



- KEY
- 1 Site boundary
 - 2 Open space in front of "completed" West View crescent
 - 3 New "Village Green"
 - 4 Woodland park and associated open spaces
 - 5 Adventure Playground at top of bank
 - 6 LEAP
 - 7 LAP
 - 8 Perimeter landscape buffer zone
 - 9 Swale in street
 - 10 Central Swale
 - 11 Attenuation basins
 - 12 Area for further attenuation basin if required
 - 13 Central spine street
 - 14 SUDS Street
 - 15 Typical Link Street
 - 16 Typical Shared Surface Mews
 - 17 Typical Shared Surface Drive
 - 18 Employment space in new barn building
 - 19 MUGA adjacent to existing Play Barn
 - 20 Housing around "Village Green"
 - 21 Typical Housing, generally in short terraces
 - 22 Housing around perimeter, generally detached and semi-detached
 - 23 Principal Access with mini-roundabout
 - 24 Secondary Access
 - 25 Typical Small rear parking court, fronted by Flat Over Garage
 - 26 Typical garage with second parking space in front

Project
 Shotesham Road
 Poringland
 Drawing Title
 Draft Illustrative Master Plan

Scale
 1:1250 approx
 @ A2
 Project No
 18743

Drawn by
 CA
 Drawing No
 18743_100714_sk-i

Check by
 CA
 Revision
 -

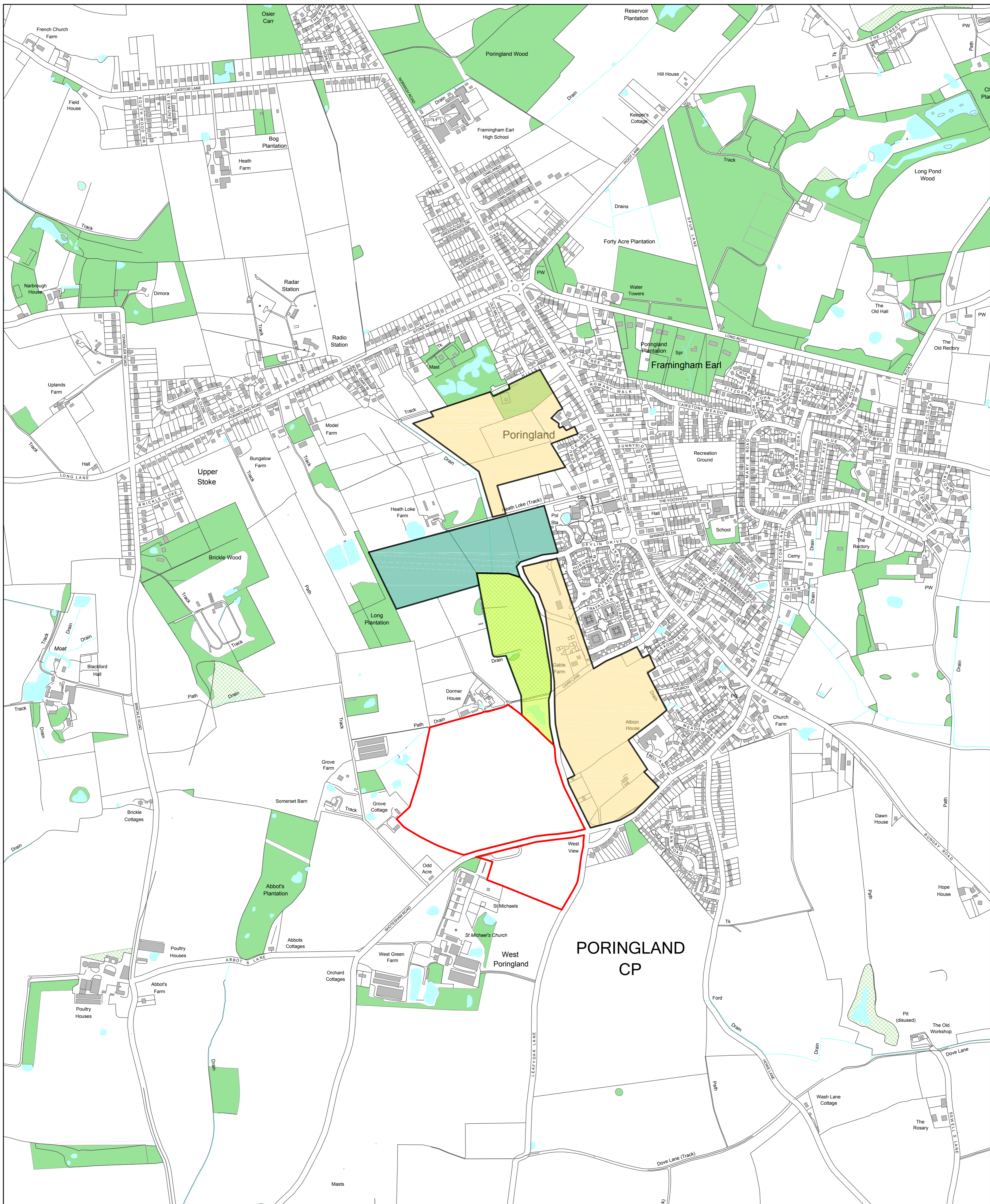
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 Environmental & Sustainability Assessment • Graphic Design

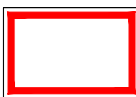

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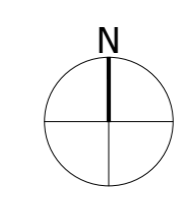


Offices at: Reading London Bristol Cambridge Cardiff Ebbw Vale Edinburgh Leeds Salford



LEGEND

	Site Boundary		Norfolk Homes development site
	Existing Woodlands, Cosses and Tree Belts		Land allocated for Public Open Space in South Norfolk Local Plan
	Existing Scrub		Area designated for Country Parks in South Norfolk Local Plan
	Existing Water Courses		



Project
Land at Shotesham Road
Poringland
 Drawing Title
Site Location Plan

Date 23.08.2012	Scale 1:5,000 @ A1	Drawn by MK	Check by LT
Project No 20447	Drawing No L1	Revision -	

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Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0169
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
First Name	Graham
Last Name	Tuddenham
Job Title (where relevant)	
Organisation (where relevant)	
Address	Rowan House Centre 28 Queens Road Hethersett Norwich Norfolk
Post Code	NR9 3DB
Telephone Number	01603 813909 NULL
Email Address	jamesm@thebusinessbase.com

1b. I am...
Developer

--

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)	Land off Shotesham Road Shotesham Road Poringland Norwich Norfolk
Grid reference (if known)	TG 26439 01369

Site area (hectares)	14 Hectares
Site parish	Poringland
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 Sites current use is agricultural cropping and grazing.

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)

Agricultural use. N/A.

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 development of between 250 and 320 dwellings including an element of residential care, associated affordable housing, public open space and employment space.

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

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

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

Residential development of between 250 and 320 dwellings including an element of residential care, associated affordable housing, public open space and employment space.

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

Provision of much needed market and affordable housing along with public open space, employment and residential care, and a safer walking route along the Shotesham Road to the Play Barn.

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?

Direct access off of Shotesham Road. Highways improvements to access would be provided as part of the proposed development.

<p>7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?</p>
<p>The north eastern section of the Site slopes considerably from north to south, and would not be developed for residential dwellings. This area would incorporate public open space and other areas of public benefit. This can be seen on the attached indicative masterplan.</p>
<p>7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?</p>
<p>No known issues that would render the Site unsuitable for development.</p>
<p>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?</p>
<p>The Site is located in the Environment Agency's Zone 1 on their flood risk map, which is the lowest category of flood risk. The flood risk of the Site has been looked at by Create Consulting Engineers at an initial level, and they deem that the Site has no flood risk constraints. No known issues that would render the Site unsuitable for development.</p>
<p>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?</p>
<p>No known issues that would render the Site unsuitable for development.</p>
<p>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?</p>
<p>No known issues that would render the Site unsuitable for development.</p>
<p>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?</p>
<p>No known issues that would render the Site unsuitable for development.</p>
<p>7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?</p>
<p>New residential and commercial development abutting the North eastern boundary. Agricultural use on other boundaries.</p>
<p>7i. Existing uses and Buildings: are there any existing buildings or uses that need to</p>

be relocated before the site can be developed.

No known issues that would render the Site unsuitable for development.

7j. Other: (please specify):

N/A

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	Yes
Public highway	Yes
Broadband internet	Yes
Other (please specify):	NULL

8b. Please provide any further information on the utilities available on the site:

No known utilities constraints.

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.

The Site is vacant and there are no known constraints to development. The Site is being promoted on the basis of it being deliverable in terms of NPPF Footnote 11. The Site could commence delivery immediately after the grant of a satisfactory planning consent.

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 under option to a
developer/promoter

Comments

The Site is being promoted on the basis that there is a demand and it is deliverable and viable.

Delivery

11a. Please indicate when you anticipate the proposed development could be begun.

Immediately

11b. Once started, how many years do you think it would take to complete the proposed development (if known)?

5 - 7 years. The Site is likely to be developed out by a single housebuilder at a rate of 50 dwellings per year. The employment and residential care element could come forward in the same time frame.

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:

No issues currently 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?

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.

The Site is being promoted on the basis that it is viable and deliverable in line with NPPF Footnote 11.

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

Nothing further to add at this point in time. South Norfolk Council are aware of these proposals through representations submitted during the Site Allocations DPD formulation and examination.

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
<p>I understand that:</p> <p>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:</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

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.

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
Graham Tuddenham

Date
7/7/2016