

Greater Norwich Site 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:

By email: gnlp@norfolk.gov.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 site submissions received as part of the Greater Norwich Local Plan Regulation 18 Consultation 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. Under the (GDPR) General Data Protection Regulation Norfolk County Council will be the data controller.

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.gnlp.org.uk

E-mail: gnlp@norfolk.gov.uk

Telephone: 01603 306603

1a. Contact Details	
Title	Mr
First Name	Daniel
Last Name	Moth
Job Title (where relevant)	Agent
Organisation (where relevant)	Durrants
Address	2B Market Hill, Diss, Norfolk
Post Code	IP22 4JZ
Telephone Number	01379 646603
Email Address	buildingconsultancy@durrants.com

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

1c. Client/Landowner Details (if different from question 1a)	
Title	Mr/Mrs
First Name	Stephen/Ruth
Last Name	Wharton
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 a scaled OS base with the boundaries of the site clearly shown)	Land south of Spirketts Lane, Harleston See Appendix B of Durrants Statement
Grid reference (if known)	
Site area (hectares)	7.10 ha

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
✓	<input type="checkbox"/>	<input type="checkbox"/>
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). Stephen Henry Neave Wharton and Truth Muriel Wharton		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes ✓	No <input type="checkbox"/>
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. Not applicable.		

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

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

None applicable.

Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision (if you are proposing a site to be designated as local green space please go directly to question 6).

The current proposal for the subject land is for residential development.

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

Market Housing <input checked="" type="checkbox"/>	Business and offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input checked="" type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage and distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) <input type="checkbox"/>

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

The proposal is to develop the entire site for residential purposes. At a rate of 25 units per hectare the land could sustain around 175 houses. The description therefore used in the Policy GNLP2108 is realistic in terms of numbers. The policy also identifies various pertinent issues which we also have identified. The owners of the land have control over the Spirketts Lane frontage and we envisage one or two accesses here depending on unit numbers and Norfolk County Council direction.

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

The development would need to take into account the public footpath which traverses the site which could include an improved access for disabled people. We envisage improvements to landscaping, reinforcing boundary features and importantly the provision of affordable housing. There would be an extension of the existing footpath on the south side of Spirketts Lane and a link northwards across Spirketts Lane with some form of traffic management.

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.

Not applicable.

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

Not applicable.

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?

Spirketts Lane is a comparatively straight road and we do not envisage problems with either one or two access points with associated visibility splays.

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

The land slopes to the south with a higher gradient at the southern extremity and this will need to be accommodated in the final layout plans.

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

We anticipate the soils will be Beccles Series 1 clay which is a suitable material for standard foundations. The land is undeveloped with no history of works that could have contaminated the site. See supporting statement.

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?

There is very limited possibility of flooding. Our client's site is within Flood Zone 1.

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?

We are not aware of any legal access restrictions from Spirketts Lane. There are no restrictive covenants on the title that adversely affect the subject development and there are currently no tenancies in force (the land is owner occupied).

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?

We are not aware of any Environmental designations outside of:

- the Woodland Priority Habitat Network covering the southern portion of the site
- Priority Species for Countryside Stewardship Targeting – Lapwings/Willow Tit
- The River Valleys area designated under the Local Plan.

The above are wide spread general aspirational designations and we do not anticipate a significant impact on biodiversity or geodiversity. The land has been intensively farmed for many decades. There are hedges on the western boundary where adjoining other residential property with inset mature trees. At the south western extremity there are no significant boundary features. At the southern boundary adjoining the A143 there is a strip of mature planting and to the east and north sporadic hedge and interspersed mainly immature trees.

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 Dove House and the Dovecote are the closest listed buildings and these are to the west of Shotford Road B1116. We do not believe the development affect these properties.

There are no ancient monuments nearby. The site is not within the conservation area.

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

Neighbouring uses:

- North: Spirketts Lane with residential land either existing or designated beyond.
- North East: Spirketts Lane with existing commercial development adjoining
- West: Part residential fronting Shotford Road
- South West: Grassland fronting Shotford Road with tree/hedge boundary
- South: The A143 with woodland to the south thereof.

- East: Arable land to part which is designated for future industry. The water tower. The Harleston Bowls Club.

The subject development will impact on neighbouring property to the west fronting Shotford Road but to the south, east and west there is no development that would be adversely affected. The A143 to the south however will produce a noise level impacting on amenity and will need to be accommodated in the design.

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

There are no buildings on the site. The whole is in arable production.

7j. Other: (please specify):

The footpath running north south will need to be accommodated as referred to above.

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	✓	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	✓	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	✓	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	✓	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	✓	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	✓	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			

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

The water tower is on the eastern boundary of the site with a supply in Spirketts Lane. There is overhead electricity immediately to the north of the site. There is a large diameter surface water pipe running through the subject land towards the Waveney River and we believe adopted by Anglian Water. There is a foul drainage and gas supply serving the western residential end of Spirketts Lane. Similarly the industrial estate to the north east has full service connections.

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input checked="" type="checkbox"/>
1 to 5 years (by April 2021)	<input type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>
9b. Please give reasons for the answer given above.	
Our clients have confirmed the site is available with immediate effect.	

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	<input type="checkbox"/>	
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input checked="" type="checkbox"/>	The owners have been approached by various developers/promoters but have chosen to work through the Local Plan process to promote their site. We are confident that there will be developer interest as Harleston has always fulfilled its potential once sites are available either with planning permission or allocated within the Local Plan.
Not known	<input type="checkbox"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
We estimate that around 40 units per year would be sold estimating around 4 years for completion.	

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			<input checked="" type="checkbox"/>
	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

As mentioned in the previous sections and associated statements there are not any abnormal costs that would inhibit the development of the site in line with policy aspirations.

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

Please refer to the accompanying statement.

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. Disclaimer

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:

- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

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See our Privacy notice here <http://www.greaternorwichlocalplan.org.uk/> for information on how we manage your personal information

Declaration

I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above.

Name

Date

12th March 2020