

1b. I am... - Planning Consultant

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

Title Mrs

First Name Susan

Last Name Garrett

Address

Post Code

Telephone Number

Email Address

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)

Land West of Shotford Road and South of Needham Road, Harleston

Site area (hectares) 7.15 Ha

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [402997-30-100-LAND WEST OF SHOTFORD RD 20.03.18.pdf](#)

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)

Mrs S Garrett as client details above.

Mr J Stokes,

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.)

Currently agricultural land use as arable farmland.

4b. Has the site been previously developed? No

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

Historically used for agricultural purposes.

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)

Proposed residential development of up to 150 dwellings including both market and affordable housing, and public open space.

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

- Market Housing
- Affordable Housing
- Public Open Space

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

Residential development of up to 150 single and two storey dwellings including both market and policy compliant affordable housing, providing a density of 21 dph. Mix of size, type, and tenure of dwellings including 1, 2, 3, 4 and 5 bedroom dwellings.

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

The residential development of this scale would seek to address local housing need in the town and surrounding parish of Harleston. Harleston is identified within the Joint Core Strategy as a main town with services including employment sites, various shops, GP surgery, leisure centre, school and various other community assets. The proposed development of this scale would help provide for the growth necessary for Harleston as a main town which boasts a variety of employment, leisure and community services and facilities in the town. There would also be very significant social and economic benefits to the town, the community and local businesses through supporting the local services and facilities, whilst also being of sufficient scale to provide affordable housing. Its siting between the main bulk of the town and the A143 would ensure there would be no significant harm to the character and appearance of the surrounding landscape and open countryside.

In particular, support and increased demand for places at the nearby Harleston CEVA Primary School, and increased household spend in the various local businesses and facilities in Harleston and surrounding villages. In particular, the nearby shops, cafes, restaurants, public house within walking distance in the centre of Harleston. Increased demand for local bus services through the town would assist in their ongoing viability and sustainability. Subsequent economic multiplier effects of additional household spend being recirculated through the local economy on other services and facilities, for maintenance, building, gardening, childcare, cleaning. The generation of labour in the short term through construction and in the longer term through generating additional need for services in the area, builders, plumbers, gardeners childminders etc. Socially the proposals would provide for increased housing supply, and offer a mix of type, size and tenure of dwellings addressing the local need for housing.

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.

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?

New vehicular accesses can be provided on to a straight stretch of Needham Road that bounds the northern boundary of the site. A further vehicular and pedestrian access could be provided from a straight section of Shotford Road to the east. A continuous footpath is located on the east side of the site that could be linked into the route to Shotford Road.

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

The site comprises relatively flat open fields. Not a constraint on development.

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

The site is an open field with no known stability issues. The site has historically been used for agriculture as open arable land and therefore no known 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?

The site is not located within Flood Zones 2 and 3. The vast majority of the site is at very low risk (less than 0.1% chance) of surface water flooding. An area towards the northeast corner of the site is identified as being at high and medium risk of surface water flooding as identified on the Environment Agency flood risk maps. However, density of 21 dph reflects this and residential development can be avoided in these areas, for instance on site landscape open space can instead located in these areas. There is nothing to indicate that a relatively standard approach to landscaping and SUDS techniques would not be able to mitigate for any potential off-site impacts of development and minimise risk on site.

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?

There are no known legal issues.

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?

The site does not contain and is not within any statutory or non-statutorily protected sites. Nor does the site contain any priority habitats. The site is also not adjacent to or within close proximity to any statutorily and non-statutorily protected sites. The site is currently a cultivated arable field and has limited flora and does not comprise an important or protected habitat. Development offers the opportunity to introduce more varied habitats and wildlife. The site would not impact on any important or sensitive landscape or areas of public open space.

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?

The site does not include any designated or undesignated heritage assets and nor are there any heritage assets adjacent to or in close proximity to the site. The nearest heritage asset is the Grade II Listed Gunshaw Hall located in excess of 300 metres to the northwest on the opposite side of Needham Road. Given the intervening distance and

vegetation it is not considered that the this would be a constraint on development. There are four further listed buildings located along Shotford Road to the east. Given the intervening built form of modern small estate development that has compromised their setting to a degree, and the separation distance to the site, subject to the appropriate treatment to the site frontage and appropriate scale and height of dwellings these would not be a constraint on development of the site proposed.

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

Residential properties are located immediately to the north and to the east of the site. Open arable fields border the site to the west. The A143 runs roughly east to west to the south of the site. Density reflects need to provide a landscape buffer adjacent to the A143. A public right of way runs north to south along the eastern boundary of the site.

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

The site comprises clear and open fields last used for agricultural purposes. No buildings or structures to be removed.

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 No

Public highway Yes

Broadband internet Yes

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.

There are no known legal, viability, environmental or technical constraints and obstacles that cannot be overcome. The land is therefore available and ready to commence in the short term. Both landowners in support of bringing forward the site for residential development.

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. None

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)? 5

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

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

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	Christopher Hobson
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Date	Mar 20, 2018
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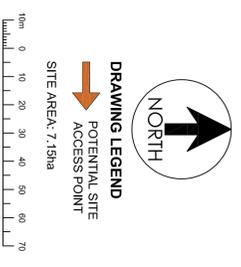
DRAWING NOTE

- This drawing must not be reissued, loaned or copied without the written consent of Durants.
- All errors, omissions, discrepancies should be reported to Durants immediately.
- All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier.
- Any deviation from the drawing to be reported to Durants immediately.

- This drawing is only to be used for the purpose identified in the boxes below.

DO NOT SCALE FROM DRAWING

CDM 2015 DESIGNER RISK INFORMATION
In addition to the hazards/risks normally associated with the type of construction work detailed on this drawing, which a competent contractor should be able to control using normal good practice and procedures.
NOTE THE FOLLOWING UNUSUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY:-
CONSTRUCTION
MAINTENANCE/CLEANING
DECOMMISSIONING/DEMOLITION
Further information can be found on designer risk assessment number / document ref:-
It is assumed that all works will be carried out by a contractor competent under CDM 2015 working to an approved method statement and that unless otherwise advised a principle designer has been appointed



Issued for: **GREATER NORWICH JLP**

Client/Project: **MRS S GARRETT & MR J STOKES**
SITE SUBMISSION - LAND WEST OF SHOTFORD ROAD, HARLESTON

Drawing Title: **SITE PLAN**

Drawn	Checked	Size	Scale	Date
TK	CH	A1	1:1250	MARCH 2018
Project No.	Drawing No.	Revision		
402987	30-100			

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