

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.

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



Brettingham House, 98 Pottergate, Norwich NR2 1EQ
T 01603 631 319 F 01603 628 464 E info@lanproservices.co.uk

Date: 28 July 2017

By email only: info@gnlp.org.uk

Our ref:GLA001/0829P

Dear Sirs

Stanfield Hall Estate – Representations to the Greater Norwich Local Plan

These representations are provided on behalf of Glavenhill Limited in response to the New Greater Norwich Local Plan process.

These representations are submitted to the Greater Norwich Development Partnership (GNDP) that has been set up to oversee the preparation of the new Local Plan for Broadland, Norwich and South Norfolk. These representations are submitted in advance of and to inform the Local Plan Regulation 18 Consultation that is planned for October 2017.

These representations relate specifically to land to the west and south west of the Lotus Car Works site to the east of Wymondham, South Norfolk, hereon in, referred to as the 'proposed allocation site' (see **Appendix 1** for site area).

The proposed allocation site is substantial in size and is uniquely placed adjacent to the existing Lotus Car Works and the Hethel employment growth area and within easy travel distance of the A11. The site is located within an area known as the 'Cambridge to Norwich Tech Corridor' which is to be the focus for £500m of innovation-led growth and investment in infrastructure, housing and skills.

The proposed allocation site, through its strategic location and scale, presents a unique opportunity to deliver on the ambitions of the Tech Corridor. The site is capable, through a coordinated and comprehensive approach to site-wide masterplanning, to accommodate a significant amount of new high tech employment floorspace in addition to community and residential development, open spaces and landscaping in the form of a new Garden Village for Norfolk.

It is on this basis that Glavenhill respectfully request that the proposed allocation site be considered for allocation within the new Greater Norwich Local Plan.

Policy Context

National Planning Policy

Building a strong, competitive economy is a key driver of central Government Policy.

The Government is committed to securing economic growth in order to create jobs and prosperity, building on the Country's inherent strength (paragraph 18).

In particular, the planning system should:

“Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made to objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability and set a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities”. (Paragraph 17) (Lanpro emphasis)

In order to deliver this:

“Planning should operate to encourage and not act as an impediment to sustainable growth”.

“Significant weight should be placed on the need to support economic growth through the planning system” (paragraph 19).

Furthermore, to help achieve economic growth, *“local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st Century”* (paragraph 20).

To ensure the delivery of the above objectives, paragraph 21 of the Framework indicates that:

“In drawing up Local Plans, local planning authorities should: set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth; set criteria or identify strategic sites for local and inward investment to match the strategy and to meet anticipated needs over the plan period; support existing business sectors, taking account of whether they are expanding or contracting and where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to show a rapid response to changes in economic circumstances...”

Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional 5% to ensure choice and competition in the market for land and a supply of specific developable sites or broad locations for growth for years 6-10 and where possible for years 11-15 (paragraph 47).

To be considered ‘deliverable’ sites should amongst other matters be *“achievable with a realistic prospect that housing will be delivered on site within five years and in particular that development of the site is viable.”* To be considered ‘developable’ there should be in a reasonable prospect that the site *“could be viably developed at the point envisaged.”* (footnotes 11 and 12 of the Framework).

Paragraph 52 of the Framework confirms that the supply of new homes can sometimes be best achieved through planning for larger sites, such as new settlements that follow the principles of Garden Cities.

Local Planning Policy

The Development Plan for South Norfolk currently comprises the Joint Core Strategy (JCS) for Broadland, Norwich and South Norfolk (adopted March 2011 and amended in 2014), and the

Development Planning Policies Document (adopted October 2015) and the Site Allocations Document (adopted October 2015).

Policy 9 of the Joint Core Strategy (JCS) identifies land at Hethel (to the immediate east of the proposed allocation site boundary) as a strategic employment location and states that there should be expansion of activity there, including a new technology park to focus on advanced engineering and the growth of technology capabilities.

The site is allocated under Policy HETHEL 1 and 2 for uses associated with, or ancillary to, advanced engineering and technology based business and will form an extension to existing employment development at Hethel.

The allocation at Hethel forms part of a wider regional economic strategy to deliver a 'technology corridor' between Cambridge and Norwich, providing over £500m of innovation-led growth, infrastructure investment, housing and skills.

The Tech Corridor proposals are being led by a partnership of borough and district councils and local employment partnerships located across East Anglia. It is the partnership's objective to draw on a fast growing economy and the existing world class universities, research institutes and tech business within the area and to retain and grow the knowledge pool and skills of those working within these environments.

The proposed allocation site is well placed to support the partnership in delivering their ambition, being strategically positioned within the heart of the tech corridor with excellent links to the A11 and existing businesses and growth areas at Hethel and the Norwich Research Park.

The proposed allocation site presents a unique opportunity to deliver a high-profile strategic employment site for Norfolk and the wider eastern region, specialising in advanced engineering and technology. The provision of additional residential and community uses within any allocation would further support the GNDP in meeting their Objectively Assessed Housing Needs (39,486 across the Plan Period of 2015 to 2036). This mix of uses may be sustainably and appropriately delivered in the form of a new Garden Village for Norfolk.

Site Specific Constraints and Opportunities

The site (as shown at **Appendix 1**) is located to the south west of the Lotus Car Works site and the Strategic Employment allocation at Hethel and covers land to both the north and south of Wymondham Road, stretching as far as St Thomas Lane to the north and the village of Silfield to the south.

The site is well related to and within easy travel distance of, the A11 to the west.

The proposed allocation area is within single ownership and is available now.

Stanfield Hall (located within the centre of the northern portion of the site) is Grade II* Listed. The Hall and its curtilage are located outside of the proposed allocation area, albeit given its location, specific attention would need to be given as part of any allocation and masterplanning process to protecting and where possible enhancing, the setting of the Hall.

An area of woodland to the north east of the Hall is designated as a County Wildlife Site and consideration would need to be given to how this site can be assimilated within any allocation.

The proposed allocation area, is located in Flood Zone 1 and is at limited risk of flooding. However, the site contains a number of drainage ditches and there are a number of large ponds / lakes within close proximity to the Hall. A full assessment of surface water and a solution to managing future drainage across the site would need to be provided as part of any future allocation.

The site is well maintained, agricultural land comprising a number of cultivated fields divided by rows of well-established hedgerows and trees. A coordinated approach to landscaping, open space and boundary treatment will be key to assimilating any new development within its surroundings.

Benefits of Allocation Area

The proposed allocation site has the potential to deliver on the ambitions of the Cambridge to Norwich Tech Corridor through supporting the expansion of existing industries and facilitating inward investment.

The site is uniquely and beneficially positioned adjacent to the existing employment growth area at Hethel and within easy driving distance of the A11 and just 5 miles from the research and development park to the south of Norwich.

The proposed allocation area is substantial in size and is capable through the delivery of a coordinated and comprehensive approach to side-wide masterplanning, of providing a meaningful amount of complementary community and residential uses, open spaces and parkland.

As such, the scale and location of the proposed allocation site provides a unique opportunity to deliver a new self-sustaining Garden Village for Norfolk that not only supports the economic aspirations of the Tech Corridor but is capable of making a meaningful contribution towards accommodating the Objectively Assessed Housing Needs of Greater Norwich.

The proposed allocation site has the propensity to deliver a substantial amount of development in an environmentally appropriate and sustainable manner which will have significant consequential social and economic benefits for the local area and the wider region.

Conclusion

It is for these reasons that Lanpro request the GNDP consider the proposed allocation site as part of the emerging Greater Norwich Local Plan process.

I trust that the above and enclosed is sufficient for you to consider the proposed allocation extension, however, if you require any further information or clarifications please do not hesitate to contact me.

An illustrative concept masterplan showing one way in which the proposed allocation area may be brought forward can be provided to the GNDP if considered of assistance in considering the site's development potential.



Brettingham House, 98 Pottergate, Norwich NR2 1EQ
T 01603 631 319 F 01603 628 464 E info@lanproservices.co.uk

Yours sincerely

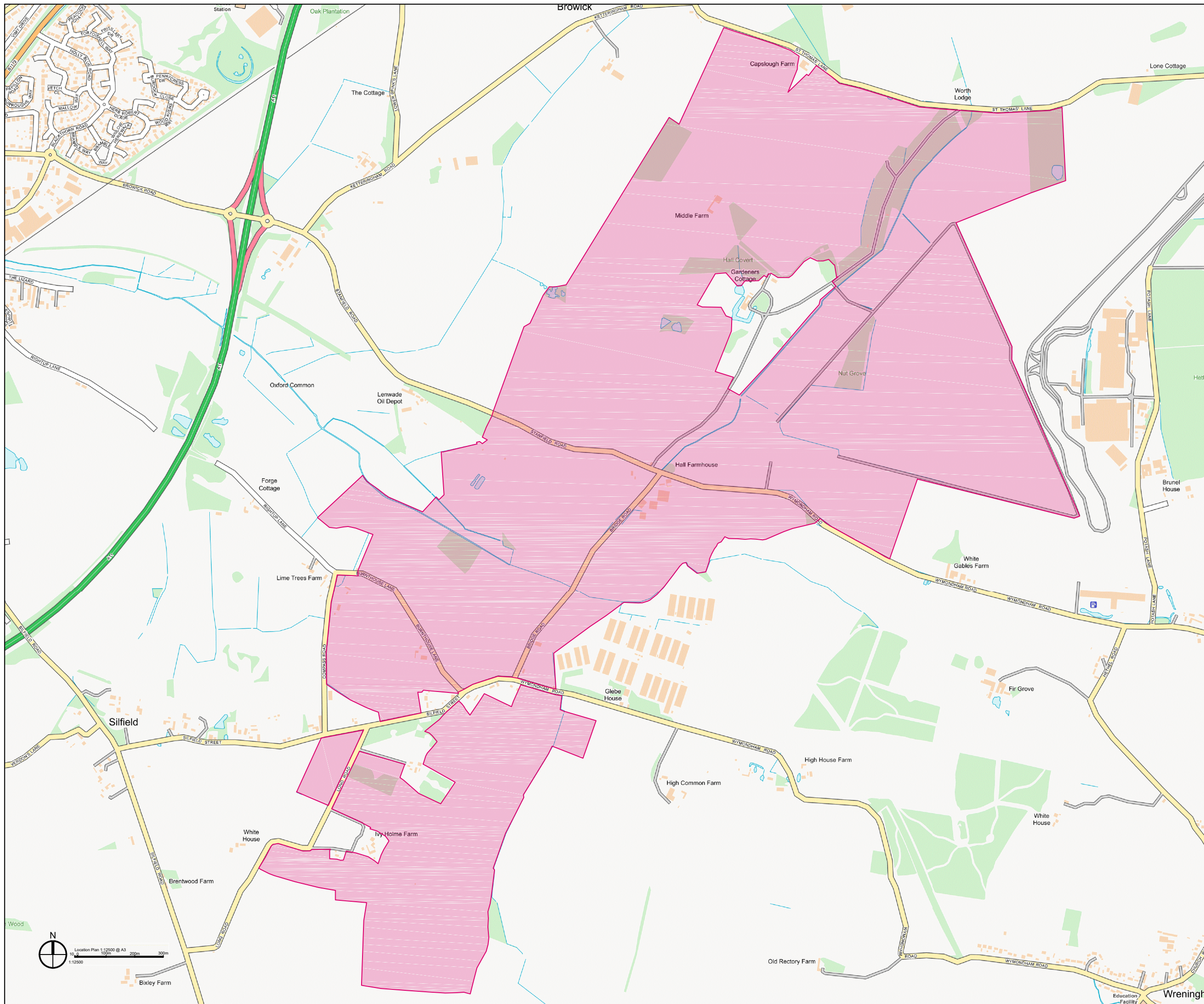
A handwritten signature in black ink, appearing to be "Hannah Smith", written over a light blue horizontal line.

Hannah Smith
Associate Planner MRTPI



Brettingham House, 98 Pottergate, Norwich NR2 1EQ
T 01603 631 319 F 01603 628 464 E info@lanproservices.co.uk

Appendix 1 – Proposed Allocation Site



NOTES

Do not scale from this drawing electronically or manually, use written dimensions only.

All dimensions are in millimeters unless stated otherwise.

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CDM 2015

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

These duties can be found at:
<http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

Land promoted for allocation approximately 364.1813ha

PURPOSE OF ISSUE FE for Feasibility			
DRAWING STATUS SO Initial Status or Work in Progress			
PROJECT TITLE Stanfield Hall Estate			
CLIENT Client			
DRAWING TITLE Land Ownership Plan			SCALE 1:12500
DATE 25/07/2017	DRAWN BY ZV	CHECKED BY -	APPROVED BY -
DRAWING NUMBER			
PROJECT NO 9999	TYPE - 00	UNIQUE NO - 001	REVISION -

Lanpro

[Architecture and Urban Design]

Norwich Office: Brettingham House, 98 Pottergate, Norwich, NR2 1EQ
Tel 01603 631 319 www.lanproservices.co.uk