

1b. I am...

- Owner of the site

1c. Client / Landowner Details (if different from your login account)

2. Site Details

Site location / address and post code.

(at the end of this form you will be able to plot the site on a map as part of your submission)

Site known as "Swan Field"

Hardingham Road

Hingham

NR9 4JB

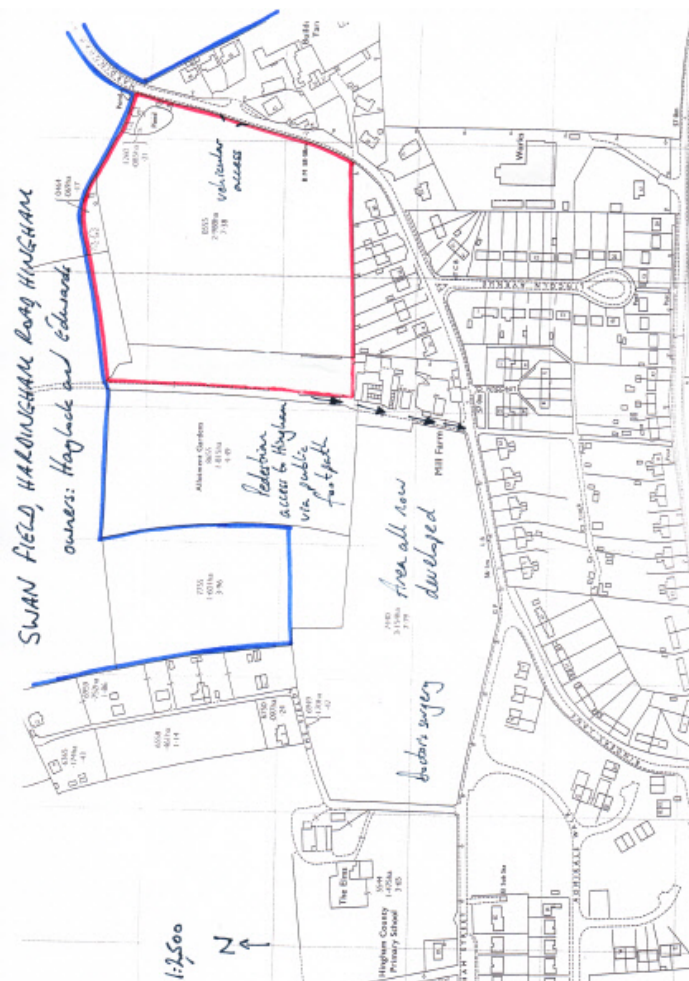
Grid reference (if known)

TG030025

Site area (hectares)

about 3.4 ha

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process.



Swan Field development.jpg

3. Site Ownership

3a. I (or my client)...

Is a part owner of the site

3b. Please provide the name, address and contact details of the site's landowner(s)

Mr and Mrs Haylock

3c. If the site is in multiple landownerships do all landowners support your proposal for the site?

Yes

4. Current and Historic Land Uses

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

The majority of the site (the eastern part) is in agricultural use, mainly growing arable crops on rotation. The western part is vacant, having formerly been part of an indoor pig finishing unit.

4b. Has the site been previously developed?

Yes

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

The western part of the field was formerly used as part of an indoor pig finishing unit, but the buildings have since been demolished

5. 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)

Residential development

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

- Market Housing

- Affordable Housing

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

Number of houses depends on the number required and the density required. Part only of the site could be developed. At 30 dwellings per hectare, the whole site could provide for about 100 houses.

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

Provide much needed housing in a well serviced market town with school, doctor surgery and shops. Hingham has good transport connections to all of Norfolk and via easy access to the A11, to Cambridge and other towns.

6. Local Green Space

If you are proposing 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.

N/A

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

N/A

7. 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?

There is a current vehicular means of access into the site from the public highway. Any improvements to site lines can be accommodated within the site boundaries. Transport assessment has been undertaken by Tony Doyle, and sent to SNDC before. No public rights of way cross the site, but a public footpath adjoins the site to the west, providing pedestrian access into the town via metalled footpaths, and also onto open farmland.

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?

Ground conditions are stable. No potential contamination issues.

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 flood risk potential - Flood Risk Assessment has been undertaken by Evans Rivers and Coastal Ltd and sent to SNDC before.

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 legal issues and no restrictive covenants exist

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?

No environmental issues exist. Arboricultural Assessment has been undertaken by A Falcon Woodland Management and Ecological Assessment has been undertaken by Kepwick Ecological Services, and both sent to SNDC before

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?

No heritage issues exist

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

farmland to the north, houses on the eastern side of Hardingham Road to the east, houses to the south and Town Council Allotment Gardens to the west. None of these, or the proposed use, has implications on each other.

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

No

7j. Other: (please specify):

The site is available and ready for development with no issues needing to be dealt with beforehand

8. 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.

Mains water supply Yes

Mains sewerage Yes

Electricity supply Yes

Gas supply Unsure

Public highway Yes

Broadband internet Yes

Other (please specify)

Surface water drainage from the site flows north over land owned by the owner of this site to the River Blackwater, alleviating Hingham of further water issues.

9. Availability

9a. Please indicate when the site could be made available for the land use or development proposed. Immediately

9b. Please give reasons for the answer given above.

The majority of the land is in agricultural use, occupied by the owner, so possession is available immediately. The western end of the site is vacant, and available immediately.

10. 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. Enquiries received

11. Delivery

11a. Please indicate when you anticipate the proposed development could be begun. Up to 5 years (by April 2021)

11b. Once started, how many years do you think it would take to complete the proposed development (if known)? depends on speed of construction and number of houses to be built

12. Viability

This is the description of your section break.

12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy - I agree

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? No

12c. If there are abnormal costs associated with the site please provide details:

There are none

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? Yes

13. 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

This proposed site is an enlargement of site GNL0544 as it includes land owned by Mr and Mrs Haylock. This site was put forward to SNDC as a suitable site under the Site Specific Policies and Allocations DPD consultation that ended 30/11/10. The site scored the second highest suitability score under the SHLAA, and the highest site has since been developed, leaving this site the best site as having fewest constraints and impact if developed in Hingham.

I have had Transport Assessment, Flood Risk Assessment, Arboricultural Assessment and Ecological Assessment undertaken in the past, and all copies have been sent to SNDC. These Assessments all show that the site can be developed without causing adverse impact.

We have received many approaches from developers wishing to take an option over the land and promote the land themselves, which we have not accepted.

14. Declaration

I understand that:

Data Protection and Freedom of Information

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:

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

Disclaimer

The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will

be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual 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: Regulation 18 "Growth Options" Consultation - Site Submission Guidance Notes.

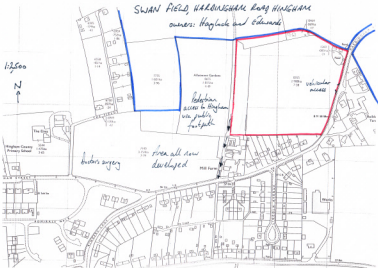
I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.

Name	William Edwards
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Date	Mar 09, 2018
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SWAN FIELD, HARBINGHAM ROAD HUNTSWANE
owners: Haylock and Edwards

1:2500
→ Z



Builder's surgery

Area all now developed

Recreation access to Higham via public footpath

volunteer access