

SITE SUGGESTION AND CHANGE TO THE SHOTESHAM DEVELOPMENT ENVELOPE  
TO ALLOW FOR POTENTIAL RESIDENTIAL DEVELOPMENT AT



LAND NORTH OF THE STREET, SHOTESHAM, NORWICH, NORFOLK  
- PLAYING FIELD

**K GARNHAM**  
DESIGN

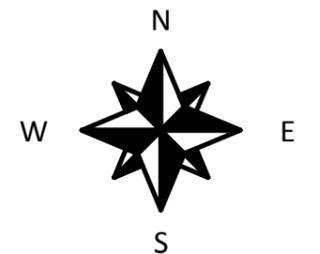
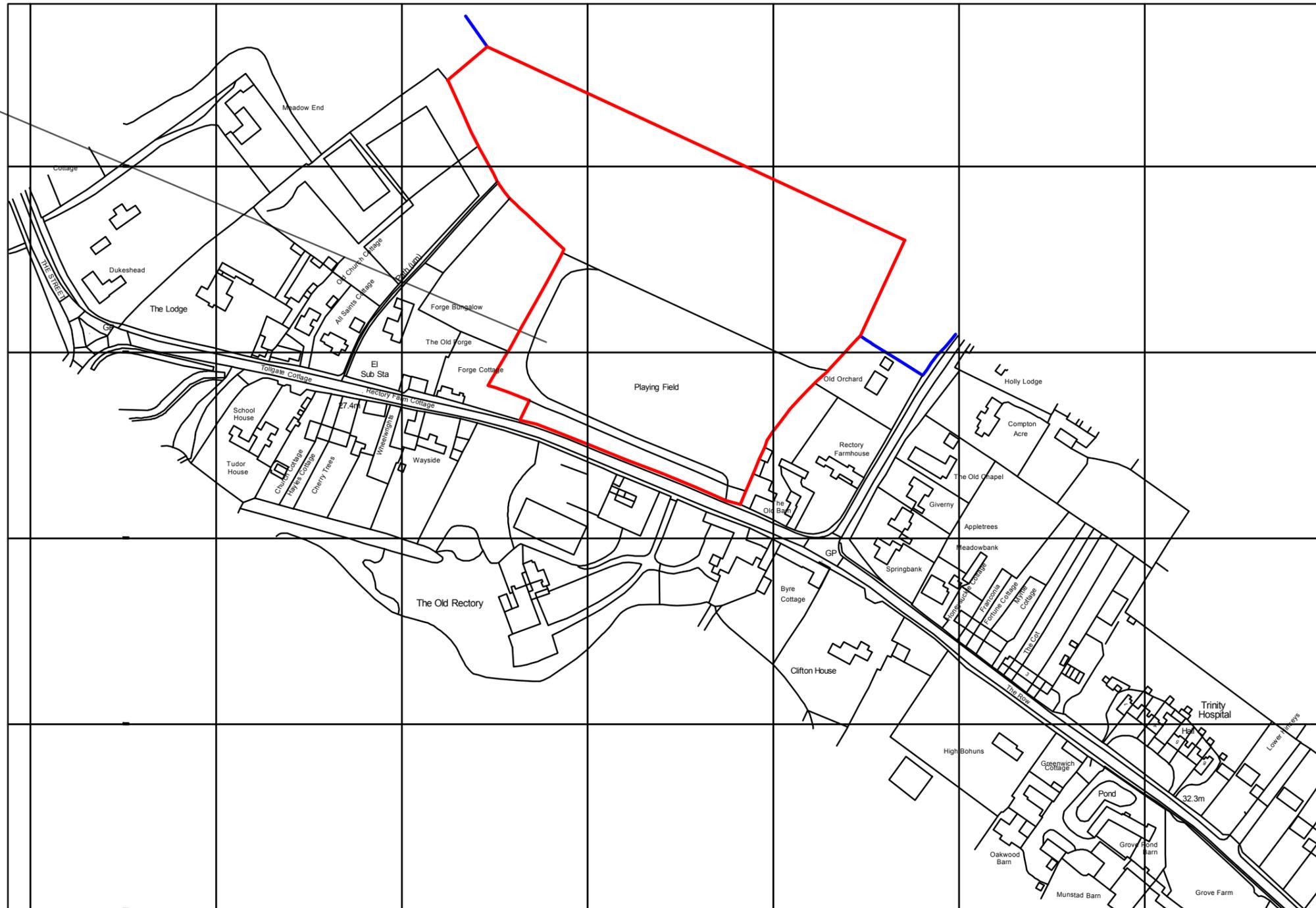
01603 616884 [www.kgarnham.co.uk](http://www.kgarnham.co.uk)  
[info@kgarnham.co.uk](mailto:info@kgarnham.co.uk)

LOCATION PLAN

POTENTIAL DEVELOPMENT AT LAND NORTH OF THE STREET, SHOTESHAM, NORWICH, NORFOLK

EXISTING

PROPOSED SITE



0 20 40 60 80 100 120 140 160 180 200 220 240 [M]



Location Plan - Metres @ 1:2500 @ A3

DRAWING KEY

- Red Line is the site boundary
- Blue Line indicates other land in applicants ownership

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|                   |                       |                   |
|-------------------|-----------------------|-------------------|
| Drawn By - James  | Drawing Number - 1319 | Scale - as dwg    |
| Date - 23.06.2016 | Sheet Number - 1      | Revision Number - |

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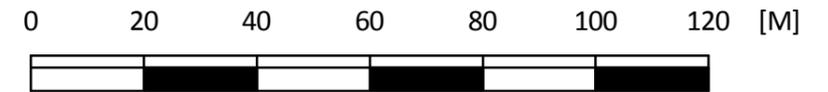
POTENTIAL DEVELOPMENT AT LAND NORTH OF THE STREET, SHOTESHAM, NORWICH, NORFOLK

**EXISTING**

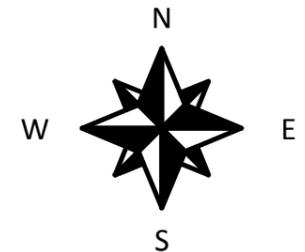
LOCATION PLAN

EXISTING  
DEVELOPMENT  
ENVELOPE  
(As per the  
policies map  
for Shotesham  
(Insert  
Map 076)

PROPOSED  
SITE INCLUDING  
OPEN SPACE



Location Plan - Metres @ 1:1250 @ A3



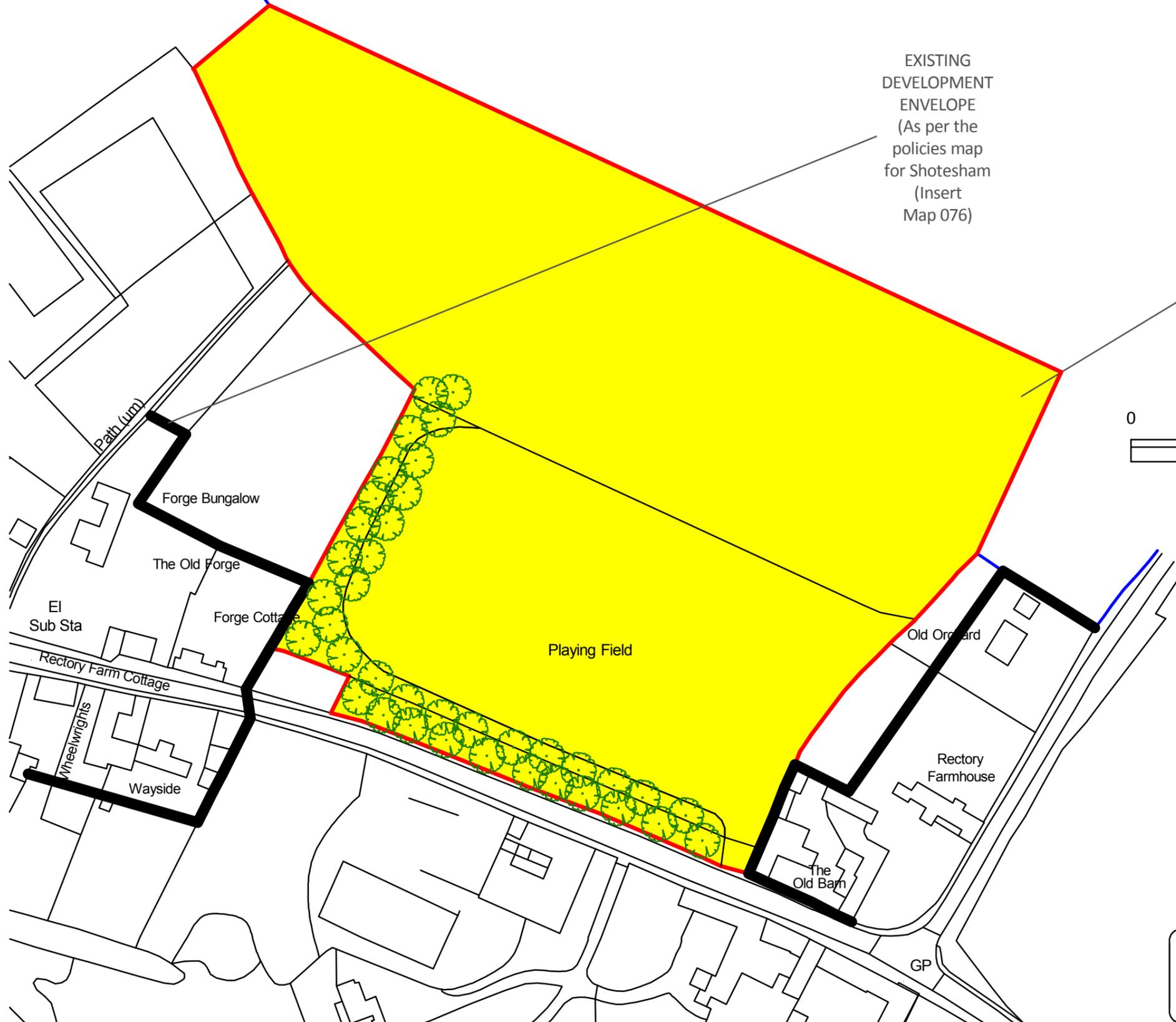
**DRAWING KEY**

- Red Line is the site boundary
- Blue Line indicates other land in applicants ownership
- Existing Development Envelope

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Drawn By - James      Drawing Number - 1319      Scale - as dwg  
Date - 23.06.2016      Sheet Number - 2      Revision Number -

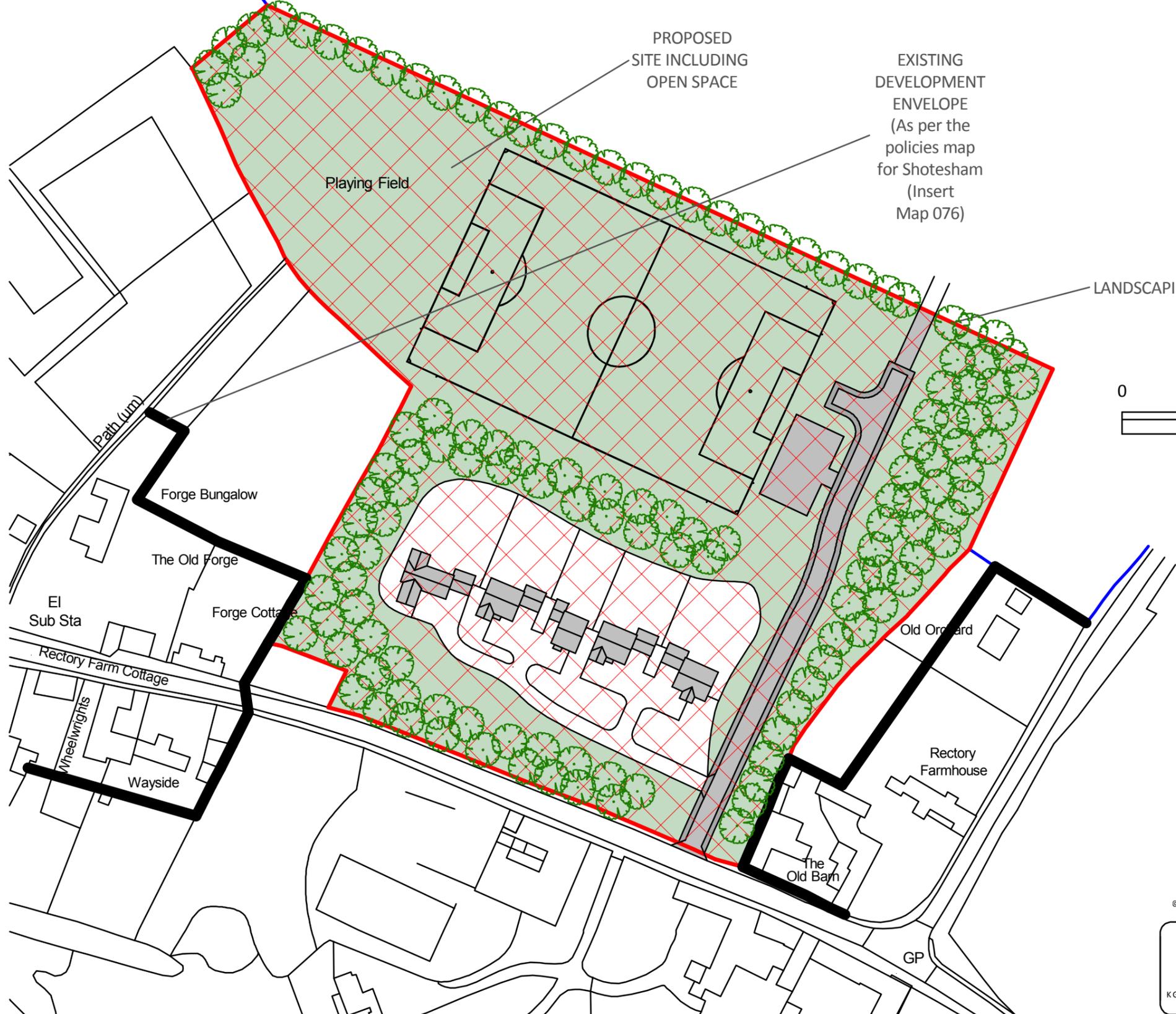
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POTENTIAL DEVELOPMENT AT LAND NORTH OF THE STREET, SHOTESHAM, NORWICH, NORFOLK

**PROPOSED**

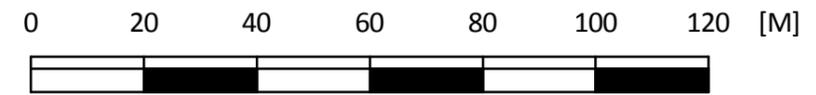
INDICATIVE PROPOSED LAYOUT



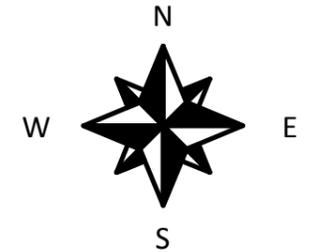
PROPOSED SITE INCLUDING OPEN SPACE

EXISTING DEVELOPMENT ENVELOPE (As per the policies map for Shotesham (Insert Map 076))

LANDSCAPING AREAS



Location Plan - Metres @ 1:1250 @ A3



**DRAWING KEY**

- Red Line is the site boundary
- Blue Line indicates other land in applicants ownership
- Development Envelope
- Red is the site.

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|                   |                       |                   |
|-------------------|-----------------------|-------------------|
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| Date - 23.06.2016 | Sheet Number - 3      | Revision Number - |

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# POTENTIAL DEVELOPMENT AT LAND NORTH OF THE STREET, SHOTESHAM, NORWICH, NORFOLK

## AERIAL VIEW



### DRAWING KEY



Red is the site.

PROPOSED SITE INCLUDING OPEN SPACE

### THE SITE AND AREA

The site is currently the playing field set behind a line of trees and is relatively level.

There is presently a hedge running parallel with the playing field making the divide between this and agricultural fields beyond.

The site boundary to the South East of the site is defined by residential dwellings and partial hedging.

The site boundary to the South West of the site (front) is a line of trees with a gap to allow access for existing playing field.

The site boundary to the North West of the site is a mixture of trees.

Shotesham has been identified as an 'Other Village' in the Joint Core Strategy.

There is a small range of facilities including village hall, public house and bus service.

Development within the parish has been concentrated along the Street to form an established village which has developed a linear settlement with one plot depth.

The whole village is set within an attractive valley with an abundance of trees and hedges that separate many of the buildings and maintain the rural character of the village. The main built-up area together with part of Shotesham Common is a Conservation Area together with the landscape to the west associated with Shotesham Hall.

### DWELLING APPEARANCE

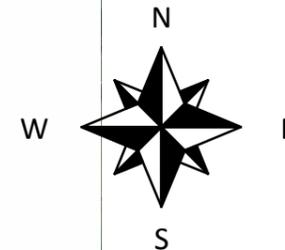
The scheme proposes to adopt the style of traditional dwellings but with the benefits and knowledge of modern technologies.

Architectural features found locally will be utilised on the development to allow it to integrate easily within the village.

### LANDSCAPING

The landscaping works associated with the development will ensure that the landscaping complements the development i.e retention of the majority of existing hedging/trees.

It is proposed to plant a shelter belt along the North East off the site to minimise the impact of development on the open landscape. Additional planting is also proposed to the South East of the site to screen the site from the existing residents.



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## 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: 01 603 306603

| 1a. Contact Details           |  |
|-------------------------------|--|
| Title                         |  |
| First Name                    | James  |
| Last Name                     | Garnham  |
| Job Title (where relevant)    |  |
| Organisation (where relevant) | K Garnham Design   |
| Address                       | The Clyffe,<br>St Leonards Road,<br>Norwich,<br>Norfolk, |
| Post Code                     | NR1 4JW  |
| Telephone Number              | 01603 616884   |
| Email Address                 | james@kgarnham.co.uk                                     |

| 1b. I am...                                       |  |
|---|--|
| Owner of the site<br><input type="checkbox"/>     | Parish/Town Council<br><input type="checkbox"/>        |
| Developer<br><input type="checkbox"/>             | Community Group<br><input checked="" type="checkbox"/> |
| Land Agent<br><input checked="" type="checkbox"/> | Local Resident<br><input type="checkbox"/>             |
| Planning Consultant<br><input type="checkbox"/>   | Registered Social Landlord<br><input type="checkbox"/> |
| 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<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 North of<br>The Street<br>Shotesham<br>Norwich<br>Norfolk |
| Grid reference (if known)   | 624933 299094  |
| Site area (hectares)  | 3.18   |

| 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 |
| <input checked="" type="radio"/>   | <input type="radio"/>            | <input type="radio"/>   |
| <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  |
|  | <input checked="" type="radio"/> | <input type="radio"/>   |
| <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>                 |                                  |   |
|  |                                  |   |

| 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.) |                       |                                  |
| Part Playing Field<br>Part Agricultural Land   |                       |                                  |
| <b>4b. Has the site been previously developed?</b>   | Yes                   | No                               |
|  | <input type="radio"/> | <input checked="" type="radio"/> |

**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)

A mixture of approximately 5no detached family houses to frontage with community Playing field and associated parking to rear together with extensive landscaping.

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

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

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

A mixture of approximately 5no detached family houses to frontage with community Playing field and associated parking to rear together with extensive landscaping.

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

Quality Family Homes, Improved Community Playing field and dedicated parking to rear together with extensive landscaping to enhance the biodiversity of the rural area.

**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.**

**Site Features and Constraints**

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

**7a. Site Access:** Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

Improvements to the existing access point off The Street.

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

No

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

Not Aware

**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?

No

**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?

No

**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?

Majority of existing trees to be retained, together with proposed extensive landscaping to enhance the biodiversity of the rural area.

**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?

Dwellings will be designed to enhance the conservation area. i.e. heights, styles, design, density, etc.

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

Residential

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

Existing Playing Field to be relocated as indicated.

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

N/A

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

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

| Availability  |                                  |
|---|----------------------------------|
| 9a. Please indicate when the site could be made available for the land use or development proposed. |                                  |
| Immediately   | <input checked="" type="radio"/> |
| 1 to 5 years (by April 2021)  | <input type="radio"/>            |
| 5 - 10 years (between April 2021 and 2026)  | <input type="radio"/>            |
| 10 – 15 years (between April 2026 and 2031)   | <input type="radio"/>            |
| 15 - 20 years (between April 2031 and 2036)   | <input type="radio"/>            |
| 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   | <input type="radio"/> |          |
| Site is under option to a developer/promoter  | <input type="radio"/> |          |
| Enquiries received  | <input type="radio"/> |          |

|                        |                                  |  |
|------------------------|----------------------------------|--|
| Site is being marketed | <input type="radio"/>            |  |
| None                   | <input type="radio"/>            |  |
| Not known              | <input checked="" type="radio"/> |  |

|  |                                  |
|--|----------------------------------|
| <b>Delivery</b>  |                                  |
| <b>11a. Please indicate when you anticipate the proposed development could be begun.</b>                             |                                  |
| Up to 5 years (by April 2021)  | <input checked="" type="radio"/> |
| 5 - 10 years (between April 2021 and 2026)   | <input type="radio"/>            |
| 10 – 15 years (between April 2026 and 2031)  | <input type="radio"/>            |
| 15 - 20 years (between April 2031 and 2036)  | <input type="radio"/>            |
| <b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b> |                                  |
| 1 Years  |                                  |

|  |                                  |                       |                                     |
|--|----------------------------------|-----------------------|-------------------------------------|
| <b>Viability</b>   |                                  |                       |                                     |
| <b>12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches &amp; Children's Play Space and Community Infrastructure Levy</b> |                                  |                       | <input checked="" type="checkbox"/> |
|  | 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>  | <input type="radio"/>            | <input type="radio"/> | <input checked="" type="radio"/>    |
| <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>   | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/>               |

**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.**

|   |
|---|
| <b>Other Relevant Information</b>   |
| <b>13. Please use the space below to for additional information or further explanations on any of the topics covered in this form</b> |

| <b>Check List</b>  |                                     |
|--|-------------------------------------|
| Your Details   | <input checked="" type="checkbox"/> |
| Site Details (including site location plan)  | <input checked="" type="checkbox"/> |
| Site Ownership   | <input checked="" type="checkbox"/> |
| Current and Historic Land Uses   | <input checked="" type="checkbox"/> |
| Proposed Future Uses   | <input checked="" type="checkbox"/> |
| Local Green Space (Only to be completed for proposed Local Green Space Designations) | <input type="checkbox"/>            |
| Site Features and Constraints  | <input checked="" type="checkbox"/> |
| Utilities  | <input checked="" type="checkbox"/> |
| Availability   | <input checked="" type="checkbox"/> |
| Market Interest  | <input checked="" type="checkbox"/> |
| Delivery   | <input checked="" type="checkbox"/> |
| Viability  | <input checked="" type="checkbox"/> |
| Other Relevant Information   | <input checked="" type="checkbox"/> |
| Declaration  | <input checked="" type="checkbox"/> |

| <b>14. Declaration</b>   |                 |
|--|-----------------|
| I understand that:   |                 |
| <p><b>Data Protection and Freedom of Information</b><br/> 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><br/> 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> |                 |
| 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.  |                 |
| Name James Garnham   | Date 28.06.2016 |

