the north-west of the site, with the no. 52 route offering a regular service between Norwich City Centre and South Walsham, and the no. 292 offering a more limited service between Moulton and Wroxham. The nearest primary schools are Little Plumstead Church of England Primary School approximately 2.2km to the south, and Hemblington Primary School approximately 2.3km to the south-east. The nearest secondary school is Thorpe St Andrew School, approximately 6.6km to the south-west. Salhouse train station is located to the north-west, approximately 3.6km away. The nearest doctor's surgery is located in Blofield to the south-east. Overall, it is considered that most services and facilities are accessible by sustainable travel modes including bus, walking, and cycling. Further investigation into any potential improvements to local infrastructure, services and facilities needed to support development of the site, may however be necessary.

The site represents an opportunity to provide development which integrates well with the existing settlement framework.

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File Upload

Attached documents

Filename
BIDC-32 Official Copy (Title Plan) - NK430793.pdf
BIDC-32 Official Copy (Register) - NK430793.pdf
BIDC-32.001 HoTs Site Plan.pdf

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

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.

Disclaimer

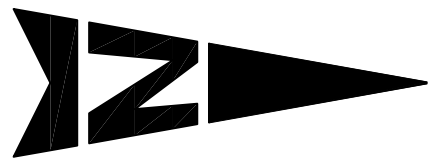
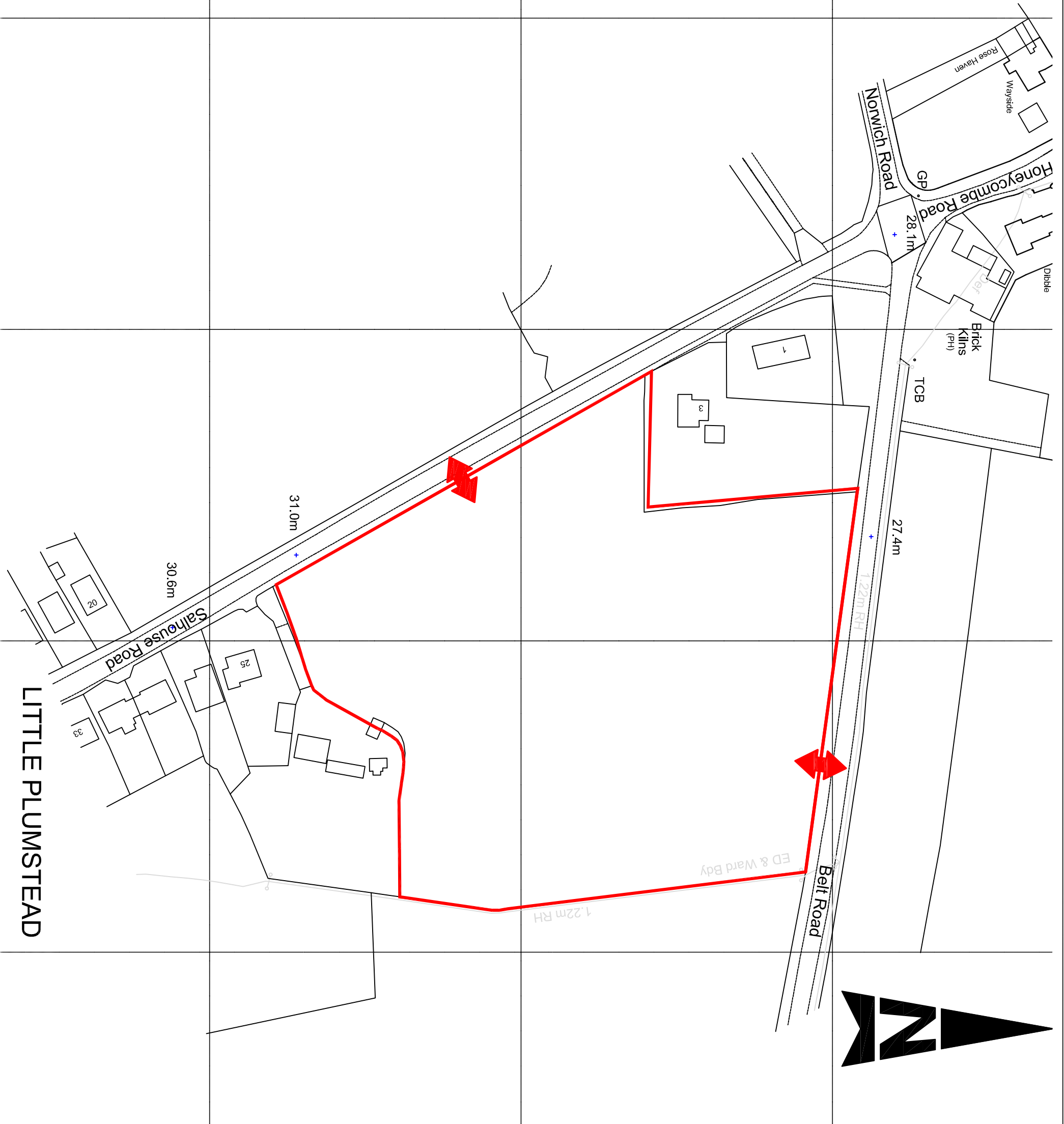
The responses received as part of the Greater Norwich Local Plan "Call for Sites" will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published 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.



Name

Luke Simpson

Date

08/07/2016



- Key**
-  Site for promotion
 -  Possible access

Site Location
 Land to the south of Belt Road and east of Salhouse Road, Little Plumstead, Norwich,
 NR13 5JH
 OSGR: TG314125

ESCO
Developments
 Little Plumstead
 Belt Rd / Salhouse Rd Development

Call for Sites - Location Plan

Dwg No: BIDC-32.002

Scale: 1:1,250 @ A3

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