

1a. Contact Details	
Title	Mr
First Name	David
Last Name	Harvey
Job Title (where relevant)	
Organisation (where relevant)	Harvey & Co
Address	St James Mill Whitefriars Norwich
Post Code	NR3 1SH
Telephone Number	01603 677162 (mobile: 07986 996881)
Email Address	david@harveyandco.com

1b. I am...	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent ✓	Local Resident
Planning Consultant	Registered Social Landlord
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	Mr
First Name	James
Last Name	Alston
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

2. Site Details	
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)	Land at Park Farm Wymondham NR18 9NQ Plan 1 attached shows the site and its connectivity. Plan 2 additionally highlights the ease of access to Wymondham and Spooner Row railway stations.
Grid reference (if known)	
Site area (hectares)	354 hectares

Site Ownership		
3a. I (or my client)....		
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
✓		
<p>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).</p> <p>The land edged red on the indicative site plan is owned in its entirety by J. Alston & Son Ltd (see details in 1c). Negotiations would be required with Highways England in respect of the proposed junction on the A11.</p>		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Not applicable ✓	No
<p>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.</p> <p>Not applicable</p>		

Current and Historic Land Uses
<p>4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)</p> <p>The site is predominantly within agricultural use, the land being grade 3. A range of farm buildings are located beside Park Farm, which is a non listed farmhouse. Lower Park Farm is a moated complex of traditional farm buildings not used for farming purposes for many years. Lower Park Farm includes a historic moat. There are a range of natural features on the land, including an established watercourse leading to the Bays river, an historic woodland known as Peaseacre Wood, various mature hedges and trees, all of which could be maintained and enhanced as part of the development proposals.</p>

4b. Has the site been previously developed?	Yes	No ✓
4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)		
Not applicable		

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)			
New garden village comprising housing and associated infrastructure and services.			
5b. Which of the following use or uses are you proposing?			
Market Housing ✓	Business and offices	Recreation & Leisure ✓	
Affordable Housing ✓	General industrial	Community Use ✓	
Residential Care Home	Storage & distribution	Public Open Space ✓	
Gypsy and 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.			
<p>Approx. 6,500 residential units could be developed on the site, along with all required infrastructure, services, community facilities, formal & informal open space, extensive cycleways & footpaths and other sustainable transport measures.</p> <p>The size of the overall site would enable a higher level of environmental sustainability to be achieved than on smaller sites, where viability issues are more pressing and comprehensive masterplanning cannot be undertaken. The indicative site plan shows a range of landscaped areas to mitigate the impact of the development. It also shows existing ancient woodland that is not currently but would become publicly accessible.</p>			

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

Various benefits to the local community would arise from this new garden village:-

- (i) It would enable a large proportion of the housing targets to be met with minimal impact on the various categories of existing settlements that could otherwise have seen substantial allocations of new housing. Many of these existing settlements have already experienced large scale growth and the communities within them may prefer not to see further allocations.
- (ii) The isolated nature of the site means its visual impact would be limited. The small villages of Wattlefield, Silfield and Spooner Row are relatively close by but the new garden village would be a discrete settlement, separate from these villages. Furthermore, ample space exists in which to create extensive landscaping to limit any adverse impact on the amenity of those villages, there would be no requirement for vehicular access from Wattlefield and Spooner Row.
- (iii) The quantum of proposed development could create the critical mass sufficient to enable land to be set aside for a range of key community facilities, which could include if required:
 - New education provision.
 - Community facilities to include playing field, village hall.
 - Formal & informal publicly accessible open space.
 - Small scale convenience retail facility.
 - Allotments.
 - Extensive cycleway & footpath links to existing settlements and amenities.
 - Easy access to Wymondham & Spooner Row railway stations.
 - A new junction on the A11, resolving a longstanding access difficulty from the A11 to Wymondham.
 - A new park and ride facility, providing alternative access to Norwich City Centre.

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.

Not applicable

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

Not applicable

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?

The site adjoins the public highway in various locations. The attached plan shows principal access points:-

- (i) From a new roundabout developed on the A11.
- (ii) Off a new T-junction on the Wymondham to Ashwellthorpe Road.
- (iii) From numerous other locations in respect of footpath & cycle access.

Initial discussions have been held with the Highways Agency in respect of the proposed new roundabout. The HA has confirmed an access on the A11 providing it is necessary to deliver housing growth would be acceptable in principle.

With regard to the new access onto the Wymondham to Ashwellthorpe road, initial design work has been undertaken as attached. This demonstrates that technically such an access can be created with no requirement for third party land. Such an access could permit the delivery of a first phase in advance of the construction of the A11 roundabout, thereby reducing the initial impact of infrastructure cost.

The ownership of the site is such that there are no impediments to wideranging footpath/cycle accesses.

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

The physical characteristics of the site are as follows:-

- (i) The site is largely flat with some gentle topography providing potential for an interesting design of housing and opens spaces.
- (ii) A gas main runs under the site, in the location shown by the landscaping strip on the site plan. This limits development within a strip 40m wide but can provide the opportunity to locate high quality public realm in this sterilised

area around which developable zones are located.

(iii) Peaseacre wood is an historic ancient wood of 12.5 hectares.

(iv) Numerous mature trees are spread across the site.

In summary, while there are a range of constraints, these do not fetter the development potential of the site but actually provide opportunities to create and enhance features that can add to the overall attractiveness of the development.

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

From scoping work undertaken across the subject site and selected surrounding areas marked blue on the site plan, no adverse ground conditions have been identified. Equally, the land has been in agricultural use for many years and no contamination will be encountered.

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 large majority of the site lies in flood zone 1 with the exception of a very small area adjacent to watercourse 1 on the plan. No historic flooding incidents have arisen.

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 impediments to the development of the site in respect of third party legal interests. The land is entirely owned by J. Alston & Son permitting it to be developed and accessed as shown.

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 following natural features exist on the site:-

(i) A range of existing wooded areas, hedgerows and mature trees bring a level of mature landscaping that would be integral to a site wide masterplan.

(ii) Two established water courses cross the site with watercourse 1 to the south west, providing connectivity to the Bays River in respect of surface water drainage. They also provides the opportunity to enhance the ecological and

environmental attributes of the site.

There are no environmental designations within or adjacent to the site.

Currently, the majority of the site is intensively farmed. Those features described in 7f will be respected and enhanced and additional informal and formal open space will be created, greatly improving the bio diversity and geo diversity of the site compared to its current status.

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?

Lower Park Farm is a moated complex of traditional farm buildings. The moat is a scheduled Ancient Monument not currently publicly accessible but the moat would become a central feature in the development.

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

Neighbouring land uses are largely small scale residential and farmland, much of which is within the control of the owner of the site. All relevant noise surveys will be undertaken but currently there are no operations close to or adjacent to the site that will adversely affect the proposed development. Similarly, the development will not have a negative noise impact on existing development.

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

Park Farm is located within the site. Farming operations could eventually be located elsewhere if the development progressed. The existence of the farm is not an obstacle to development.

The only other buildings on the site are Lower Park Farm, described in 7g.

7j. Other: (please specify):

There are no other constraints on development in respect of the site.

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 type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	✓	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	✓	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	✓
Public highway	✓	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	✓	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			
8b. Please provide any further information on the utilities available on the site:			
<p>A gas main crosses the site, which, with the appropriate pressure reduction, may provide a potential gas supply.</p> <p>Electricity may be provided by way of connection to the existing grid in which ample capacity exists. The site adjoining two separate 33 Kva lines.</p>			

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input type="checkbox"/>
1 to 5 years (by April 2021)	✓
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>

15 - 20 years (between April 2031 and 2036)	<input type="checkbox"/>
9b. Please give reasons for the answer given above.	
There are no site assembly issues. The landowner is willing in principle to make land available. With appropriate planning support, the preparations for delivery could commence within the foreseeable future.	

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="checkbox"/>	
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	
Other		<p>The landowner has not sought or encouraged market interest in the site. However, the land promotion market is one in which sites with attributes comparable to this site and for which Central Government support exists generate substantial interest. Therefore, once the potential and availability of this site become more widely known, we believe significant interest from land promoters will emerge.</p> <p>In the short term, however, the landowner is prepared to promote the site through the current planning process.</p>

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input checked="" type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2036)	<input type="checkbox"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
<p>A timetable for the project could be, commencing with confirmation of in principle support for the development:-</p> <ul style="list-style-type: none"> • Pre planning design – 12 months • Planning application – 18 months • First phase infrastructure – 12 months • First phase housing begins midway through infrastructure • First phase housing complete – 9 months <p>Total period for initial phase of housing completion – 45 months.</p>	

Viability			
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	<input type="checkbox"/>		
	Yes	No	Unsure
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12c. If there are abnormal costs associated with the site please provide details:			
<p>Any scheme of this size will be accompanied by significant abnormal costs in respect of creating a serviced, developable site. Such costs require a sufficient quantum of development and critical mass to ensure they can be borne. The proposed new garden village could provide such a scale.</p>			
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

It is too early for a credible viability assessment to be undertaken. Further work is needed to understand the cost of creating serviced, developable land. However, on the basis of evidence of values achieved for residential plots for private sale development in both south Wymondham, and south west Norwich, it is believed sufficient value exists in the proposed development to cover the likely extent of servicing & infrastructure costs.

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

Paragraph 36 in the “New Settlement Topic Paper” describes the broad criteria for assessing the suitability of proposed locations for new garden villages. 19 aspects are listed. It is believed the proposed new garden village at Silfield is consistent with the principles set out in the topic paper and would achieve the broad objectives. Equally, the landowner is committed to accepting the responsibilities required in such a scenario, particularly in respect of community engagement and delivery of infrastructure.

Check List

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	✓

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.

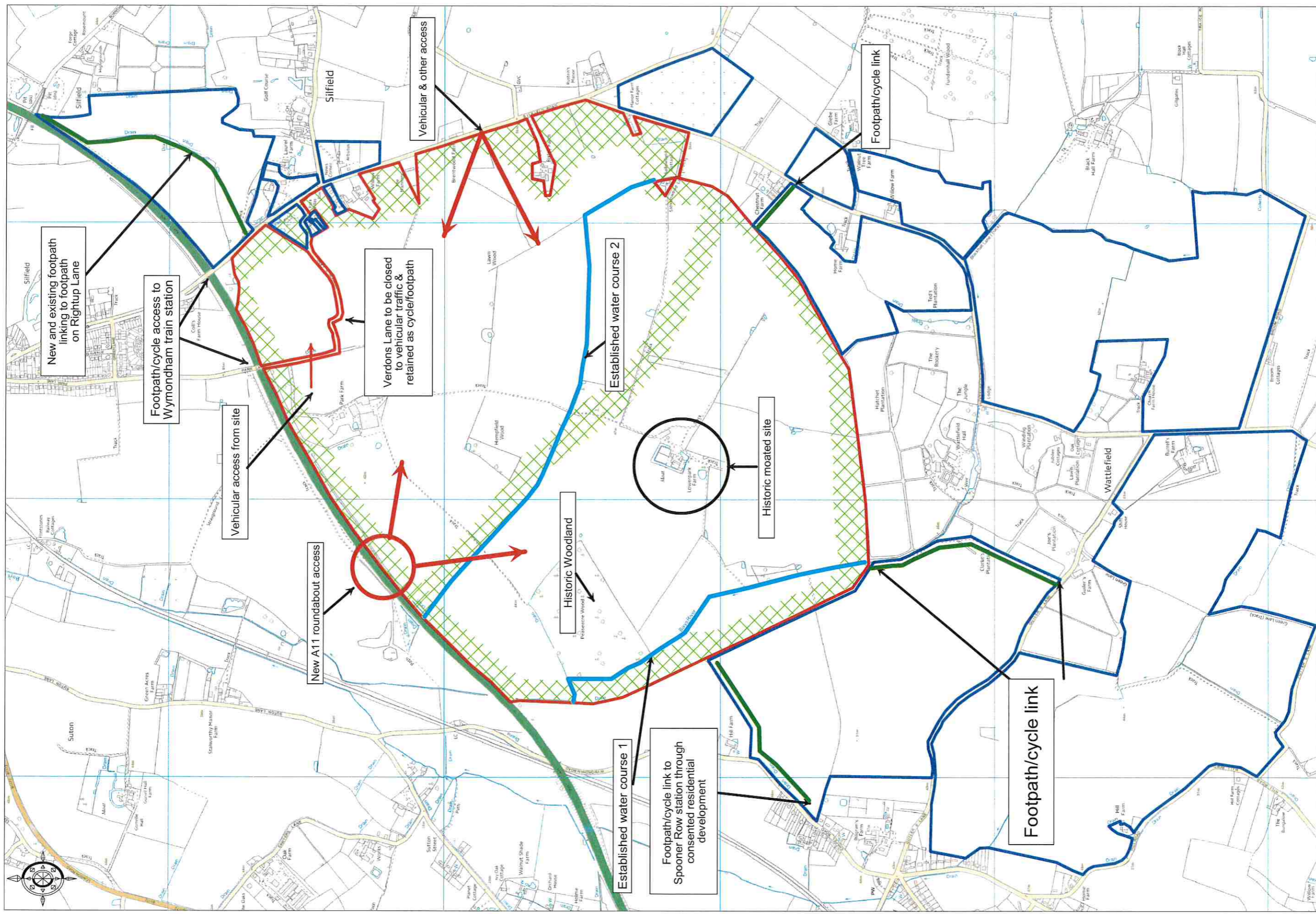
Name

David Harvey

Date

22nd March 2018

Proposed New Garden Village - Park Farm, Silfield - Plan 1



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Proposed New Garden Village - Park Farm, Silfield - Plan 2

