

<b>1a. Contact Details</b>	
Title	Mr
First Name	Iain
Last Name	Hill
Job Title (where relevant)	Partner
Organisation (where relevant)	Bidwells
Address	16 Upper King Street Norwich
Post Code	NR3 1HA
Telephone Number	01603 229409
Email Address	iain.hill@bidwells.co.uk

<b>1b. I am...</b>	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
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	
Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
<p>Site location / address and post code</p> <p>(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)</p>	Land north of Dereham Road, Honingham.
Grid reference (if known)	Easting: 610076, Northing: 312012.
Site area (hectares)	3.7

<b>Site Ownership</b>		
<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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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 <input type="checkbox"/>	No <input type="checkbox"/>
<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>		
<p>The site, in its entirety, is owned by the Rampton Property Trust.</p>		

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

The site is currently used as arable farmland.

**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)

The site is used as arable farmland. A search of Broadland District Council's online planning register did not reveal any relevant planning history for the site.

**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, along with potential community uses.

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

Market Housing <input checked="" type="checkbox"/>	Business and offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input checked="" type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage & distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy and 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.**

Based on the site area of 3.7 ha, the site has potential to accommodate approximately 55 dwellings. The total number of units will depend on the quantum of development identified for Honingham.

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

Residential development on the site will bring numerous community benefits. Development at this location will contribute both market and affordable housing, in line with Honingham's position as an 'Other Village', as established within the Joint Core Strategy.

Whilst including affordable housing, development on the site will also be CIL chargeable, which will provide funds for wider improvements in Honingham, which will generally benefit the local community.

Based on the size and scale of the site, there is also significant potential to include a community use or facility on the site as part of a future development. However, this would be explored through discussions with the local community and Broadland District Council.

### **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.**

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

### **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 benefits from existing access being in place from Dereham Road, in the form of an agricultural track which serves an existing dwelling and the site. The site also benefits from existing frontage on Dereham Road along the southern boundary of the site.

The site is bound to the north by the A47. In 2021, the A47 is going to be 'dualled' between North Tuddenham and Honingham, in order to improve congestion and connectivity to Norwich.

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

In terms of topography, the site is on a slight gradient, declining down from the A47 towards Dereham Road.

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

Ground conditions on the site are stable. There is no evidence to suggest that the site would be contaminated. However, any potential ground contamination issues on the site will be investigated, and evidence produced, in due course.

**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, in its entirety, falls within Flood Zone 1. There is, therefore, a low probability of flooding on the 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?

The site, in its entirety, is owned by the Rampton Property Trust. The site is subject to an existing contract farming tenancy, which could be terminated subject to adhering to the specified notice period.

**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?

It is envisaged that the site holds limited ecological value, due to intensive farming methods used on the site.

There are some mature trees and hedgerows, which surround the periphery of the site. These are located along the northern boundaries of the site; and in the area of land which lies behind Honingham Village Hall.

The site is not subject to any landscape designations, although part of the site falls within a Site of Specific Scientific Interest (SSSI) Risk Zone, relating to the Hockering Wood SSSI. However, the Hockering Wood SSSI is approximately 1.85 miles from the site, and is bisected by the A47. Therefore, it is considered that development on the site would have little impact on the SSSI.

**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?

There are no Listed Buildings on the site, however 39, 40 and 41 The Street are Grade II Listed, and are in close proximity to the site. The site does not fall within a Conservation Area.

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

The site is bordered to the north by the A47; to the east by existing dwellings and Honingham Village Hall; and, to the south west by Dereham Road, along with existing dwellings.

Development of residential dwellings on the site is highly compatible with the existing residential dwellings, which lie to the south and east of the site. These are all typically detached two storey properties. The proposed development is, therefore, compatible with surrounding uses.

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

N/A

**7j. Other:** (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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			

**8b. Please provide any further information on the utilities available on the site:**

Whilst it has not been assessed as to whether the site is served by existing utilities, it would be envisaged, given the existing dwellings on Dereham Road, that services are in place to serve the proposed development.

**Availability**

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

Immediately	<input checked="" type="checkbox"/>
1 to 5 years (by April 2021)	<input type="checkbox"/>
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.**

The site, in its entirety, is owned by the Rampton Property Trust.

**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 checked="" type="checkbox"/>	
Not known	<input type="checkbox"/>	

<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="checkbox"/>
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"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
Based on the scale of the site, it would be presumed that development could be carried out within 5 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="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<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="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.**

Development of the site for residential purposes is considered viable, taking into consideration the various policy requirements in relation to matters such as affordable housing provision and CIL contributions. Further evidence on viability can be provided on a strictly private and confidential basis, should this be deemed necessary.

**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**

On behalf of our client, the Rampton Property Trust, we strongly recommend that Land North of Dereham Road, Honingham, should be allocated for residential development. The site has capacity to accommodate approximately 55 dwellings, however, the scale of development will depend on the quantum of growth directed to Honingham. The site is considered to be entirely deliverable, and capable of making a significant contribution towards satisfying the Councils' housing needs during the period to 2036.

In accordance with the National Planning Policy Framework's (NPPF) definition of 'deliverable', set out in footnote 11 to paragraph 47, the site represents a suitable location for development now, is available immediately, is achievable with a realistic prospect of housing being delivered on the site, and is viable.

Honingham is identified in the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS) (2011) as an 'Other Village'. Other Villages are identified as locations which can support small scale residential growth, subject to form and character considerations.

The Greater Norwich Local Plan Regulation 18 Consultation document states that in identifying sites to accommodate the additional 7,200 homes required during the period up to 2036, consideration will be given to a range of settlements, including Other Villages (of which Honingham is one), which will need to accommodate a minimum level of growth of 200 units, irrespective of which of the six growth options

is identified. On this basis, Honingham is considered to be a location that is, in principle, a suitable location for additional residential development.

The site lies to the west of Honingham, which does not have an adopted Settlement Limit. In spite of this, development on this site would be a logical extension to the existing settlement pattern, and would create a clear and defensible boundary.

The site has potential to accommodate approximately 55 residential dwellings, based on a density of 15 dwellings per hectare. Development on the site would respect the local form and vernacular, and be a considerate extension to Honingham. Furthermore, development at this density would not prejudice any plans for dualling the A47. Ultimately, the quantum of dwellings provided on the site will be dependent on the level of growth allocated for Honingham. However, the allocation of this site would help to disperse the required levels of housing growth across the GNLP area.

The site falls within Honingham, which benefits from a Village Hall, a pub, and a car garage – all of which are in close proximity to the site in question. The nearest Primary School to the site lies in Hockering, approximately 1.5 miles from the site. The site also benefits from being in close proximity to Longwater Retail Park (approximately 3.5 miles from the site), which provides a range of shops and services. In regards to public transport, the site is approximately 0.5 miles from a bus stop, situated on Colton Road. This provides relatively frequent services into Norwich City Centre, Swanton Morley, Easton College and Dereham.

The site also, by virtue of its size, has potential to provide community uses should there be a local demand.

The site is also connected to the local area by the surrounding highway network. The A47 provides a direct route to Norwich City Centre (approximately 8.8 miles from the site), which provides a range of employment opportunities, shops, and services. Furthermore, in 2021, the A47 is going to be dualled, which will significantly improve connectivity between Honingham and Norwich. On this basis, it is demonstrated that the site falls within a sustainable location.

As outlined above, the site is suitable, available, achievable and viable, and is therefore developable. Development in this location would represent sustainable development, as defined within the National Planning Policy Framework.

In summary, Honingham, as an 'Other Village', is identified as a suitable and sustainable location which can accommodate additional development and, as such, is likely to be identified as a location to accommodate some of the additional dwellings required during the period to 2036. The foregoing text demonstrates that this site is a suitable location for further development in all respects and is capable of accommodating development of approximately 55 residential dwellings without having an adverse impact on the character and form of the village.

Economically, the site represents the right land in the right place at the right time. Residential development on the site would help to support and sustain the local economy in Honingham, and would support the long-term planned economic

growth of the Greater Norwich Area. As well as providing jobs during construction, the development would provide high-quality and desirable homes within easy reach of key employment areas, notably Norwich and Longwater Retail Park.

Socially, the scale of development envisaged is such that it will enable the creation of a strong, vibrant and healthy community, which occupies a sustainable location. A mixture of dwelling types, sizes and tenures will be provided, informed by local housing need, and CIL payments made will help to provide and enhance the local facilities on offer in Honingham, and the surrounding areas. The provision of residential dwellings on the site will, therefore, help to meet the future housing needs of Honingham.

Environmentally, the site benefits from a sustainable location, in particular through the provision of existing bus services, which provide relatively frequent services into Norwich City Centre, Dereham, and Swanton Morley. This provides residents the option to utilise sustainable transport methods, as well as connecting to a variety of employment opportunities, particularly to those on offer in Norwich City Centre. In regard to the environment, the site holds limited ecological value due to being intensively farmed, and therefore development on the site would not impose any impacts on the environment.

On this basis, it is recommended that site should be taken forward as an allocation for residential development in the emerging Greater Norwich Local Plan.

<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>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</p>

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

Iain Hill

Date

13/04/2018

# Land at Honingham

