

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.

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

**Greater Norwich Local Plan:
Call for Sites**

**Supporting Representation:
Land to the east of Golf Links Road /
South of Waterloo Farm
Morley St. Botolph
NR18 9TE**

July 2016

Issue Sheet

Supporting Representation:
Land to the east of Golf Links Road /
South of Waterloo Farm
Morley St. Botolph
NR18 9TE

July 2016

Prepared by:

Signature:

Name: Ian Reilly

Title: Senior Planner

Date: 08 July 2016

Approved by:

Signature:

Name: Ian Douglass

Title: Head of Planning

Date: 08 July 2016

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APPENDIX 1 – SITE CONTEXT PLAN

APPENDIX 2 – SITE STRATEGY PLAN

1 Introduction

1.1 Instruction

- 1.1.1 Lanpro Services have been instructed by _____ to introduce land entirely in their ownership to the Call for Sites consultation for the Greater Norwich Local Plan (GNLP). Their land is located within the settlement of Morley St. Botolph.
- 1.1.2 Lanpro Services have examined the land holding and potential development options and have agreed a suitable strategy with the landowners to be presented for consideration.

1.2 Background

- 1.2.1 The adopted Joint Core Strategy (JCS) plan period was set as between 2011 and 2026. The plan identified the Norwich Policy Area (NPA), this designated area had been highlighted to accommodate the majority of growth which the JCS aimed to deliver.
- 1.2.2 However, the JCS recognised that it was vital to the viability of rural settlements to provide for housing growth in villages and towns which was proportionate to their existing size, regardless of whether the settlement was in the NPA.
- 1.2.3 Subject to sustainability considerations most villages within the NPA had the ability to provide extra housing.
- 1.2.4 Morley was identified in Policy 16 as being an Other Village and not within the NPA. Development at Morley was therefore restricted to within the defined development boundaries to accommodate infill or small groups of dwellings and small scale business or services.
- 1.2.5 These principles were then carried through to the Local Plan making for the respective partner Councils. The development boundary for Morley was set by South Norfolk Council and is drawn tightly around the existing built form of the village.
- 1.2.6 The southern extent of the settlement boundary ceases at the Hall Lane and Chapel Road junction. It therefore does not extend along Golf Links Road to encompass existing properties.
- 1.2.7 The positioning of the settlement boundary has been prohibitive in bringing forward small scale development in the settlement and there are no recent planning approvals for dwellings in the village recorded on South Norfolk's Councils online planning system.
- 1.2.8 The positioning of the settlement boundary is not allowing for the village to provide a dwellings proportionate to the needs of a rural settlement of this size and therefore the aims of the JCS Policy 16 are not being met.

1.3 Submission

- 1.3.1 This supporting representation provides detail on the site location and the proposal. It also highlights the reasons why the settlement of Morley should be expanded.
- 1.3.2 This representation and Call for Sites form is supported by the following plans:
- Site Context Plan
 - Site Strategy Plan

2 The Proposed Development

2.1 Site Context and Location

- 2.1.1 The site is located to the south of the existing settlement of Morley St Botolph and to the North of Wymondham College.
- 2.1.2 The site has access to a range of services and facilities, it is also well located for access to Wymondham and the A11 (See Site Context Plan).

- 2.1.3 The site abuts existing residential land to the north and on its southern and western boundaries is adjacent agricultural land. To the west of the site is Golf Links Road and two detached dwellings.
- 2.1.4 The site benefits from mature boundary hedging and some new planting, implemented by the landowner. The site is relatively flat and is not known to have any flood constraints.
- 2.1.5 In agreement with the Parish Council the landowner has allowed for a permissive pathway to be created along the eastern boundary of the site, inside the hedgerow, to connect the village with Wymondham College. The pathway is an unmade field verge with no street lighting and has been fenced off.

2.2 Proposal

- 2.2.1 It is proposed that the settlement boundary of Morley St Botolph should be extended south to at least incorporate the Developable Area detailed on the attached Site Strategy plan; and should further growth be required for the settlement the extended boundary should also include the area detailed as a Reserve Site.
- 2.2.2 The newly formed settlement boundary would provide for:
- residential development with a policy compliant level of affordable housing contribution
 - landscaping and ecological enhancements
 - provision of a formal footpath along the eastern boundary to replace the permissive pathway
 - vehicular access located and designed in agreement with the Norfolk County Council Highway Authority.

3 Planning Assessment

3.1 Sustainable Growth

- 3.1.1 The Central Norfolk Strategic Housing Market Assessment (SHMA) issued in January 2016 identifies a Core Housing Market Area, a Greater Norwich Housing Market Area and a Central Norfolk Housing Market Area.
- 3.1.2 Morley was identified as being within the Greater Norwich Housing Market Area. The Greater Norwich Housing Market Area is not considered to be self-sufficient and has strong connections to Norwich for employment purposes.
- 3.1.3 The SHMA advises that the amount of dwellings which will be required in the Greater Norwich Area of South Norfolk between 2012 and 2036 is approximately 8,000 (Fig 107 of SHMA). South Norfolk have not planned for that level of expansion outside of the NPA/Core Housing Market area through their recently adopted Local Plan.
- 3.1.4 The recently adopted South Norfolk Local Plan advises that it allocates approximately 10,000 dwellings over its plan period, up to 2026. The majority of those dwellings are allocated for the NPA, which is in effect the Core Housing Area identified in the SHMA.
- 3.1.5 To provide for significantly higher levels of sustainable growth outside of the current NPA area of South Norfolk there will be a need to consider bringing settlements such as Loddon, Diss and Hingham into the NPA policy context. Allocation of strategic residential sites in these larger settlements, which are currently in the Rural Policy Area (RPA), and their inclusion as part of the NPA will allow for the objectively assessed need to be largely addressed.
- 3.1.6 However, it will also be appropriate and necessary to identify smaller settlements with the potential to deliver dwelling numbers proportionate to their size. Furthermore, many settlements within the current NPA set up have provided dwelling numbers which have made the sustainability of certain villages questionable.

- 3.1.7 The need for a large number of dwellings to be delivered in the Greater Norwich HMA beyond the current South Norfolk Local Plan period results in options needing to be considered in order to significantly boost the supply of housing in a sustainable manner. These include:
- The NPA in South Norfolk be expanded to include the Greater Norwich HMA and/or;
 - For the planning controls in the rural area of South Norfolk to be relaxed and a number of allocations being made in settlements which have previously been without proportionate housing growth by virtue of their location outside of the NPA.
- 3.1.8 Settlements which are located outside of the traditional growth area ie the NPA are not securing enough development to ensure that they remain viable locations for small enterprises or attractive locations for families. This outcome is not in compliance with the NPPF desire to protect and enhance the rural economy.
- 3.1.9 Morley St. Botolph has a range of services and facilities within and close to its settlement and it is also close to the A11, which has been identified as a corridor of economic growth by the Council.
- 3.1.10 Regardless of the newly published growth needs a small scale plan led development, as proposed through this representation, would be a logical provision for the village. However, once account is take of the SHMA figures and the need to allocate significant amounts of housing in the District sustainable villages such as Morley could be considered for growth options ranging up to 30 dwellings.
- 3.1.11 Essentially this would take Morley and other well positioned and serviced rural villages into the same hierarchical position as those villages which had been marked with an * in Policy 16 of the JCS. These villages should be open to supplying a level of development which is commensurate with their level of sustainability.

3.2 Local Considerations

- 3.2.1 The provision of a small scale housing development on Golf Links Road would not result in a vehicle trip generation which would provide for negative effects on the highways network. The highways around the settlement are wide enough to accommodate two passing cars and if not supplied with a formal path generally benefit from wide verges for pedestrian refuge. The proposed allocation would also provide for a formal pathway along the entire eastern frontage of the site ownership.
- 3.2.2 The land owners also understand that the development of the site would require for formal access arrangements to be agreed with the Highway Authority and that there may also be a need to fund, or part fund, some off site highway works improvements.
- 3.2.3 Apart from some access arrangements into the field the site is largely enclosed through existing planting. The proposed allocation would supplement and complement the existing planting and green infrastructure qualities of the locality with a low density housing scheme which would introduce landscaping and ecological enhancements.
- 3.2.4 The site does not form part of any landscape designation which would be sensitive to change; especially when mitigation is included in the proposal.
- 3.2.5 The site is not considered to have any known archaeological assets. It is noted that Norfolk Heritage Explorer Record 54733 is to the north of the site and any development proposal, would undertake the necessary evaluations to satisfy the archeologically requirements of the Council.
- 3.2.6 Residential amenity for existing and future occupiers can be protected by virtue of the low density development allowing for considerate design to be implemented. This can ensure that there is no loss of privacy or overbearing and overshadowing issues created.

- 3.2.7 The site is within walking distance of the primary school, Wymondham College, church, play facilities, village hall, bus stops and a public house. Furthermore, the allocation would result in a direct increase in the footpath provision in the settlement.

4 Conclusions

4.1 Sustainable Development

- 4.1.1 The growth options for the South Norfolk Council area of the Greater Norwich HMA will require for smaller settlements to take a proportionate amount of development. This allows for the Council to achieve its objectively assessed need, ensure that the rural economy is being sustained and that existing settlements in the NPA are not being over supplied with dwellings; resulting in unsustainable growth.
- 4.1.2 Morley St. Botolph is well located for employment opportunities and access to transport options. There is a bus service which is provided to the College and here may be an opportunity through this development to provide for a public bus stop on Golf Links Road to serve the residents. This matter will be explored with the operator and the college.
- 4.1.3 It also contains a range of services which need to be supported and can be enhanced, this is only possible through planned growth.
- 4.1.4 Access to the services and facilities of the settlement can generally be gained using footpaths and occasionally on well maintained wide verges. The roads are of sufficient width to accommodate cyclists and passing vehicles.
- 4.1.5 It is considered that the site could be developed without creating any unsustainable outcomes and that it provides for an opportunity to develop a logical long term growth option for the settlement which brings numerous benefits.

4.2 Deliverable and viable

- 4.2.1 The site is in the ownership of _____ and they have confirmed that all, or part of the site, can be delivered immediately or at any time between now and 2036.
- 4.2.2 There are no known constraints with the site which would indicate that the proposal is unviable, regardless of whether all or part of the proposal is taken forward.

**Greater Norwich Local Plan:
Call for Sites**

**Supporting Representation:
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South of Waterloo Farm
Morley St. Botolph
NR18 9TE**

**Appendix 1 -
Site Context Plan**



- Note
- SUMMARY
- Public House
 - Church
 - Recycling Facility
 - College
 - Primary school
 - Sports hall
 - Playing area
 - Existing employment
 - Wymondham business centre
 - 6 dwellings approved
 - Site Area

PROJECT TITLE
Morley St Botolph

PROJECT NUMBER
0623

CLIENT
Nigel Hannant

DRAWING TITLE
Site context

DRAWING NUMBER REV
01 -

SCALE
1:10000@A3

DATE
JUNE 2016

DRAWN BY
AT

Lanpro

[Architecture and Urban Design]

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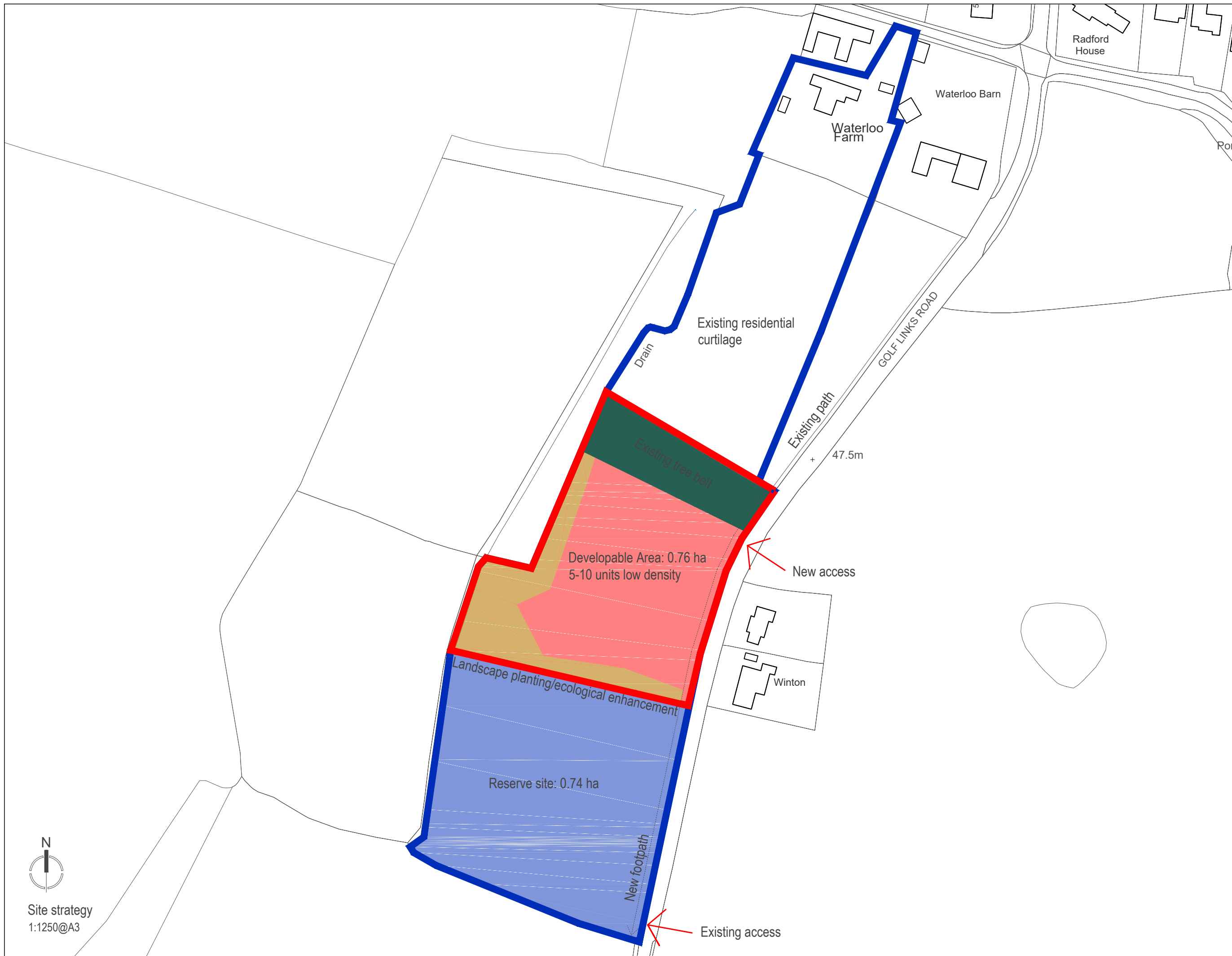
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Site context
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**Greater Norwich Local Plan:
Call for Sites**

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**Appendix 2 -
Site Strategy Plan**



Note

SUMMARY

	new footpath
	new planting
	residential
	reserve site for residential
	existing tree belt
	new planting

PROJECT TITLE
Morley St Botolph

PROJECT NUMBER
0623

CLIENT
Nigel Hannant

DRAWING TITLE
Site strategy

DRAWING NUMBER REV
02 -

SCALE
1:1250@A3

DATE
JUNE 2016

DRAWN BY
AT

Lanpro»
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Site strategy
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