

## 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](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	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

<b>1b. I am...</b>	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent	Local Resident
Planning Consultant	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)	
Address	
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)	
Grid reference (if known)	
Site area (hectares)	

<b>Site Ownership</b>		
<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
<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>		

<b>Current and Historic Land Uses</b>		
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
<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)

--

**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)

--

**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.**

--

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

--

<b>Local Green Space</b>
--------------------------

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.
---

<b>6a. Which community would the site serve and how would the designation of the site benefit that community.</b>
---

--------------

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

--------------

<b>Site Features and Constraints</b>
--------------------------------------

Are there any features of the site or limitations that may constrain development on this site (please give details)?
--

<b>7a. Site Access:</b> 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?
--

----------

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

----------

<b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?
--

----------

<b>7d. Flood Risk:</b> 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?
--

----------

<b>7e. Legal Issues:</b> 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?
--

----------

**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?

--

**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?

--

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

--

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

--

**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>	

<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		
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>	

<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.

**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

<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	Date





The scaling of this drawing cannot be assured  
 Revision \_\_\_\_\_ Date \_\_\_\_\_ Drn \_\_\_\_\_ Ckd \_\_\_\_\_

Total Site Area: 4.08 ha (approx.)



Project  
**Land at Spooner Row**  
 South Norfolk  
 Drawing Title  
**Location Plan - Parcel 2**

Date	Scale	Drawn by	Check by
06.07.16	1:2000	JL	CA
Project No	Drawing No	Revision	
26248	MA-21	-	

**BARTON  
 WILLMORE**

Planning • Master Planning & Urban Design  
 Architecture • Landscape Planning & Design • Project Services  
 Environmental & Sustainability Assessment • Graphic Design

bartonwillmore.co.uk



Offices at: Reading London Bristol Cambridge Cardiff Ebbsfleet Edinburgh Leeds Solihull



Total Site Area: 4.08 ha (approx.)

- 1 Vehicle Access
- 2 Play Area / Meadow
- 3 Flood Attenuation Features
- 4 Footpath along Station Road
- 5 Retained / Enhanced Hedgerows
- 6 Housing Development
- 7 Community Orchard
- 8 Avenue Planting



Project  
**Land at Spooner Row**  
 South Norfolk  
 Drawing Title  
**Illustrative Framework - Parcel 2**

Date	Scale	Drawn by	Check by
06.07.16	1:2000	JL	CA
Project No	Drawing No	Revision	
26248	MA-22	-	



Planning • Master Planning & Urban Design  
 Architecture • Landscape Planning & Design • Project Services  
 Environmental & Sustainability Assessment • Graphic Design

bartonwillmore.co.uk



Offices at: Reading London Bristol Cambridge Cardiff Ebbsfleet Edinburgh Leeds Solihull

Prepared on behalf of:

THE LANDOWNERS &



# LAND AT SPOONER ROW, SOUTH NORFOLK – Parcel 2 – Station Road

## VIABILITY APPRAISAL REPORT

July 2016



Prospect House | Sovereign Street | Leeds | LS1 4BJ

T: 0113 398 4179 | F: 0113 242 5818 | E: [info@titchmarshandco.co.uk](mailto:info@titchmarshandco.co.uk) |  
[www.titchmarshandco.co.uk](http://www.titchmarshandco.co.uk)

## **Disclaimer**

The contents of this report do not constitute a valuation, in accordance with Valuation Standards 1.1 of the RICS Global and UK Valuation Standards (March 2012), and should not be relied upon as such. This report is addressed to the Applicant only and its contents should not be reproduced in part or in full without our prior consent.

## **Confidentiality**

This report is provided to Harrogate Borough Council on a confidential basis. We request that the report not be disclosed to any third parties under the Freedom of Information Act (Sections 41 and 43 (2)).

## **COPYRIGHT | DISCLAIMER**

**COPYRIGHT © Titchmarsh & Co Ltd. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means without prior written consent of Titchmarsh & Co. It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. We would like to be told of any such errors in order to correct them.**



## CONTENTS

	Page No.
INTRODUCTION AND SITE OVERVIEW	4
GENERAL MARKET OVERVIEW, AND LOCAL MARKET COMPARABLE EVIDENCE	5
APPRAISAL INPUTS	7
CONCLUSION	9
APPENDIX 1	<b>Indicative master plan</b>



## 1 INTRODUCTION AND SITE OVERVIEW

Titchmarsh & Co Ltd., in conjunction with the landowners, are promoting the subject site for residential development within the Call for Sites as part of the Greater Norwich Local Plan. The subject site forms part of a Development Framework consisting of a total of 5 parcels of land.

The aim of this report is to determine the subject site is a viable residential development opportunity.

A number of financial appraisals have been undertaken using Aperio's Prime Developer software package. All the appraisal's used are based on an accepted industry methodology, tested by key stakeholders from both the private and public sectors, and is based on up-to-date, local information.

This report is not intended to appear on the public file.

### SITE OVERVIEW

The subject site extends to 4.08 Ha (10.08 acres), consisting of flat, agricultural land in the main. The land is located to the centre of Spooner Row, accessed from Station Road. The land is bound by the railway line to its western boundary, Station Road to its north eastern boundary, agricultural fields to its southern boundary and existing residential dwellings to its south. Spooner Row railway station is located opposite the site on Station Road.

Spooner Row is a village located approximately 12km south west of Norwich, and benefits from rail and bus links to the wider area. It is located 400m from a main junction on the A11, and sits approximately 4 km south west of Wymondham, and 5km east of Attleborough.

## 2.0 GENERAL MARKET OVERVIEW, AND LOCAL MARKET COMPARABLE EVIDENCE

The UK residential market remains the subject of considerable, often widely conflicting, analysis by a wide range of commentators. According to the RICS Residential Market Surveys the New Year brought an increase in new sales listings for only the third time in the previous 18 month period, and this continued into February. However combined with the increase in enquiries and prolonged period of falling supply the demand supply imbalance continues.

Whilst the London market (and that of the South East) clearly distorts those statistics and averages applied to the national market, and even regional averages cannot accurately be applied to local markets, it is generally recognised that most areas of the market have improved since the financial crisis of 2008/2009.

The availability of mortgages is essential to support housing market activity. During February 2016 there were 73,870 approvals, a slight decrease from January 2016 which saw 74,581 approvals. Interest rates have remained at an all-time low of 0.5% for seven years in a row, and the Chancellor's recent budget suggests that this level may continue for 12 months or more. Some economists suggest that the rate may even fall.

According to the Home Builders Federation & Glenigan's New Housing Pipeline Report for Q3 2015 (published March 2016) planning was granted (taken as being when the first 'reserve matter' or 'condition' attached to the outline consent is discharged) for 59,875 homes during that quarter, an increase of 6,466 units from the same period the previous year. The report states that permission was granted for 242,819 dwellings in the 12 months to October - the highest rolling annual total since early 2008.

Whilst these additional new homes will be helpful in addressing the supply problem, a substantial proportion of those units identified within the report are some way off from start of construction, having to complete the planning process.

The report advises that 181,310 new homes were built in 2014/15, a 22% increase on the previous year, and broadly equating to the number of permissions granted 2 – 3 years ago.

The full impact of the recent BREXIT referendum is yet to be fully witnessed in the housing market. However, we believe there will be a period where the market will settle, and sales slow in light of the uncertainty brought about by the decision to leave the EU. However, we believe the long term prognosis for the residential market is good, with fundamental factors driving the market such as the acute under supply being resistant to political decisions.

### Local Market Commentary

According to the Land Registry, the average selling price in Spooner Row is £298,500, compared with a national average price of £209,054. Since January 2015, houses have transacted for between £166,000 and £360,000. The latest house sold, a 4 bed detached located on Chapel Loke, sold for £360,000, equating to £212/ sq. ft.

With regards new build comparable evidence, Spooner has not seen any new build development in recent years. However, there are a number of new developments currently under construction in the wider area:

### **Wymondham**

- Becketts Grove - Persimmon
- Oakwood Park – Charles Church
- Birch Gate – Bovis Homes

### **Attleborough**

- Grosvenor Park – Taylor Wimpey

The above schemes offer a wide variety of new homes, ranging from 2 – 5 bedroom houses, and prices ranging from £145,000 - £385,000 that equate to £220 - £263/ sq. ft. All developers report strong interest, with achieved sales rates between 2.5 – 3 units/ month.

From analysing both the second hand market in Spooner Row, and the wider new build market, it is clear there is a good level of demand for new build properties in the market area. Potential sales rates are at a level that will deliver the required return for viable new build housing developments in the village.

We have adopted an average selling price of £225/ sq. ft. as proposed selling process within our appraisal, a conservative approach in light of the comparable evidence analysed.

### **3.0 APPRAISAL INPUTS AND FINANCIAL VIABILITY**

The residual land appraisal produced has been prepared in accordance with the indicative master plan prepared by Barton Willmore, seen at Appendix 1. We have assumed a development that will deliver 65,000 sq. ft. of accommodation, a low density averaging in the region of 12,200 sq. ft./ acre, reflected in the master plan ((the master plan provides for a net developable area of 2.16ha/ 5.33 acres).

#### **Construction costs**

Our appraisal provides an 'all in' build cost equating to £95/ sq. ft.. This includes all prelims, site set-up costs, internal roads, sewers, standard service connections, standard strip foundations and house build costs. This also includes all external works such as garages.

#### **Abnormal Costs (inc. demolition)**

At this stage a detailed cost plan has not been produced, as the proposed development schemes are yet to be finalised. However, we are aware there will be some abnormal development costs associated with the sites redevelopment, including SuDs systems, and as such we have allowed a provisional sum equating to £150,000 per acre for additional costs, over and above this included in the construction costs.

#### **Professional fees**

In line with market practice and having consideration for the nature of the site (brownfield) we have assumed professional fees at 8% of construction costs. In addition, we have allowed £500/ unit for NHBC inspection fees.

#### **Contingency**

In line with market practice, we have provided for a contingency of 5% of construction costs.

#### **Interest**

We have adopted an interest rate of 6%, with no additional allowance for fees, which we consider to be a realistic assumption for a development of this nature in the current market. It should be noted that although a bank would not provide 100% of the funding required for the Proposed Scheme, it is conventional to assume finance on all costs in order to reflect the opportunity cost (or in some cases the actual cost) of committing equity to the project.

#### **Developer's Profit**

When considering the changing economic climate, financial institutions have tightened their requirement for profit returns on schemes. Banks have raised their expectations in terms of risk and required returns that new developments offer. Whilst different developers will have varying target rates our market experience is that the market remains cautious and we do not consider that any proposals predicting a return of less than 20% on Gross Development Value (GDV) would be considered acceptable.

The concept of a developer return of this level is now widely agreed in the majority of guidance and a number of appeal decisions. Furthermore, in October 2014, on behalf of the Housebuilding Federation (HBF), Savills published a briefing note that presented evidence on what represents a competitive return to a willing developer. The conclusions of this report are

clear that minimum profit level used within viability testing should be 20% of GDV. This report has been referenced and its conclusions accepted in recent appraisals by other Local Authorities, including Wakefield, West Yorkshire, represented by Cushman & Wakefield.

### **Marketing and disposal costs**

We have adopted the following costs of sales:

- Agent's sales fees – 3% of GDV (this includes marketing material costs, furnishing of show home, sales agents fees etc.)
- Legal fees at 1% of GDV

### **Planning Gain**

Our appraisal provides for affordable housing provision in accordance with Policy 4 in the Joint Core Strategy (33% of the units). We have also allowed for CIL, equating to £75/ sq. m.

### **Project timetable**

We have adopted the following assumed timings for construction and sales:

- 3 month lead-in from start on site to commencement of construction (this period allows for site preparation and earthworks, and construction of the access)
- Sales commence in month 6 following construction start
- Sales rate of 2 units/ month
- Construction and sales matched thereafter with all sales completed 2 months after construction

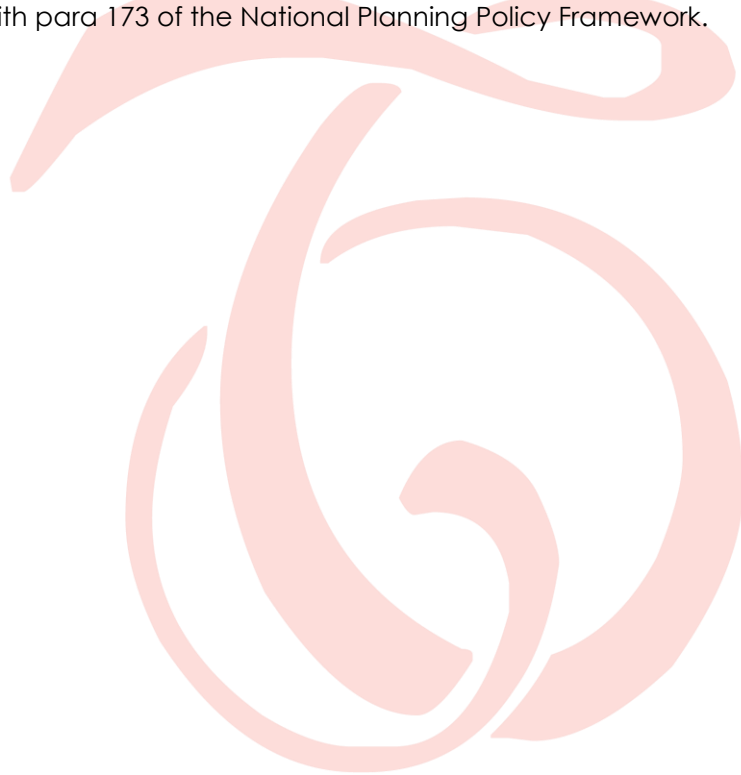
#### 4 CONCLUSION

Having analysed in detail both the second hand and new build residential market in Spooner Row and its surrounding area, we conclude a residential development in line with the proposed master plan will be viable.

We believe our viability represents a robust development scenario, allowing for all known development costs and making provision for significant abnormal development costs including SuDs systems and Planning Gain.

We have appraised the site adopting profit margins and returns acceptable to both institutional funders and house builders.

As such we conclude the proposed development will provide “competitive returns to a willing landowner and willing developer to enable the development to be deliverable”, in accordance with para 173 of the National Planning Policy Framework.



## APPENDICE 1 – INDICATIVE SITE LAYOUT

Please note the below is not to scale, and is for illustrative purposes only.







**CONTACT**

**Matthew Bagley**  
**Director**

T: 0113 398 4179

M: 07912 952 502

E: [matthew@titchmarshandco.co.uk](mailto:matthew@titchmarshandco.co.uk)

Prospect House | Sovereign Street | Leeds | LS1 4BJ

T: 0113 398 4179 | F: 0113 242 5818 | E: [info@titchmarshandco.co.uk](mailto:info@titchmarshandco.co.uk) |  
[www.titchmarshandco.co.uk](http://www.titchmarshandco.co.uk)

# Spooner Row

---

VILLAGE GROWTH FRAMEWORK AND VISION

# BARTON WILLMORE

7 Soho Square, London. W1D 3QB

tel: 020 7446 6888

fax: 020 7446 6889

[www.bartonwillmore.co.uk](http://www.bartonwillmore.co.uk)

Issue date	July 2016	July 2016	July 2016	
Document status	Draft	Draft	Submission	
Revision	A	B	C	
Author	Various	Various	Various	
Prepared by	JL	JL	JL	
Checked by	CA	CA	CA	

J:\26000-26999\26200-26299\26248 - Spooner Row\A5 - Reports & Graphics\Reports

© The contents of this document must not be copied or reproduced in whole or in part without the written consent of The Barton Willmore Partnership.  
All plans are reproduced from the Ordnance Survey Map with the permission of the Controller of HMSO. Crown Copyright Reserved. Licence No. 100019279.

**1. INTRODUCTION**

.....

**2. PLANNING POLICY CONTEXT**

.....

**3. VILLAGE ASSESSMENT**

.....

**4. OPPORTUNITIES & CONSTRAINTS**

.....

**5. CONCEPT**

.....

**6. ILLUSTRATIVE FRAMEWORK**

.....

**7. TECHNICAL BACKGROUND**

.....

**8. CONCLUSION**

# 1. Introduction

This Development Framework and Vision has been prepared on behalf of Titchmarsh & Co and relates to 5 separate parcels of land in Spooner Row, South Norfolk.

This document sets out the principles and concept for overall village growth which envisions a better equipped service village, then identifies and illustrates development frameworks for the 5 parcels represented separately for the Call for Sites process.

The Village Assessment maps out the existing settlements, services and facilities and the walkable village extent. The Opportunities and Constraints section identifies existing conditions in the village such as flood zones, listed buildings, existing vegetation, landscape designations and landscape characteristics in order to identify potential housing growth areas and public open space.

The Concept drawings establishes principles of village growth and sets out the physical structure of the growth strategy which would inform a sustainable and sensitive village growth.

The Illustrative Framework shows potential development of the 5 parcels amongst the identified growth areas and proposed public open space.

This document is informed by preliminary studies including transport / highway assessment, flood risk assessment and landscape and visual assessment considerations.



HOLY TRINITY CHURCH



BUNWELL ROAD



CHAPEL ROAD



STATION ROAD



AERIAL VIEW OF SPOONER ROW

## 2. Planning Policy Context

The village of Spooner Row is situated within the district of South Norfolk. The current development plan for South Norfolk consists of the following documents:

- Joint Core Strategy
- Site Specific Allocations and Policies Document
- Wymondham Area Action Plan
- Development Management Policies Document
- Long Stratton Area Action Plan

### LOCAL PLAN

The Joint Core Strategy (JCS) has been developed by the Greater Norwich Development Partnership (GNDP) (of which South Norfolk Council is a member) and sets out the overarching strategy for growth across Norwich, Broadland and South Norfolk for the period 2008 - 2026.

Following adoption in 2011 a legal challenge was made and as a result, parts of the text and some associated maps and diagrams relating to housing growth in Broadland were remitted by High Court Order. Subsequent to further consultation and an examination in 2013, the proposals for the Broadland part of the Norwich Policy Area were found sound. The complete adopted Joint Core Strategy for Broadland, Norwich and South Norfolk therefore comprises the JCS document

adopted in March 2011, as amended by the Broadland Part of the Norwich Policy Area: Local Plan, adopted in January 2014.

The adopted JCS identifies the need to provide 36,820 new homes of which approximately 33,000 will be in the Norwich Policy Area (NPA). The NPA has been defined to provide a focus for planning and coordinating Norwich related growth. The NPA includes the city of Norwich, part of South Norfolk (including the village of Spooner Row), and part of Broadland District.

Policy 15 of the Joint Core Strategy (JCS) identifies Spooner Row as a Service Village in which land will be allocated for small-scale housing growth in the period 1 April 2008 to 31 March 2026, within the range of 10-20 dwellings, subject to form, character and servicing constraints. Settlements identified in this policy that are also within the Norwich Policy Area may be considered for additional development, if necessary, to help deliver the 'smaller sites in the NPA' allowance.

Service Villages are defined based on having a good level of services/facilities. The services considered to be the most important are:

- primary school
- food shop
- journey to work public transport service (to Norwich, a Main Town, a Key Service Centre, or a comparable centre outside the plan area)
- village hall

The Site Specific Allocations and Policies Document (Oct 2015) identifies two allocations in Spooner Row which equate to a total of 15 dwellings over the total plan period.

### STRATEGIC HOUSING MARKET ASSESSMENT (JAN 2016)

Recently, a Strategic Housing Market Assessment (SHMA) was undertaken to establish the Objectively Assessed Need (OAN) for housing for the local authorities which form part of the GNDP. The report concluded that on the basis of market signals and the need to balance workers and jobs, the OAN for the HMA should be increased. Therefore the SHMA identifies an OAN for 70,483 dwellings over the 24-year period 2012-36, an annual average of 2,937. This represents a 20% increase above the demographic trends for the area which is largely due to the impact of the additional jobs planned as part of the City Deal for Greater Norwich. With regards to South Norfolk, the breakdown of OAN is 10,998 which equates to an annual average of 458.

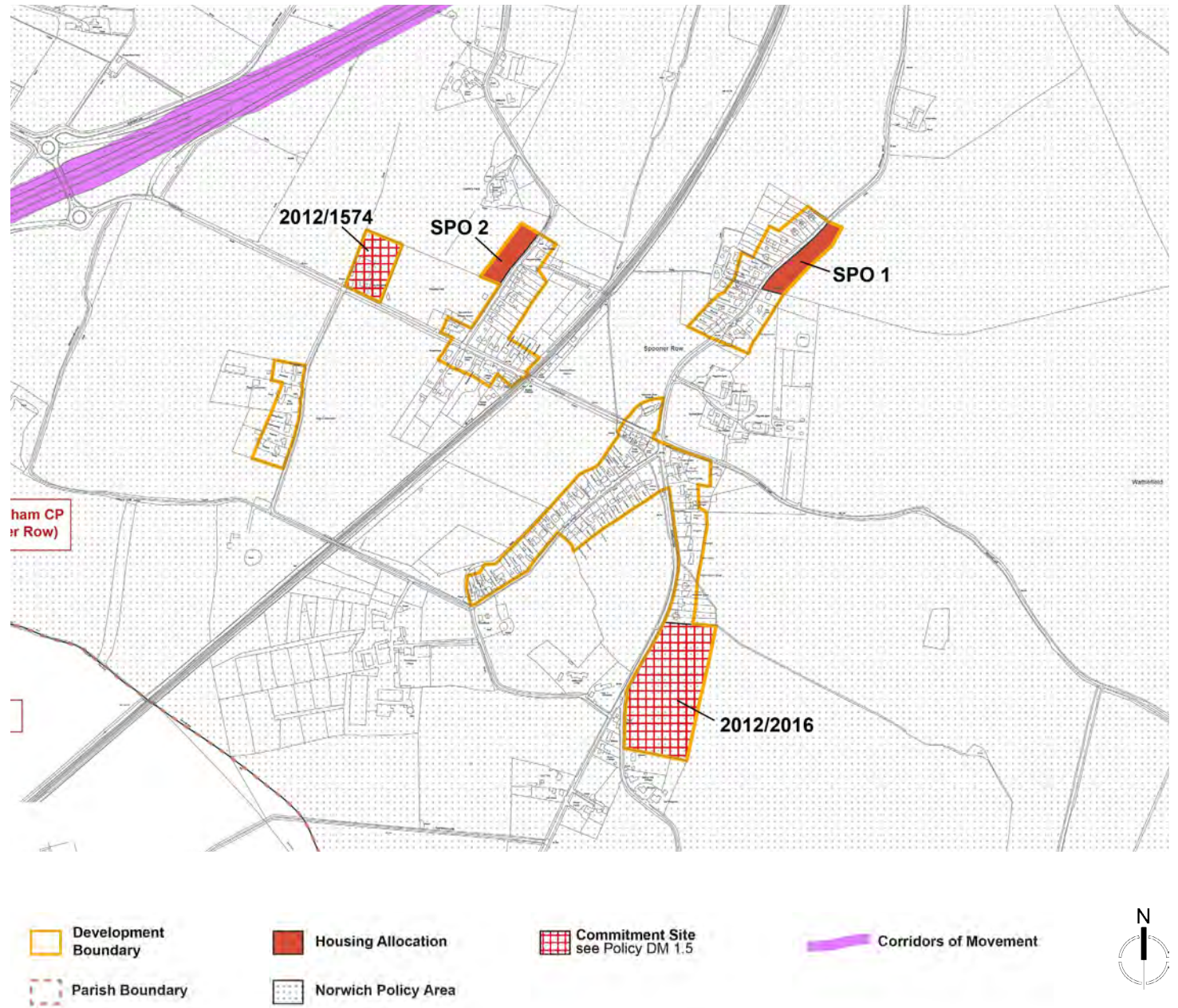
### 5 YEAR HOUSING SUPPLY

The NPPF (2012) requires Local Planning Authorities to; "ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area" and "identify the scale and mix of housing and the range of tenures that the local population is likely to need

over the plan period which meets household and population projections, taking account of migration and demographic change” (paragraphs 47 and 159).

The Council’s 5 year land supply is identified in the 2014/15 Annual Monitoring Report as 4.39 years for the Norwich Policy Area. However, in view of the recent SHMA which has now increased the overall housing requirement by 20%, it is expected that the 5 years supply will now decrease to take into account the additional requirement. It is also recognised that the Liverpool approach is used by the Greater Norwich authorities to calculate their housing supply despite advice within the Planning Practice Guidance (PPG) which states that the Sedgefield approach should be applied. Furthermore, the Councils are now in a position of recognising that there has been persistent under delivery in the NPA, and consequently it may be necessary to apply the 20% buffer. Taking into account the Council’s current position, we anticipate that as a result housing delivery rates will need to increase to address housing market problems.

It is noted that the Council is committed to an early review of the South Norfolk Local Plan, which has already effectively begun with the publication of the SHMA and the current Call for Sites exercise.





## 3. Village Assessment

### EXISTING SETTLEMENT AREAS AND SERVICES

The village is served by a railway station, a primary school, a village hall, a church and a public house which are connected by Station Road within a 400 meter distance section. This service corridor forms a 'village heart'. Currently the village lacks any shop.

The existing settlement areas are present around the 'village heart' within a walkable distance but separated by open space including arable land and the railway.

### ROAD CONNECTIONS

Wymondham and Attleborough lie within a 10 minute drive distance. The A11 provides a vehicle connection to Norwich.

### PUBLIC TRANSPORT

The railway station and the bus stops are present in the village heart.



PUBLIC HOUSE



SPOONER ROW PRIMARY SCHOOL



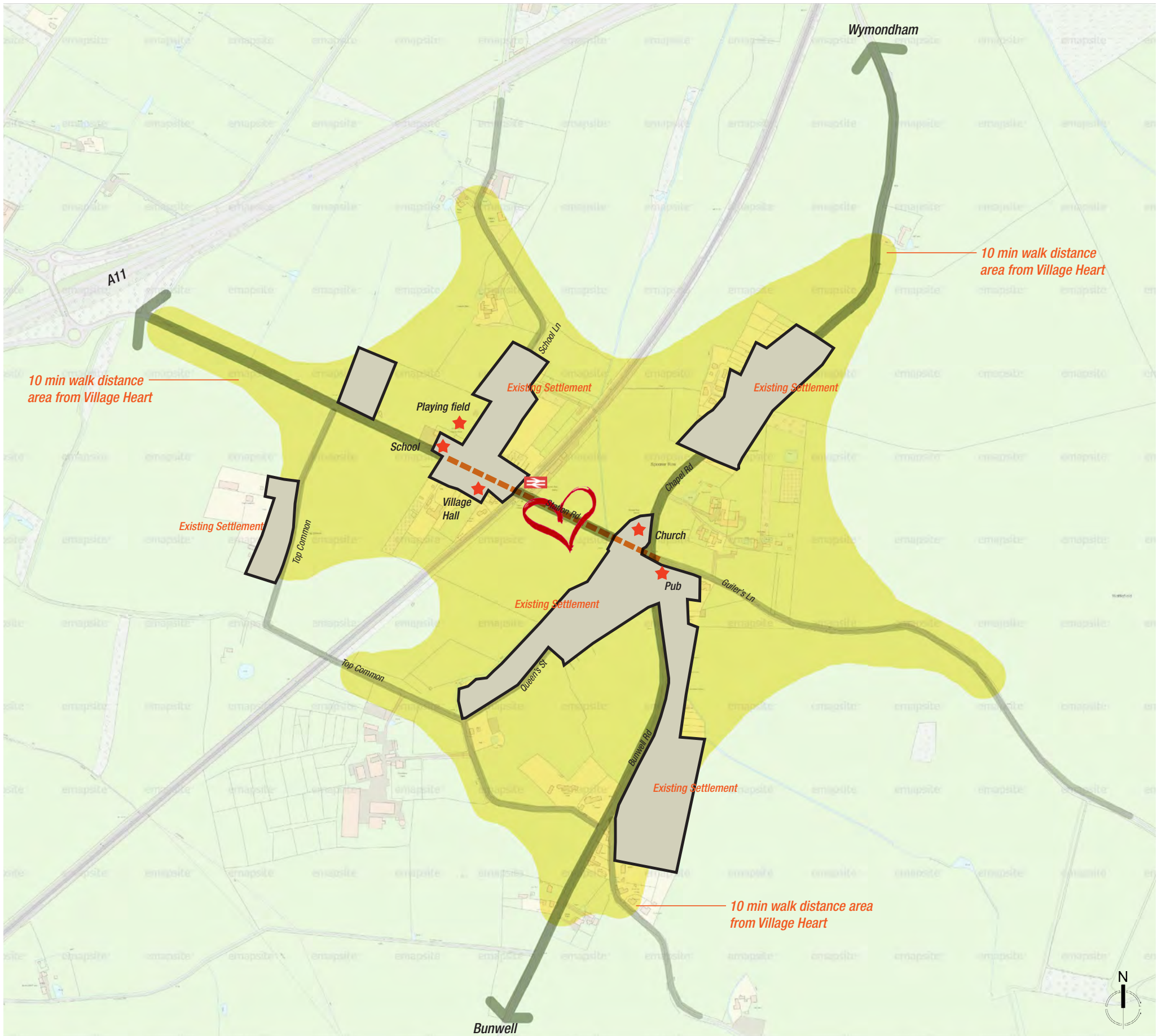
PLAY AREA



TRAIN STATION

### Legend

Settlement	
Railway Station	
Village service and facilities	
Main movement corridor	
Minor movement corridor	
Village Heart	
10 minutes walk distance area from Village Heart	



EXISTING SETTLEMENT AREAS AND SERVICES

## 4. Opportunities & Constraints

The village layout presents a number of opportunities for enhancing the amenities and sustainability of the village whilst acknowledging constraints.

The current village heart is well located in the physical centre of the village within a walkable distance with potential for further service facilities such as village shop, new or upgraded village hall, allotment or community orchard and sports ground. The delivery of these could be phased in accordance with the growth of the village

Within the walkable distance, the village presents a number of sites free from major landscape and visual impact concerns or ecological designations.

The Flood Zone across the village needs to be retained as open space. However it has the potential to become public open space and ecological habitat. This would contribute to the character of settlement areas separated by green space.

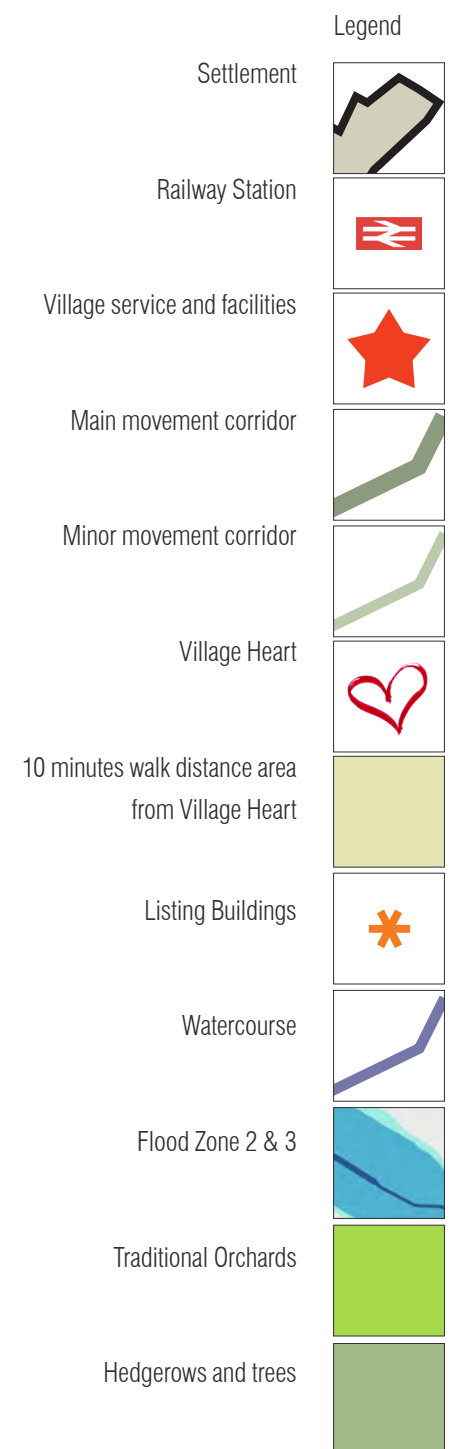
Growth of the village may also promote an increase in public transport provision.

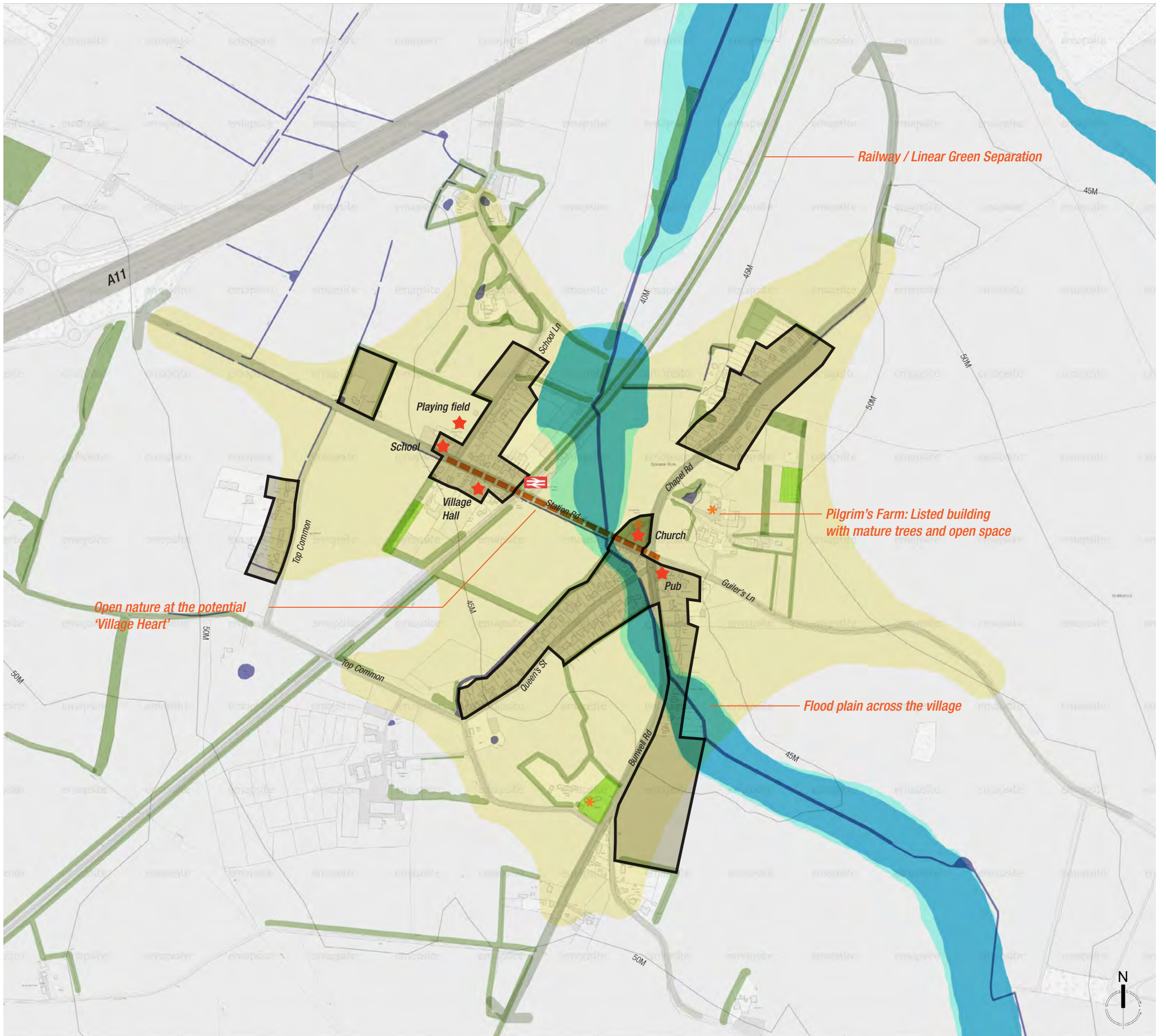


FARM LAND AND SETTLEMENT TO THE SOUTH OF STATION ROAD



RIVER AND FLOOD PLAIN





## 5. Concept

The concept diagram identifies potential growth areas and safeguarded open space for public use, food production, habitats and flood mitigation within the 'Walkable Village' extent as set out in the Opportunities and Constraints section. The concept is structured mainly by open space strategy as follows:

### 1. VILLAGE HEART GREEN

The Village Heart Green would keep the open nature of Station Road whilst enhancing footpath connections and adding ecological value to the existing farmland and meadows. Well landscaped attenuation features would add interest to the public open space and biodiversity to the green space.

USE: Public Open Space, Wetland Habitat, Footpath Connection between Station and Chapel Rd, Flood Attenuation Features and Potential car park extension for the station

### 2. PILGRIM'S FARM GREEN

The Chapel Road frontage of Pilgrim's Farm would stay open to maintain the open character and the visual presence of the listed building to the pub junction. Improved pedestrian space can be provided along the existing hedgerow and Chapel Road.

The open space at the junction corner can provide footpath access and visual presence of a potential village shop (or any other suitable services).

USE: Public Open Space, Flood Attenuation Feature, Grassland and Potential Village shop

### 3. BUNWELL ROAD MEADOW

The floodplain along the existing watercourse forms a new public open space fronted by existing Bunwell Road houses and potential new development in the southern part of the parcel, providing SUDs features, meadow and small play area with improved footpath connections along Bunwell Road

USE: Public Open Space, Flood Attenuation Feature, Play area

### 4. COMMUNITY ORCHARD





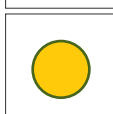

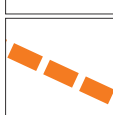

The proposed community orchard would reinforce the settlement gap along the railway green corridor whilst diversifying the use of public open space in the village heart.

USE: Community Orchards and Structural Planting

### 5. POTENTIAL SCHOOL EXTENSION / ALLOTMENTS

The land to the north of the existing school will be reserved for potential growth of the school and village allotments served from School lane with improvements of the existing lane if required.

USE: School expansion, allotments or potential sports/leisure field.

Legend	
Existing Settlements	
Potential Growth Areas	
Village service and facilities	
Village Shop	
Public Open Space	
Village Heart	
Improved Village Heart Walk	
Minor roads and footpath connection	



## 6. Illustrative Framework

The illustrative framework plan shows the possible development of five parcels, amongst the identified village growth areas. The indicative schedules and land uses are as follows:

### PARCEL 1

- Site Area: 3.64 ha
- Net Developable Area: 2.45 ha for residential development
- Public Open Space: 1.19 ha for SUDs, play area and meadow

### PARCEL 2

- Site Area: 4.08 ha
- Net Developable Area: 2.16 ha for residential development
- Public Open Space: 1.92 ha for community orchards, SUDs and play area

### PARCEL 3

- Site Area: 0.94 ha
- Net Developable Area: 0.45 ha for residential development with a potential village shop
- Open Space: 0.49 ha for public open space and private land kept as open grass land and necessary SUDs features.

### PARCEL 4

- Site Area: 6.84 ha
- Net Developable Area: 2.93 ha for residential development
- Public Open Space: 3.91 ha for wetland habitats, flood attenuations features, potential car park for the station

### PARCEL 5

- Site Area: 4.13 ha
- Net Developable Area: 1.50 ha for residential development
- Attenuation Green, Potential School Expansion and Allotments: 2.63 ha

- Wetland habitat with footpath/ deck access across 1
- Flood attenuation features 2
- Play area 3
- Community Orchards 4
- New pedestrian space 5
- Meadow 6
- Avenue planting 7
- Station car park 8
- Potential school expansion 9
- Allotments 10
- Retained and enhanced hedges 11
- Proposed hedges and structural planting 12

### INDICATIVE SCHEDULE OF ACCOMMODATION

Parcel	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5
Total Site Area	3.64 Ha	4.08 Ha	0.94 Ha	6.84 Ha	4.13 Ha
Net Developable Area	2.45 Ha	2.16 Ha	0.45 Ha	2.93 Ha	1.5 Ha
Net Density	18~25 DPH	18~25 DPH	-	20~30 DPH	18~25 DPH
Homes	44~61 Homes	39~54 Homes	4~5 Homes plus Shop	59~88 Homes	27~38 Homes





Parcel 5

Parcel 4

Parcel 3

Parcel 2

Parcel 1





## 8. Technical Background

### LANDSCAPE AND VISUAL CONSIDERATIONS

The Site is located within a village which is characterised by separate small scale settlement clusters, divided by the Norwich to Ely railway line and agricultural fields. The Site is covered by published Landscape Character Area B2 Tiffey Tributary Farmland which is noted for its flat to gently undulating landform, small hidden streams and wooded horizons. The Site is also noted as being within a strategically important area, as one of the main points of entry into the South Norfolk District as a result of the existing road and rail infrastructure.

The Site is considered to reflect these published landscape characteristics, being generally flat common place fields, enclosed by trees or hedgerows and with a small hidden stream crossing either side of Station Row road. As a result of the generally flat landform and existing vegetation, the inter-visibility between the Site and the wider landscape is very localised, with views being from close range existing road networks and residential properties, for which there are existing views of built form and the railway line.

The Site therefore provides the opportunity for development as it is well contained from the wider landscape, being enclosed by its low lying position and existing vegetation. The proposed development provides an opportunity to respond positively to published landscape guidelines, including for relating to the scale of the existing settlement patterns to retain the rural character of the village; respect the setting of the Holy Trinity Church and improve access to the stream by enhancing the recreational value of the Site by providing potential linkages adjacent to the stream as part of a high quality multi-functional area of connected green spaces, in an area of existing limited public access. The proposed built form would also reflect the existing scale and mass of existing development within the village, to avoid the introduction of new features which would disturb the visual balance and would be set within a robust landscape framework.

## HIGHWAY / TRANSPORT

It is proposed that development on the various sites would have a combination of direct frontage access and simple priority T-junctions onto the local highway network

The internal highway network would be designed in-line with relevant design standards as set out by NCC and SNDC, and in-line with guidance set out within Manual for Streets. Parking would be provide in-line with anticipated demand, and relevant local and regional standards.

Improvements to the pedestrian and cycle network would be provided where possible, improving links to Spooner Row Railway Station.

Improvements to bus facilities and operation would also be considered, with discussions undertaken with local bus operators, NCC and SNDC.

In view of the above we consider that this site is suitable for allocation for a mixed-use development in transport terms.

## FLOOD RISK AND DRAINAGE

The masterplan for each site will be carefully devised to ensure that the residential properties are strategically positioned so that they do not conflict with the floodplain extent and are therefore considered to be within the Flood Risk Zone 1 area of the site.

The finished floor levels will be set above the 1:100 year peak fluvial event (including an allowance for climate change) to ensure no flood-water encroachment occurs to any property.

Buffer zones would be provided from the top of the designated main river's banks to ensure future maintenance works can be carried out. Any existing ordinary watercourse/ditches would also be retained where possible or compensatory lengths provided instead to ensure no net loss.

There is no risk of flooding from any nearby reservoir.

A means of dry/safe escape will be available to all residents in the event of an extreme flooding event to enable the occupants to vacate their premises or allow emergency vehicles to access the site.

An application for each of the sites will be accompanied by a detailed site-specific Flood Risk Assessment where the land is designated as being in a Flood Risk Zone 2 and/or 3, or the application area exceeds one developable hectare, to comply with the requirements of the NPPF.

No public sewers will need to be diverted or protected.

A suitable SuDS strategy will be devised which will seek to utilise infiltration drainage techniques or outfall to the designated main river/ordinary watercourse. Each SuDS system will be hydraulically designed to ensure the network can withstand the impact of a 1:100 year rainfall event (including an allowance for climate change). Suitable features such as basins, ponds, swales etc. will be included in the scheme to attenuate the resultant volumes of run-off.

## 8. Conclusion

Through this Development Framework and Vision it has been demonstrated that the village has potential for growth in terms of residential development with appropriate provision of service facilities and public open space. The growth principles are summarised as follows:

- The growth will be contained within the Walkable Village distance extent.
- The new residential development will form natural extensions to the existing settlement areas.
- The gaps between the existing settlements will be safeguarded by provision of new public open space and habitats.
- Through growth, the village can become a better equipped service village with more diverse village service facilities and high quality public open space.
- The proposed development will utilise water features and flood plains in enhancing

the quality of public open space and biodiversity in green space in the village.

- The proposed development will enhance pedestrian connections across the village.
- The proposed development will reserve space for potential school expansion following the growth of the village.
- Access to the development can be adequately provided without negative impact on the surrounding highway network.
- The identified parcels are considered suitable to accommodate residential development without detriment to the landscape character, features, or visual amenity of the area.
- The development parcels have enough room for flood attenuation features to mitigate flood risks.

This document assesses and illustrates a possible development of multiple sites in the village which could strengthen the village's service and amenity offer. However the individual parcels of land identified for development are capable of being developed independently of each other.



LAND AT SPOONER ROW,  
VILLAGE GROWTH FRAMEWORK AND VISION  
JULY 2016