

Greater Norwich Call for Sites 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 no later than **5pm on Friday 8 July 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	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

1b. I am...	
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	
Post Code	
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)	
Grid reference (if known)	
Site area (hectares)	

Site Ownership		
3a. I (or my client)....		
Is the sole owner of the site	Is a part owner of the site	Do/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 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.)		
4b. Has the site been previously developed?	Yes	No

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

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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)

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

Market Housing	Business & offices	Recreation & Leisure
Affordable Housing	General industrial	Community Use
Residential Care Home	Storage & distribution	Public Open Space
Gypsy & Traveller Pitches	Tourism	Other (Please Specify)

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

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

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

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

Are there any features of the site or limitations that may constrain development on this site (please give details)?
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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?
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7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
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7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
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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?
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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?
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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?

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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?

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

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7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.

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7j. Other: (please specify):

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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			
Mains sewerage			
Electricity supply			
Gas supply			
Public highway			
Broadband internet			

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	
1 to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
9b. Please give reasons for the answer given above.	

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.		
	Yes	Comments
Site is owned by a developer/promoter		
Site is under option to a developer/promoter		
Enquiries received		

Site is being marketed		
None		
Not known		

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	

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

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

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</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> <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.</p>	
Name	Date

Potential Development at Ashby St Mary

Introduction:

This document is being submitted for planning consideration for a site at Ashby St Mary, for 4 dwellings that will fit with the planning objectives of sustainable development, outstanding design and the transition to a low carbon future.

Ashby St Mary is approximately seven miles south-east of Norwich. The site is on Mill Common, Ashby St. Mary, NR14 7BW. It is adjacent to an area consisting of approximately ten dwellings, and opposite Hill Farm Barn, a development of farm buildings recently converted into residential dwellings. The area is 1.1 acres and the land occupies an attractive position overlooking a valley.¹

Thurton with Ashby St Mary has been identified as a combined Service Village.

The proposed application would be for four detached four-bedroom properties, each with double garage and garden. These properties would be of modern timber-frame design similar to those of Huf Haus, and we will be aiming for 'passive house' type dwellings. As such, this would be a highly sustainable and zero-carbon development. The UK construction industry has a long way to go in terms of building houses for the future, and we wish to contribute to this with the development at Ashby St Mary, and in so doing, support the transition to a low carbon future in a changing climate.

This site is being submitted as suitable for development under the criteria of:

- Sustainable development in a Rural Service Village
- Outstanding design and the transition to a low carbon future.

South Norfolk Local Plan

Although SNDC has submitted its local plan, and this is going through the inspectorate process, it still leaves scope for development not yet identified, under the National Planning Policy Framework, the contents of the SNDC plans, and the inspector's report. This development will satisfy part of the 5% buffer allocation for South Norfolk.

National Planning Policy Framework:

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. *In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.*²

Councils are required to deliver a wide choice of high quality homes. It is believed that this site offers an opportunity for development adjacent to existing

¹ See Appendix A – Site Location

² National Planning Policy Framework (NPPF), paragraph 14, p. 4, and paragraph 197, p. 46.

Potential Development at Ashby St Mary

development. Although this site is not considered isolated in the countryside, the same principles of design will be applied.

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Because this is an edge of village development, we believe we would add to the design principles as per isolated building in the country side.

As this application is adjacent to an existing rural settlement it should therefore be considered as suitable for development. It is a developable site and can be delivered within the plan period. Rural Service Villages need to consider sustainable applications, which this is.

One of the twelve core planning principles of the planning system is that planning should *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*³

The framework also states that local planning authorities *should give consideration to **the exceptional quality or innovative design of the dwelling.** Such a design should:*

- *Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas*
- *Reflect the highest standards in architecture*
- *Significantly enhance its immediate setting*
- *Be sensitive to the defining characteristics of the local area.*⁴

The Government places great importance on the design of the built environment and good design is considered *a key aspect of sustainable development.*⁵

Developments should take account of the character and history of the local area and local materials, but planning authorities should not discourage or prevent innovation and originality.⁶

*In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.*⁷

Another core principle is that planning should *support the transition to a low carbon future in a changing climate, and encourage the use of renewable resources.*⁸

Planning policies and decisions, by encouraging good design, should reduce the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation.⁹

³ NPPF, paragraph 17, p. 5.

⁴ NPPF, paragraph 55, p. 14.

⁵ NPPF, paragraph 56, p. 14.

⁶ NPPF, paragraphs 58 and 60, p. 15.

⁷ NPPF, paragraph 63, p. 16.

⁸ NPPF, paragraph 17, p. 5.

⁹ NPPF, paragraph 125, p. 29.

Potential Development at Ashby St Mary

Site Specific Allocations Policies Document, South Norfolk Council:

Section five of this report focuses on service villages and identifies Thurton, including part of Ashby St Mary parish, as a combined service village *in which land will be allocated for small-scale housing growth in the period 01 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints.*¹⁰

Thurton has a range of local facilities including a primary school, church, village hall and a pub.¹¹

*A number of sites were put forward across the parish to be included within the development boundary or for allocation for development. These sites were all assessed but none were considered suitable for allocation, primarily as there were no deliverable sites that relate well to the existing form and character of the village. As a consequence, no sites have been allocated for development due to a lack of sites that are both suitable for development and deliverable within the plan period.*¹²

The inspector has commented that much of Ashby St Mary / Thurton has been removed from the plan because of flood risk. This site sits well away from any potential flood risk.

Draft Sustainability Appraisal Report, South Norfolk Council:

Assessing site sustainability involved reviewing each site against a detailed checklist of thirty-nine criteria, including public transport access (*whether the site is within 800m of a bus service to a market town or Norwich*), and access to local services, such as school, bus service, healthcare and food store.¹³

In the Joint Core Strategy, the requirements for Thurton and Ashby St Mary are ten to twenty dwellings, whereas the proposed allocation in the sustainability appraisal is nought. This will, therefore, not help to meet local housing needs.¹⁴

A small number of sites in Ashby St Mary were put forward for consideration as part of the site assessment procedure at Mill Road and Mill Common; two for housing and two for mixed use. Despite meeting the criteria relating to access to public transport and local services, none were allocated for development, mainly because of the significant impact on the rural character of the area. However, the report does state that for some of these sites small scale frontage development may be acceptable, or they may be included within development boundaries to allow development of one or two dwellings.¹⁵

¹⁰ Site Specific Allocations Policies Document (SSAPD), Section 5: Service Villages, p. 221.

¹¹ SSAPD, p. 221.

¹² SSAPD, p. 221.

¹³ South Norfolk Council, Draft Sustainability Appraisal Report (DSAR), Sept 2014, paragraph 0.15, p. 9.

¹⁴ DSAR, paragraph 11.2 (table), p. 116.

¹⁵ DSAR, p. 353.

Potential Development at Ashby St Mary

Local Plan Inspector's Final Report, 2015:

In his report the inspector acknowledged that most of the allocated sites would *extend built development on to undeveloped land at the edge of the village ... However, this is inevitable given the small size of these rural villages and the limited supply of brownfield sites that might be redeveloped.*¹⁶

Some village allocations would be served by narrow country roads which do not have a footpath. The inspector states that *this is not unusual in rural areas... Consequently, circumstances such as these do not necessarily mean that highway conditions are unsafe.*¹⁷

A list of subsequent modifications to the Inspector's report includes a diagram of the housing trajectory for rural areas. The trajectory illustrates the predicted delivery of housing in south Norfolk's rural area, to deliver the Joint Core Strategy (JCS) housing requirements. This highlights that after 2016/2017 the managed delivery target falls significantly against both the JCS allocation and the revised annual requirement.¹⁸

Sustainability of the proposed residential development site at Ashby St Mary:

Access to Public Transport: the First Group bus service X2 runs between Norwich and Lowestoft and stops at Thurton approximately every thirty to forty minutes. This service provides regular access to Norwich, Lowestoft, Beccles and several other villages along the route. A regular weekend service is also available. The proposed site is within 800m of the bus stop.¹⁹

Access to Local Services: Schools – Thurton has a primary school on Ashby Road. It was rated as outstanding following an inspection by Ofsted in 2015. Ashby is in the catchment area for Hobart High School in Loddon. This was rated as good by Ofsted in 2013. **Primary Health Care Services** – These are available at the Chet Valley Medical Practice in Loddon, approximately two miles from Ashby, which is accessible on the X2 bus route. Loddon also has a dental practice. **Shops** – Like many small villages, Ashby St Mary and Thurton do not have a shop or post office, however, Loddon has a wide range of shops, again accessible by bus. **Other services** – Ashby St Mary and Thurton village hall and playing fields, Ashby cricket club, the George and Dragon pub. Loddon provides access to various clubs and societies, library, vets, and a community gym and cinema.

Employment opportunities: because of its location on the A146 Norwich to Lowestoft road, the residents of Ashby St Mary have a wide range of

¹⁶ Report on the Examination into the South Norfolk Local Plan (IR), 2015, paragraph 438, p. 98.

¹⁷ IR, paragraph 441, pp. 99-100.

¹⁸ Inspector's Report, Schedule of Main Modifications, September 2015, annexe 1.

¹⁹ <http://www.firstgroup.com/norfolk-suffolk/plan-journey/timetables>

Potential Development at Ashby St Mary

employment options along the route, accessible via the X2 bus service. Locally, there are a range of businesses, such as Thurton Foundries and Small Engine Services, which could provide employment.

Although the land is currently classed as agricultural, its topography prevents it from being used as agricultural land. Therefore, it is believed this development would bring a piece of un-viable land into sustainable use.

Proposed development

The proposed development will consist of 4 dwellings, situated as shown in appendix B.

It is adjacent to an existing settlement and the site is deliverable within the plan period.

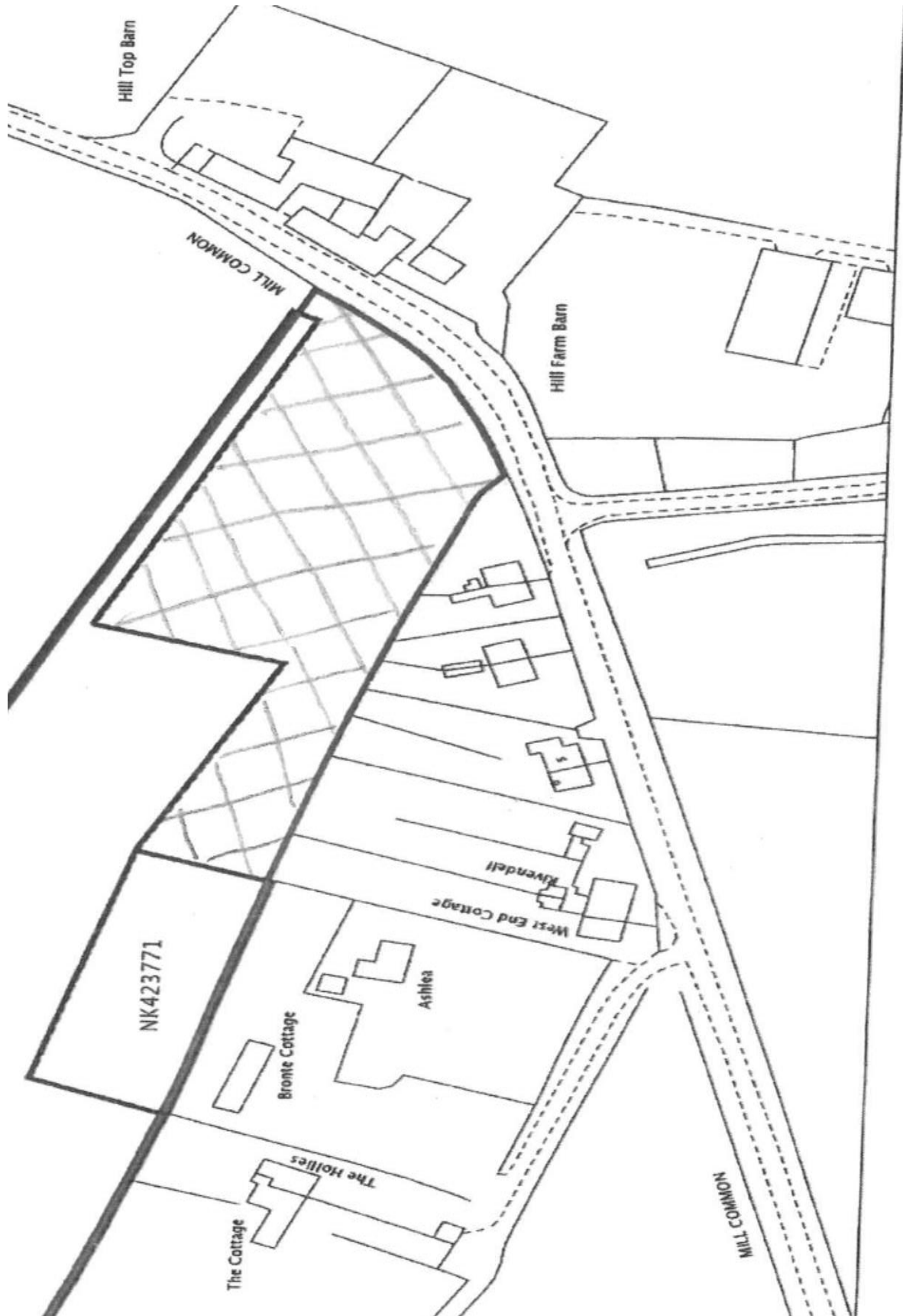
Although design has not yet been yet been finalised, they will be in accordance with the criteria of outstanding design and zero-carbon. The properties will be designed to complement their environment. The site is in a very attractive rural area and the design of the dwellings will be bold and strikingly modern. They will be dug into the hillside to reduce their visual and environmental impact on the area. Examples of potential designs are shown in appendix C.

It is acknowledged that part of Mill Common road is narrow and sight lines are difficult at the entrance to the site. The development therefore will propose the removal of the high bank, improving access for the site and facilitating road safety for all users.

It should be acknowledged that there will potentially be a number of positive impacts from this development: ensuring the continued viability of village life, enabling people to live and work locally, contributing to the housing supply, and contributing to a low carbon future.

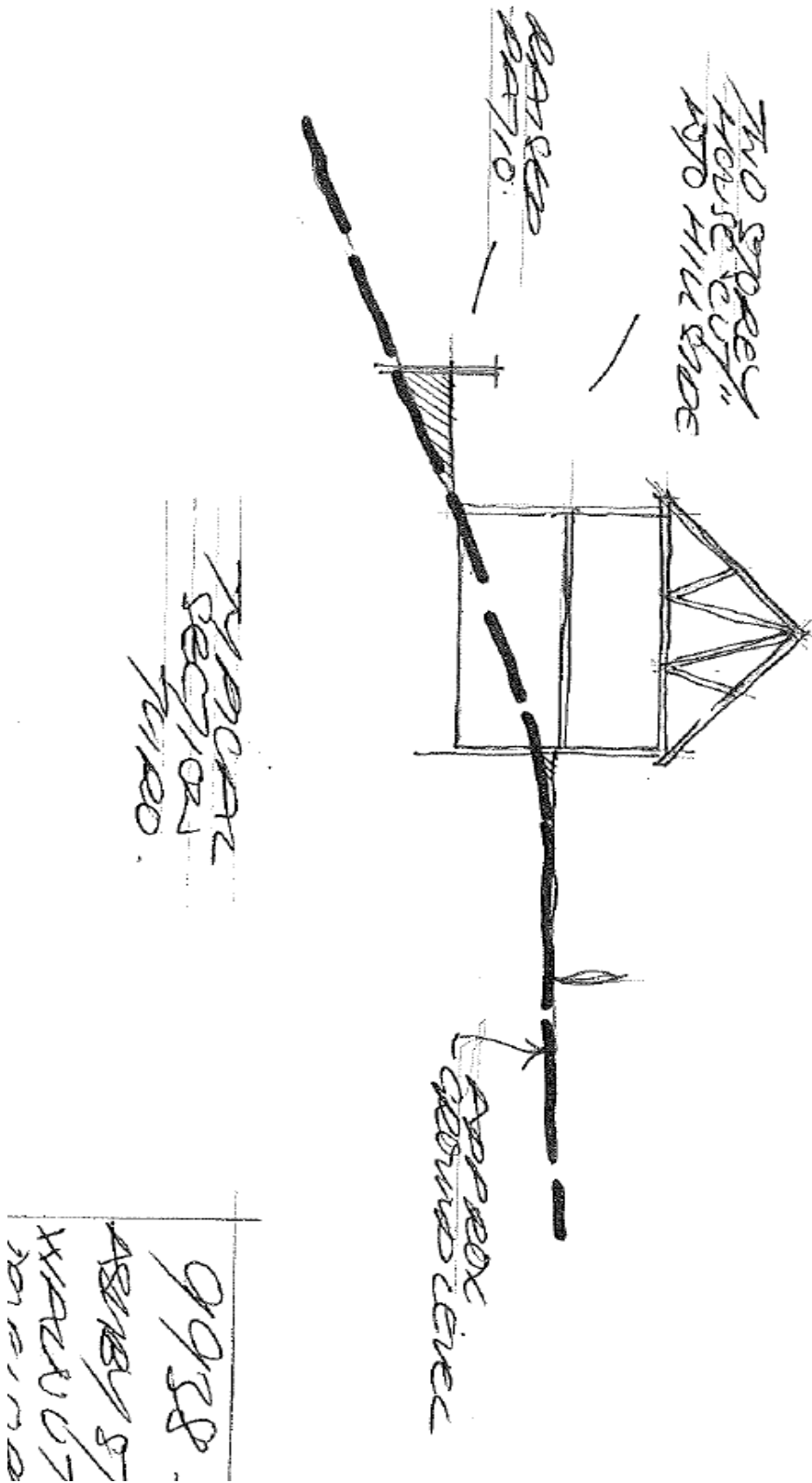
Potential Development at Ashby St Mary

Appendix A: Site Location



Potential Development at Ashby St Mary

Appendix B: Initial Design Sketches:



Potential Development at Ashby St Mary

Appendix B1: Initial Site Layout:



Potential Development at Ashby St Mary

Appendix C: Sample Designs:



Potential Development at Ashby St Mary



Potential Development at Ashby St Mary

