

### 3. Site Proposals - Land at South Wroxham

Amec Foster Wheeler Environment and Infrastructure UK Limited (Amec Foster Wheeler) submitted land in response to the Call for Sites in 2016 as part of the Greater Norwich Local Plan preparation on behalf of Hopkins Homes Limited (hereafter referred to as Hopkins Homes). An L-shaped area of greenfield land extending to approximately 15ha at Salhouse Road, Wroxham was submitted. The Site has been assigned reference number GNLPO504.

A high-level Concept Masterplan was prepared to demonstrate the potential this location and was submitted to the Council. On submitting the site, it was noted that the Concept Masterplan presented was only one possible solution of how the site could be developed and it would be a basis for further testing and discussion. It was noted that within this area there are smaller options to meet a range of development needs. Since submitting the site Hopkins Homes has held further discussions with the land owner, Wroxham Parish Council and the District Council. After further consideration, we wish to amend the site option and replace it with two smaller options for the Council's consideration:

- ▶ Option 1 - Land east of Wherry Gardens: This is a reduced option comprising part of the land previously submitted under reference GNLPO504. The option has omitted land south of Charles Close and north of The Avenue, along the eastern edge of the site. The reduced option now comprises a rectangular parcel of land south of properties in Keys Drive and abuts Salhouse Road to the west and The Avenue to the south. The site presents a logical and sustainable location for new housing provision and would provide a natural rounding off, of the settlement edge. The site relates well to the existing built form and is viewed within an urban context. Opportunities exist to create a vehicular access from either Salhouse Road or The Avenue subject to further analysis and detailed access design.
- ▶ Option 2 - Land south of Wherry Gardens: The site comprises a square parcel of land which is bound by Hopkins Homes' Wherry Gardens development to the north and by native hedgerows and mature hedgerow trees to the south. The eastern boundary abuts Salhouse Road whilst the western boundary abuts the railway line. The site presents a natural extension of the Wherry Gardens development. The main estate road through Wherry Gardens can be extended to provide access to this land and there is also potential to create a second access onto Salhouse Road. The landscape framework, including mature hedgerows on the southern boundary present a logical extension to the settlement boundary.

Site submission forms, a location plan and a concept plan for both options are shown in **Appendix A** - land East of Salhouse Road, and **Appendix B** - land south of Wherry Gardens.

Both options could be brought forward at any time to assist in maintaining a deliverable supply of housing land in line with the emphasis of the NPPF. High-level Concept Masterplans have been prepared to demonstrate the potential of these sites to assist the Council in meeting its development needs. They have been developed on the basis of some limited initial technical work and desktop analysis. Should the Council identify either of the sites through its emerging Plan, the options would be the basis for further analysis and testing by Hopkins Homes to support their allocation.

These options have significant potential to assist the Council in meeting its substantial development needs. The sites provide a highly deliverable and developable location in line with guidance in the NPPF. In particular, the sites are available now, they offer a suitable location for development and are achievable with a realistic prospect that housing will be delivered within five years. The sites are deliverable because:

- ▶ They are not covered by any strategic constraints which would prevent development. Unlike many areas within the District, the sites are not at risk of flooding and the area proposed for development is entirely located in Flood Zone 1 (lowest probability of flooding).



- ▶ The sites present a logical and sustainable location for new housing provision. They can deliver a quality development to assist in meeting the significant development needs in the District and widen housing choice in Wroxham. They also have the ability to deliver development on land free of any overriding constraints. It is likely to be an attractive location for further housing.
- ▶ Hopkins Homes is willing to bring the sites forward. The sites can deliver quality development to assist in meeting the Local Plan requirement, including a mix of dwellings as well as a proportion of affordable homes to meet local needs. Given the extent of the landholding and the strategic benefits of developing this land it provides significant advantages over other locations and should be a priority for allocation in preparing the Local Plan. The sites provide an important opportunity to plan for longer term needs and provide certainty for local communities.

It should also be recognised that the scenarios identified in the Concept Masterplans are only one possibility of how the sites could be developed. They could work in combination or individually to meet a range of development needs or spatial scenarios. We would welcome the opportunity to discuss such matters further with the Council.



# Appendix A - Site Submission land East of Salhouse Road, Wroxham

## 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 Thursday 22 March 2018**.

By email: [callforsites@gnlp.org.uk](mailto: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](http://www.greaternorwichlocalplan.org.uk)

E-mail: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Telephone: 01603 306603

<b>1a. Contact Details</b>	
Title	Mr.
First Name	Stuart
Last Name	Williamson
Job Title (where relevant)	Principal Planner
Organisation (where relevant)	Amec Foster Wheeler Environment and Infrastructure
Address	Gables House Kenilworth Road Leamington Spa Warwickshire
Post Code	CV32 6JX
Telephone Number	01926 439054
Email Address	<a href="mailto:stuart.williamson@amecfw.com">stuart.williamson@amecfw.com</a>

<b>1b. I am...</b>	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent	Local Resident
<b>Planning Consultant</b> ✓	Registered Social Landlord
Other (please specify):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	Hopkins Homes Ltd
Address	C/O agent
Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
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 east of Salhouse Road Wroxham – see attached map at the end of the document.
Grid reference (if known)	
Site area (hectares)	5.59ha

Site Ownership		
<b>3a. I (or my client)...</b>		
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
		✓ *
* Hopkins Homes has an option agreement over the land submitted.		
<b>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).</b>		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes	No
		✓
<b>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.</b>		
Hopkins Homes has an option agreement over the land submitted.		

Current and Historic Land Uses		
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
Agricultural.		
<b>4b. Has the site been previously developed?</b>	Yes	No
		✓

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

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)

The land has potential for to deliver residential development and ancillary uses such as open space.

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

Market Housing	<input checked="" type="checkbox"/>	Business & offices	Recreation & Leisure
Affordable Housing	<input checked="" type="checkbox"/>	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.**

The land has potential to deliver around 100 new homes. Given the Government's current emphasis on delivering more smaller units, the site may have capacity to deliver more than 100 homes.

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

The site can deliver a quality development to assist in meeting the significant development needs in the District, including affordable housing needs. There is also potential to provide new areas of open space as well as making contributions towards upgrading other facilities in the village.



**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.**

N/A

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

N/A

**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 main access to the site would be taken via Salhouse Road to the west. There are also frontages onto The Avenue to the south and east which could provide a secondary access/pedestrian cycle links if required.

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

The site benefits from a generally flat topography.

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

There are no known sources of ground contamination or land stability issues.

**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 land is entirely flood zone 1 (lowest probability of flooding).

**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?

None known.

<b>7f. Environmental Issues:</b> 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?
A number of mature trees and hedgerows are located along all boundaries. The hedgerows and perimeter planting provide a strong landscape framework and filters views of the site from the surrounding countryside and roads.
<b>7g. Heritage Issues:</b> 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 site is not located within the Conservation Area. The nearest part of the Conservation Area is located to the north east boundary of the site encompassing properties on Charles Close. There is one Listed Building on the southern side of The Avenue (Broad House) but this is screened by existing hedgerows.
<b>7h. Neighbouring Uses:</b> What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
Although currently agricultural land, the land is set within the suburban context and is defined by the residential development immediately to the north. Therefore residential development would be appropriate to this context.
<b>7i. Existing uses and Buildings:</b> are there any existing buildings or uses that need to be relocated before the site can be developed.
The current agricultural use would not prohibit the site coming forward for development.
<b>7j. Other:</b> (please specify):

<b>Utilities</b>			
<b>8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.</b>			
	Yes	No	Unsure
Mains water supply	✓		
Mains sewerage	✓		
Electricity supply	✓		
Gas supply	✓		
Public highway	✓		
Broadband internet	✓		

Other (please specify):	
<b>8b. Please provide any further information on the utilities available on the site:</b>	

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
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)	
<b>9b. Please give reasons for the answer given above.</b>	
The land is available now and there are no overriding constraints to bringing the land forward for development.	

<b>Market Interest</b>		
<b>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.</b>		
	Yes	Comments
Site is owned by a developer/promoter		
Site is under option to a developer/promoter	✓	The site is submitted by Hopkins Homes who has an option agreement on the land.
Enquiries received		

Site is being marketed		
None		
Not known		

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
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)	
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
If allocated for development, a planning application would be submitted soon after and development could commence within a year of a planning application being submitted. Development could last around two years.	

<b>Viability</b>			
<b>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 &amp; Children’s Play Space and Community Infrastructure Levy</b>			✓
	Yes	No	Unsure
<b>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?</b>		✓	
<b>12c. If there are abnormal costs associated with the site please provide details:</b>			
<b>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?</b>	✓		

**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 has developer interest as it is being submitted by Hopkins Homes Ltd who has an option agreement over the land.

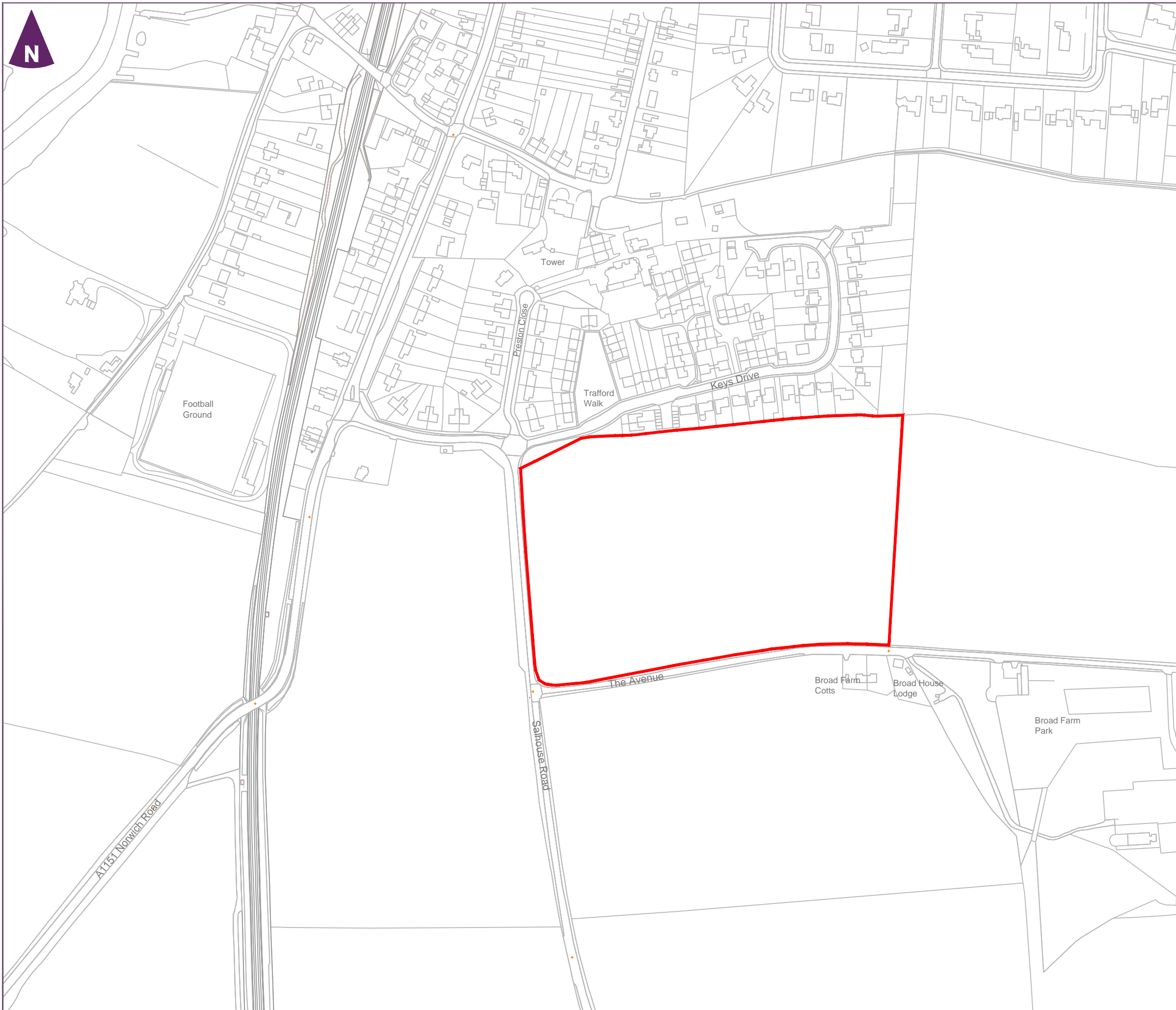
**Other Relevant Information**


**13. Please use the space below to for additional information or further explanations on any of the topics covered in this form**

This is a reduced option comprising part of the land previously submitted under reference GNLPO504. The option has omitted land south of Charles Close and north of The Avenue, along the eastern edge of the site. The reduced option now comprises a rectangular parcel of land south of properties in Keys Drive and abuts Salhouse Road to the west and The Avenue to the south. The site presents a logical and sustainable location for new housing provision and would provide a natural rounding off, of the settlement edge. The site relates well to the existing built form and is viewed within an urban context. Opportunities exist to create a vehicular access from either Salhouse Road or The Avenue subject to further analysis and detailed access design.

<b>Check List</b>	
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	✓

<b>14. Declaration</b>	
<p>I understand that:</p> <p><b>Data Protection and Freedom of Information</b></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"> <li>• To assist in the preparation of the Greater Norwich Local Plan</li> <li>• To contact you, if necessary, regarding the answers given in your form.</li> <li>• To evaluate the development potential of the submitted site for the uses proposed within the form.</li> </ul> <p><b>Disclaimer</b></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 Stuart Williamson	Date 21 March 2018



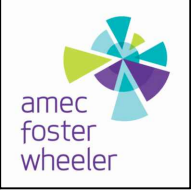
Key  
 Site boundary (5.59 ha)

0 m  150 m  
 Scale 1:3000 @ A3

Client



Land at Salhouse Road  
 Wroxham



Location plan  
 East of Wherry Gardens Site



- Key
- Site boundary (5.59 ha)
  - SUDS
  - Main roads
  - Secondary roads (lanes)
  - Public Right of Way
  - Development site road network
  - Bus stops
  - Existing hedgerows/trees
  - New trees
  - Footpaths
  - || Footbridges
  - POS = 1.61 ha (28.80%)
  - Residential area = 3.98 ha



Client

  
**HOPKINS  
HOMES**

Land at Salhouse Road  
Wroxham

  
amec  
foster  
wheeler

**Indicative concept plan  
East of Wherry Gardens Site**





## Appendix B - Site Submission Land South of Wherry Gardens, Wroxham

## Greater Norwich Call for Sites Submission Form

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NR7 7NX

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E-mail: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Telephone: 01603 306603

<b>1a. Contact Details</b>	
Title	Mr.
First Name	Stuart
Last Name	Williamson
Job Title (where relevant)	Principal Planner
Organisation (where relevant)	Amec Foster Wheeler Environment and Infrastructure
Address	Gables House Kenilworth Road Leamington Spa Warwickshire
Post Code	CV32 6JX
Telephone Number	01926 439054
Email Address	<a href="mailto:stuart.williamson@amecfw.com">stuart.williamson@amecfw.com</a>

<b>1b. I am...</b>	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent	Local Resident
<b>Planning Consultant</b> ✓	Registered Social Landlord
Other (please specify):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	Hopkins Homes Ltd
Address	C/O agent
Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
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 south of Wherry Gardens, Wroxham – see attached map at the end of the document.
Grid reference (if known)	
Site area (hectares)	5.95ha

Site Ownership		
<b>3a. I (or my client)...</b>		
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
		✓ *
* Hopkins Homes has an option agreement over the land submitted.		
<b>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).</b>		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes	No
		✓
<b>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.</b>		
Hopkins Homes has an option agreement over the land submitted.		

Current and Historic Land Uses		
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
Agricultural.		
<b>4b. Has the site been previously developed?</b>	Yes	No
		✓

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

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)

The land has potential for a residential development including ancillary uses such as open space.

**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.**

The land has potential to deliver around 100 new homes. Given the Government's current emphasis on delivering more smaller units, the site may have capacity to deliver more than 100 homes.

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

The site can deliver a quality development to assist in meeting the significant development needs in the District, including affordable housing needs. There is also potential to provide new areas of open space as well as making contributions towards upgrading other facilities in the village.

**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.**

N/A

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

N/A

**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 main access to the site would be taken from the existing Wherry Gardens to the north. There is also a frontage onto Salhouse Lane to the east which could provide a secondary access/pedestrian cycle links if required.

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

The site benefits from a generally flat topography.

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

There are no known sources of ground contamination or land stability issues.

**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 land is entirely flood zone 1 (lowest probability of flooding).

**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?

None known.

**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?

A number of mature trees and hedgerows are located along eastern, western and southern boundaries. The hedgerows and perimeter planting provide a strong landscape framework and filters views of the site from the surrounding countryside and roads.

**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 site is not located within the Conservation Area.

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

Although currently agricultural land, the land is set within the suburban context and is defined by the new residential development at Wherry Gardens immediately to the north. Therefore residential development would be appropriate to this context.

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

The current agricultural use would not prohibit the site coming forward for development.

**7j. Other:** (please specify):

**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):	
<b>8b. Please provide any further information on the utilities available on the site:</b>	

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
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)	
<b>9b. Please give reasons for the answer given above.</b>	
The land is available now and there are no overriding constraints to bringing the land forward for development.	

<b>Market Interest</b>		
<b>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.</b>		
	Yes	Comments
Site is owned by a developer/promoter		
Site is under option to a developer/promoter	✓	The site is submitted by Hopkins Homes who has an option agreement on the land.
Enquiries received		

Site is being marketed		
None		
Not known		

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
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)	
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
If allocated for development, a planning application would be submitted soon after and development could commence within a year of a planning application being submitted. Development could last around two years.	

<b>Viability</b>			
<b>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 &amp; Children's Play Space and Community Infrastructure Levy</b>			✓
	Yes	No	Unsure
<b>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?</b>			✓
<b>12c. If there are abnormal costs associated with the site please provide details:</b>			
<b>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?</b>			✓

**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 has developer interest as it is being submitted by Hopkins Homes Ltd who has an option agreement over the land.

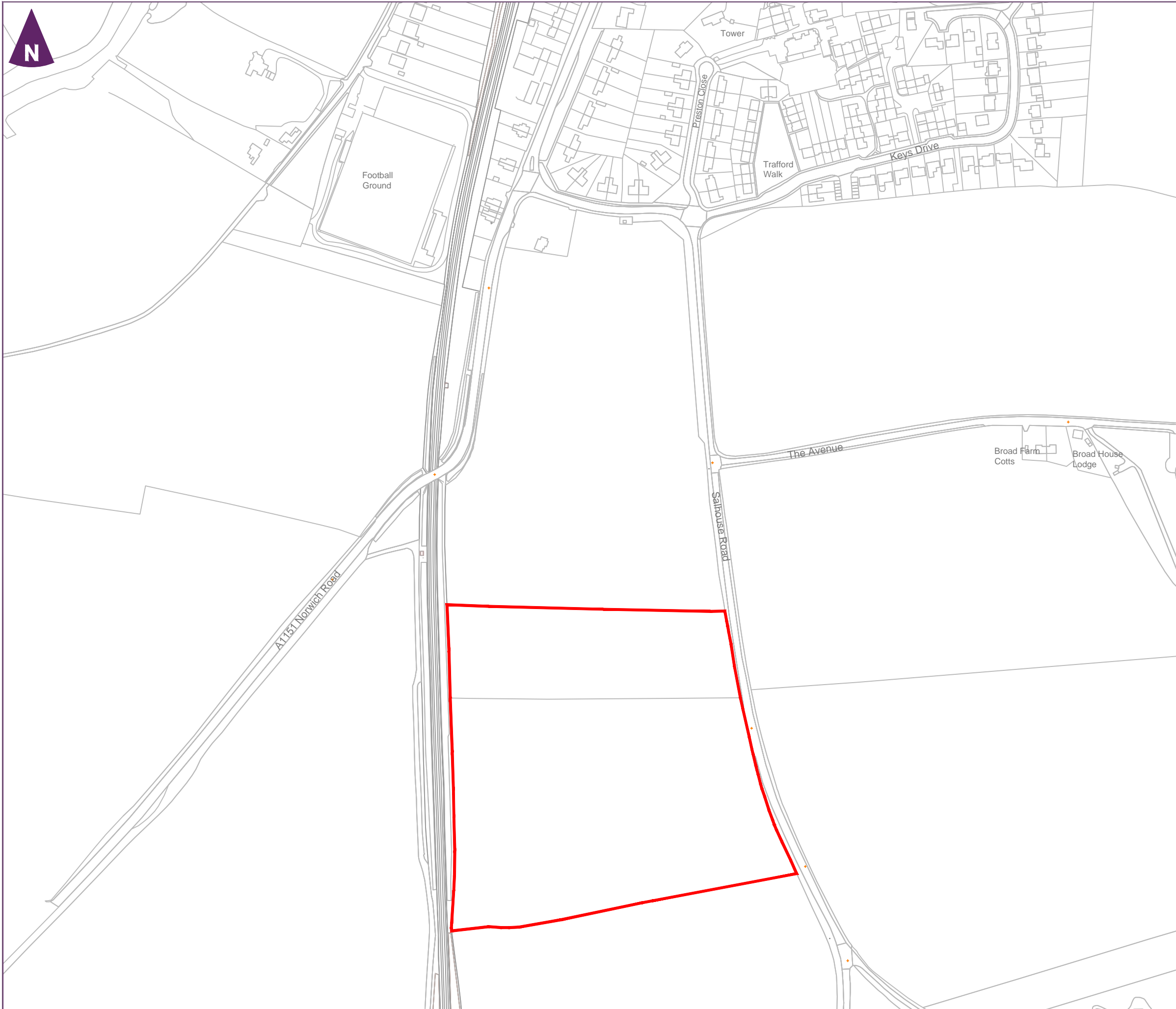
**Other Relevant Information**

**13. Please use the space below to for additional information or further explanations on any of the topics covered in this form**


The site comprises a square parcel of land which is bound by Hopkins Homes' Wherry Gardens development to the north and by native hedgerows and mature hedgerow trees to the south. The eastern boundary abuts Salhouse Road whilst the western boundary abuts the railway line. The site presents a natural extension of the Wherry Gardens development. The main estate road through Wherry Gardens can be extended to provide access to this land and there is also potential to create a second access onto Salhouse Road. The landscape framework, including mature hedgerows on the southern boundary present a logical extension to the settlement boundary.

<b>Check List</b>	
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	✓

<b>14. Declaration</b>	
<p>I understand that:</p> <p><b>Data Protection and Freedom of Information</b></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"> <li>• To assist in the preparation of the Greater Norwich Local Plan</li> <li>• To contact you, if necessary, regarding the answers given in your form.</li> <li>• To evaluate the development potential of the submitted site for the uses proposed within the form.</li> </ul> <p><b>Disclaimer</b></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 Stuart Williamson	Date 21 March 2018



Key

 Site boundary (5.95 ha)

0 m 150 m

Scale 1:3000 @ A3

Client

 HOPKINS HOMES

Land at Salhouse Road Wroxham

 amec foster wheeler

Location plan  
South of Wherry Gardens Site



Key	
	Site boundary (5.95 ha)
	SUDS
	Main roads
	Secondary roads (lanes)
	Public Right of Way
	Development site road network
	Existing hedgerows/trees
	New trees
	Footpaths
	Footbridges
	POS = 1.95 ha (32.77%)
	Residential area = 4.00 ha

0 m 100 m  
 Scale 1:2000 @ A3

Client

**HOPKINS  
 HOMES**

Land at Salhouse Road  
 Wroxham

amec  
 foster  
 wheeler

**Indicative concept plan  
 South of Wherry Gardens Site**