

## Greater Norwich Call for Sites Submission Form

|                       |      |
|-----------------------|------|
| FOR OFFICIAL USE ONLY |      |
| Response Number:      | 0504 |
| 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                         | 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<br>Kenilworth Road<br>Leamington Spa<br>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)                                       |           |
| Address   | C/O agent |
| Post Code   |           |
| Telephone Number  |           |
| Email Address   |           |

| <b>2. Site Details</b>  |  |
|---|--|
| Site location / address and post code<br><br>(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<br>Wroxham – see attached map at the end of the document. |
| Grid reference (if known)   |  |
| Site area (hectares)  | 15.2ha   |

| 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 of up to 350 dwellings 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 up to 350 new 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.

|   |
|---|
| <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>   |
| N/A   |
| <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>  |
| N/A   |

|  |
|--|
| <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? |
| 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.                          |
| <b>7b. Topography:</b> 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.  |
| <b>7c. Ground Conditions:</b> 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.   |
| <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?   |
| The land is entirely flood zone 1 (lowest probability of 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?   |
| 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 will last a number of years and will come forward in a number of phases with new homes also providing opportunity to deliver local benefits such as new open space and delivering affordable homes. |   |

|  |     |    |        |
|--|-----|----|--------|
| <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 response to question 13 is provided overleaf.

### **Question 13 continued: other relevant information.**

Land at east of Salhouse Road, Wroxham has significant potential to assist the Council in meeting its substantial development needs. The site provides a highly deliverable and developable site in line with guidance in the NPPF. In particular, the site is available now, it offers a suitable location for development and is achievable with a realistic prospect that housing will be delivered within five years. The site is deliverable because:

- ▶ It is not covered by any strategic constraints which would prevent development. Unlike many areas around the settlement, the site is not at risk of flooding and the area proposed for development is entirely located in Flood Zone 1 (lowest probability of flooding). A significant area of high flood risk (Flood Zone 3) surrounds Wroxham on the village's west, north and eastern boundaries. Land to the south of the village is the only available and deliverable extension to the settlement given the flood risk constraints.
- ▶ It presents a logical and sustainable location for new housing provision essentially rounding off the settlement in this location. The site can deliver a quality development to assist in meeting the significant development needs in the District. It also has the ability to deliver development on land free of any overriding constraints.
- ▶ Hopkins Homes is willing to bring the site forward and also has a track record of delivering high quality development in Broadland District and elsewhere in East Anglia. The site can deliver a 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.

A high quality development on land east of Salhouse Road could include the following facets:

- ▶ **Quality new homes:** A residential development on around 15.2ha could deliver around 350 new homes, including a proportion of affordable homes. The extent of the landholding in this location provides significant flexibility to provide larger or smaller options as required to meet immediate development needs or longer term needs. A high quality development, including the retention of boundary planting, would help to protect and enhance the setting of the village, the setting of the Conservation Area and the adjacent listed Broad House.
- ▶ **Sustainability and Access:** With close proximity to the village centre and nearby amenities, the site provides a highly sustainable housing option which will encourage transport modes other than by private car. The site is well integrated with existing communities and is also in close proximity to the shops and amenities in Wroxham. Services located over the River Bure in Hoveton are also within easy reach of the site. There is a petrol filling station on Norwich Road close to the site, which has a convenience store. Not only is the site well positioned in Wroxham it is adjacent to the strategic road network giving easy access to Wroxham village centre and Norwich to the south. Bus routes run along Norwich Road and Salhouse Road giving access to services in higher order settlements.
- ▶ **Safe access:** the main site access would be taken from Salhouse Road. The vertical and horizontal alignment of the road in this location are favourable and would enable a safe access and egress to the site. Given there are road frontages onto three sides, there are further opportunities to enhance links and increase permeability if required including an enhanced pedestrian link between Avenue Road and Park Road.

- ▶ **Public Open Space:** The site could provide new quality areas of open space to the east and south of the development area. This could deliver a significant number of recreational and ecological benefits as well as improving the setting of the village.
- ▶ **Landscaping:** The urban edge of Wroxham is predominantly residential with a 'hard' urban edge formed by backs of properties without vegetation and is characterised by domestic paraphernalia in rear gardens. There is significant potential to improve the visual quality of the 'gateway' into the village. A high quality landscape scheme including on land to the south of the site would provide a rounding off of the settlement edge in this location utilising and augmenting existing hedgerows to improve the landscape setting of this location.
- ▶ **Community Benefits:** Should the site progress, there is an opportunity to consider community benefits arising from this development which fall outside CIL. A larger scale of development has greater opportunity to deliver further community benefits.

| <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> |                                  |
| <p>Name</p> <p>Stuart Williamson</p>  | <p>Date</p> <p>8th July 2016</p> |



LAND OFF SALHOUSE ROAD, WROXHAM

