

Greater Norwich Local Plan – March 2018

Response on behalf of Hopkins Homes Ltd

1. Introduction

Amec Foster Wheeler is retained by Hopkins Homes to respond to the Issues and Options Draft of the Greater Norwich Local Plan (GNLP) consultation on its behalf, particularly with regard to its land interest at south Wroxham. It is considered that land at south Wroxham has potential to deliver new homes in a highly sustainable manner. It presents a logical and sustainable location for new housing provision and meets the tests of soundness set out in NPPF. The GNLP should provide a spatial option(s) which balances the need to locate new development in larger settlements with the development needs of other locations, such as Wroxham. Hopkins Homes consider that sites at Wroxham are well placed to play a complimentary role to the growth aspirations of Norwich given the availability of unconstrained land and availability of transport infrastructure. The remainder of this response is split into two sections:

- ▶ Section 1: provides a response to questions contained in the growth options consultation.
- ▶ Section 2: provides an update on land submitted by Hopkins Homes at South Wroxham through the previous call for sites.

2. Response to Growth Options Consultation

4. Do you agree that the OAN for 2017-2036 is around 39,000 homes?

NPPF paragraph 47 states that Local Planning Authorities should use their evidence base to meet the full objectively assessed needs. The Central Norfolk SHMA estimates that the need for the GLNP area in the period 2015-2036 is 1,880 dwellings per annum. Therefore, the GLNP will need to plan for 39,480 as a minimum. Taking into account completions and commitments (35,665) the Councils feel that new allocations for around 7,200 dwellings are needed (including a 10% buffer).

However, the OAN is only part of the requirement. Given that the Councils in the GNLP area have failed to meet development targets in recent monitoring periods, there will need to be a fundamental change to housing delivery to increase supply. This could be achieved through the allocation of a range of sites, including medium sized sites of around 100 dwellings in sustainable locations (such as Wroxham) which provide a more responsive and deliverable supply and can boost housing numbers.

Evidence suggests that there is significant upward pressure on housing need which the GNLP will need to address beyond the OAN. The following evidence highlights that a more positive framework for the delivery of much needed homes should be considered to meet the significant needs in the GNLP area:

- ▶ Paragraph 61 of the Draft NPPF¹, states that in determining the number of homes in strategic plans, the level of housing provision should be based on the standard methodology set out in national planning guidance. This will provide a standardised approach to calculating housing needs. The methodology for this was included in the Government's recent consultation on further measures set out in the housing white paper to boost housing supply in England. The

¹ DCLG (2018) National Planning Policy Framework Draft text for consultation

standard methodology for calculating housing needs '*Indicative assessment of housing need based on proposed formula, 2016 to 2026*' indicates that the projected need in Broadland is significantly greater than is identified in the Central Norfolk SHMA. This indicates that rather than a need of at least 389 dwellings per annum in Broadland, the annual needs is much greater and is in fact 528 dwellings per annum. Using a plan period to 2036, this would equate to a need of 10,560 dwellings in Broadland, therefore significantly above the level considered in Central Norfolk SHMA. The spatial distribution included in the GNLP will need to respond to the significant need in Broadland.

- ▶ In accordance with the emphasis of NPPF, to boost significantly the supply of housing there needs to be a step change in housing delivery. Although on face value it would appear from the Council's figures that there is sufficient supply to meet the Local Plan target over the Plan Period, the level of delivery of new homes in recent years remains considerably below target. Although 2015/16 saw the highest level of housing completions across the Greater Norwich Area for some time, it remains a long way below the annual target. Against a target 10,230 over the last 5-year period (2011/12 to 2015/16) only 7,046 dwellings were delivered. This is an undersupply of 3,184. This is in part due to the over reliance on strategic sites in the urban area.
- ▶ Given the level of persistent under delivery, the GNLP area is applying a 20% buffer for monitoring purposes. Latest information confirms that in the NPA, only a 4.7-year supply can be identified when the Liverpool method is applied (January 2017). However, if the commonly preferred Sedgefield Method is applied and the backlog is brought to the next five years, the five-year supply will be further exacerbated.
- ▶ The NPPF indicates that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a 5-year supply of deliverable sites. Therefore, unless a favourable five-year supply position can be maintained, the Local Plan would be immediately out of date once adopted and would be ineffective. To provide a more positive strategy which significantly boosts housing supply, the Plan will need to adopt a higher rate of growth and allocate additional sites to significantly boost supply and maintain a favourable five-year supply position.
- ▶ All areas within the GNLP will need to play a supporting role to the economic growth aspirations of Norwich to provide a linked strategy for the provision of homes and jobs. The housing implications of the City Deal need to be taken into account when considering housing need. The City Deal was expected to create 13,000 new jobs. To account for this growth it is estimated that an additional supply of 1,700 homes is required in the GNLP, in addition to the OAN. We support this approach and consider that sites at Wroxham are well placed to play a complimentary role to support the growth aspirations of Norwich (see below).

These points emphasise the need for a step change in housing delivery and to allocate more deliverable sites in the Local Plan to boost delivery quickly and maintain a rolling land supply to better respond to housing needs. As a minimum therefore, we suggest that a figure of 40,700 dwellings (OAN plus City Deal) should be used as a basis for testing (plus a buffer – see response to question 5 below). With a 10% buffer applied (see response to question 5), the GNLP should be planning for a target of at least 42,900 dwellings.

The Plan should allocate a mix of sites, including alternative medium sized options (of around 100 dwellings) in settlements such as Wroxham. This will provide flexibility in supply and thereby allow the Council to respond more quickly to fluctuations in delivery than the approach set out in the current Local Plans. The GNLP should include a housing trajectory which shows a positive position in significantly boosting housing supply in line with the emphasis of NPPF with more realistic assumptions on housing delivery. In addition, the housing distribution should take account of the higher requirement with a focus on sustainable locations



such as Wroxham. This will ensure the Plan's soundness and compliance with NPPF, particularly the need to provide flexibility and significantly boost housing supply.

5. Do you agree that the plan should provide for a 10% delivery buffer and allocate additional sites for around 7,200 homes?

Hopkins Homes Ltd supports measures to boost housing supply and agrees that the Council's should respond to fluctuations in supply by applying a buffer. This buffer should be in addition to the planned supply.

Where there has been a record of persistent under delivery, as in the case of the Greater Norwich Policy Area, the emerging guidance in the draft NPPF (Paragraph 74 point b) suggests that a 10% buffer should be applied where the local planning authority wishes to demonstrate a five year supply of deliverable sites and to account for any fluctuations in the market during that year. This may need to be increased to 20% if there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

The GNLP will need to review the supply of housing through an annual position statement. As noted in the response to question 4 above, although on face value it would appear from the Council's figures that there is sufficient supply to meet the Local Plan targets, across the GNLP area, there appears to have been persistent under delivery over recent years.

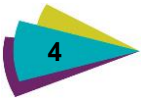
This emphasises the need for a step change in housing delivery and to allocate more strategic sites in the GNLP area to maintain a rolling land supply and better respond to housing needs. The GNLP should include a housing trajectory which shows a positive position in significantly boosting housing supply in line with the emphasis of NPPF. In addition, the housing distribution should take account of the higher requirement. This will ensure the Plan's soundness and compliance with NPPF, particularly the need to provide flexibility and significantly boost housing supply.

6. Do you agree that windfall development should be in addition to the 7,200 homes?

Yes, we agree that the windfall allowance should be in addition to the overall housing requirement and not part of the requirement. Additional allocations, including Hopkins Homes' land at Wroxham can assist in planning for the longer-term infrastructure requirements, including delivering affordable housing, rather than persisting with the piecemeal approach provided by an over reliance on windfalls. We consider that there may be a number of benefits in identifying additional greenfield sites rather than placing reliance on windfall sites. These include:

- ▶ It is far easier to bring forward affordable housing on planned allocations rather than windfall sites, which are typically smaller and may fall below a policy threshold for affordable housing.
- ▶ Ensure community benefits of a proposal are realised through Section 106/CIL agreements and through long term comprehensive planning of an area. Greenfield sites often have fewer constraints and can therefore make a greater contribution towards community facilities.

Paragraph 182 sets out the four tests for soundness against which local plans will be assessed. This includes the tests of 'positively prepared' and 'effective'. In order for the plan to meet these tests the Local Plan should provide a responsive and flexible supply of housing to maintain housing delivery achieved through allocating more sites and making it clear that sustainable development (development in the right location, responding to needs and supporting the vitality of communities) will be supported.



8. Is there any evidence that the existing housing commitment will not be delivered by 2036?

The persistent patterns of under delivery in the GNLP area (as noted in the response to question 4) and an over reliance on large strategic allocations in the urban area does not provide a positive framework to plan for future needs. There is a benefit to allocating a range of sites in the main urban area and the rural hinterland to provide a deliverable plan. It is questionable whether a strategy which relies on large sites in the urban area to deliver, where there has been a consistent pattern of under delivery will be effective. There is likely to be future pressure on housing delivery later in the Plan Period if the current trends of under delivery persist.

Therefore, a strategy focussed solely on the urban area should be avoided over risks of deliverability and the ability of the market to absorb that quantity of new housing. The approach would not accord with the emphasis of NPPF to provide a positive strategy and boost significantly the supply of housing. To ensure that the emerging GNLP is found sound the Councils should focus growth on locations with significant areas of land available free of strategic constraints which can deliver the requisite need, such as Wroxham. This can play a complimentary role to the growth aspirations of Norwich.

9. Which alternative or alternatives do you favour?

Hopkins Homes considers that a spatial option would give sufficient policy weight to enable Wroxham to perform its role as a Service Centre. The GNLP should provide a spatial option(s) which balances the need to locate new development in larger settlements which have access to public transport links with the development needs of other locations, such as Wroxham. Options which place too much emphasis on the main urban area should be avoided (such as options 1 and 2) over concerns about the deliverability and over emphasis of sites in the main urban areas (see response to questions 4 and 8). Options which propose a new settlement should also be avoided (options 3 and 5). A settlement of 500 homes will not be at a scale which can deliver sustainable development.

Instead the Council will need to provide an option which balances the needs of urban and rural areas but is also focused on locations which are deliverable and can provide sustainable development. As noted in the response to question 1, the standard methodology for calculating housing needs 'Indicative assessment of housing need based on a proposed formula, 2016 to 2026' indicates that the projected need in Broadland is significantly greater than is identified in the Central Norfolk SHMA. The spatial option will need to respond to this need.

There are a number of advantages to a spatial strategy which gives greater weight to the role that settlements such as Wroxham can play in meeting significant housing needs:

- ▶ There is a benefit to allocating a range of sites in the main urban area and the rural hinterland to provide a deliverable plan. To ensure that the emerging GNLP is found sound the Councils should focus growth on locations with significant areas of land available free of strategic constraints which can deliver the requisite need, such as Wroxham. This can play a complimentary role to the growth aspirations of Norwich.
- ▶ Further development in Broadland, including at Wroxham will more effectively address rural needs and respond to the needs identified by the government's methodology for calculating housing need. A weighting towards the urban areas will not adequately address rural housing needs. NPPF and the Planning Practice Guidance state the importance of addressing issues facing rural areas in terms of housing supply and affordability, and recognise the role that housing can play in supporting the sustainability of villages and smaller settlements. The GNLP should provide a distribution of housing which effectively addresses rural needs.

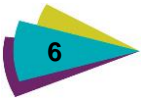
- ▶ Further development at Wroxham can assist in encouraging sustainable transport patterns given its bus connectivity and access to two rail stations (Hoveton & Wroxham and Salhouse). This point emphasises the need to elevate the importance of locations such as Wroxham to support the principles of sound plan making set out in NPPF (paragraph 35) which advises that: *“Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to.... give priority to pedestrian and cycle movements, and have access to high quality public transport facilities...”*
- ▶ A Spatial Strategy giving greater weighting to deliverable and sustainable locations such as Wroxham would be consistent with the call to significantly boost housing delivery as required by paragraph 47 of NPPF and would also prevent development in unsustainable locations as might be delivered through options which encourage a dispersal of development around less sustainable locations. As a highly sustainable location with a good amount of facilities to meet day to day needs, Wroxham has the significant potential to meet development needs and effectively maintain a supply of housing. This will provide a more effective planning policy basis in line with the principles of NPPF rather than encouraging dispersal or focus on development in constrained locations or trying to establish new settlements.
- ▶ Wroxham is well placed to benefit from improvements to the strategic road network. Proposals for the Northern Norwich Distributor Road (including junction improvements along Norwich Road towards Wroxham) will make the north of the city more accessible and reduce congestion on strategic routes to the north of the city. It will also boost economic development in this part of the city as part of the wider growth agenda. Therefore, a future spatial strategy for Broadland, should seek to take advantage of these improvements.
- ▶ Wroxham can play a complimentary role to the growth aspirations of the Norwich urban area provide by the Greater Norwich City Deal. The availability of land free of constraints, with good road and rail access can play a supporting role in delivering much need homes to support employment growth provided through the City Deal. The economic impact of Norwich extends well beyond the city boundaries, therefore policy measures will be needed that take advantage of accessible and sustainable locations such as Wroxham as part of a linked strategy for the provision of homes and jobs.

13. Do you support the establishment of a Green Belt? If you do, what are the relevant "exceptional circumstances", which areas should be included and which areas should be identified for growth up to and beyond 2036?

Hopkins Homes would object to any proposal to establish a Green Belt and does not consider there are any exceptional circumstances to justify this. NPPF, paragraph 82 advises that *“new Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions.”* NPPF sets a number of tests to justify new Green Belts. It is not considered that any of these tests would be met:

- ▶ **demonstrate why normal planning and development management policies would not be adequate:**

The potential for a new Green Belt needs to be considered against the purposes of including land in the Green Belt, as set out in para 80 of the NPPF, including to check the unrestricted sprawl of large built-up areas and to assist in safeguarding the countryside from encroachment. However, these objectives can adequately be met through other planning tools and policies. Growth can be controlled through the Local Plan process, and by reviewing and enforcing settlement boundaries. These can control development preventing sprawl and encroachment into the surrounding countryside without the need for a Green Belt designation.



- ▶ **set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;**

There has been no material change in circumstances since the adoption of the Joint Core Strategy to justify what would be an exceptional measure.

- ▶ **show what the consequences of the proposal would be for sustainable development;**

The designation of Green Belt land around Norwich will reduce the choice of sustainable locations for growth. It is likely that a Green Belt designation would displace development to less sustainable locations resulting in less sustainable travel patterns and would not tackle the significant development needs. Sustainable development may also be more difficult to achieve and maintain in the longer term given the intended permanence of Green Belt designations.

- ▶ **demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and**

Creating an isolated Green Belt around Norwich is difficult to justify and it is not necessary to contain growth.

- ▶ **show how the Green Belt would meet the other objectives of the Framework.**

The proposals to designate a new area of Green Belt must be considered as part of the comprehensive sustainable development strategy and to deliver sustainable growth in the GNLP area. The need to provide new homes and employment is balanced with the need to prevent urban sprawl and maintain the openness of the countryside. However, the result of a Green Belt around Norwich would stymie development and would hinder the Council's from meeting the significant development needs, and requirement to allocate around 7,200 homes.

22-24 – defining the settlement hierarchy

Yes, we agree with question 23 and the approach to the top three tiers of the hierarchy. We also agree with question 24 and the approach to option SH1. These identify Wroxham as a Service Centre given it sufficient policy weight to assist with housing delivery and meeting the identify need in Broadland.

Wroxham performs well in sustainability terms and has a good level of services including education, health and shops for example as well as public transport links to higher order settlements. Therefore, it is agreed that the settlement should be identified as a Service Centre and housing allocations should be made as part of a sustainable development strategy.

As we demonstrate in the update to the housing land availability assessment below, sites in Wroxham are well placed to assist in housing delivery and in delivering a joint strategy for the provision of homes and jobs in tandem with the employment growth delivered as part of the City Deal. Wroxham has a good range of services and can play a key role in the delivery of the Local Plan, given the availability of sites, the range of services and lack of environmental constraints to the south of the settlement.

To contribute to the aims of achieving sustainable patterns of development as per the requirements of the NPPF, the Local Plan should ensure that housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure.

3. Site Proposals - Land at South Wroxham

Amec Foster Wheeler Environment and Infrastructure UK Limited (Amec Foster Wheeler) submitted land in response to the Call for Sites in 2016 as part of the Greater Norwich Local Plan preparation on behalf of Hopkins Homes Limited (hereafter referred to as Hopkins Homes). An L-shaped area of greenfield land extending to approximately 15ha at Salhouse Road, Wroxham was submitted. The Site has been assigned reference number GNLPO504.

A high-level Concept Masterplan was prepared to demonstrate the potential this location and was submitted to the Council. On submitting the site, it was noted that the Concept Masterplan presented was only one possible solution of how the site could be developed and it would be a basis for further testing and discussion. It was noted that within this area there are smaller options to meet a range of development needs. Since submitting the site Hopkins Homes has held further discussions with the land owner, Wroxham Parish Council and the District Council. After further consideration, we wish to amend the site option and replace it with two smaller options for the Council's consideration:

- ▶ Option 1 - Land east of Wherry Gardens: This is a reduced option comprising part of the land previously submitted under reference GNLPO504. The option has omitted land south of Charles Close and north of The Avenue, along the eastern edge of the site. The reduced option now comprises a rectangular parcel of land south of properties in Keys Drive and abuts Salhouse Road to the west and The Avenue to the south. The site presents a logical and sustainable location for new housing provision and would provide a natural rounding off, of the settlement edge. The site relates well to the existing built form and is viewed within an urban context. Opportunities exist to create a vehicular access from either Salhouse Road or The Avenue subject to further analysis and detailed access design.
- ▶ Option 2 - Land south of Wherry Gardens: The site comprises a square parcel of land which is bound by Hopkins Homes' Wherry Gardens development to the north and by native hedgerows and mature hedgerow trees to the south. The eastern boundary abuts Salhouse Road whilst the western boundary abuts the railway line. The site presents a natural extension of the Wherry Gardens development. The main estate road through Wherry Gardens can be extended to provide access to this land and there is also potential to create a second access onto Salhouse Road. The landscape framework, including mature hedgerows on the southern boundary present a logical extension to the settlement boundary.

Site submission forms, a location plan and a concept plan for both options are shown in **Appendix A** - land East of Salhouse Road, and **Appendix B** - land south of Wherry Gardens.

Both options could be brought forward at any time to assist in maintaining a deliverable supply of housing land in line with the emphasis of the NPPF. High-level Concept Masterplans have been prepared to demonstrate the potential of these sites to assist the Council in meeting its development needs. They have been developed on the basis of some limited initial technical work and desktop analysis. Should the Council identify either of the sites through its emerging Plan, the options would be the basis for further analysis and testing by Hopkins Homes to support their allocation.

These options have significant potential to assist the Council in meeting its substantial development needs. The sites provide a highly deliverable and developable location in line with guidance in the NPPF. In particular, the sites are available now, they offer a suitable location for development and are achievable with a realistic prospect that housing will be delivered within five years. The sites are deliverable because:

- ▶ They are not covered by any strategic constraints which would prevent development. Unlike many areas within the District, the sites are not at risk of flooding and the area proposed for development is entirely located in Flood Zone 1 (lowest probability of flooding).



- ▶ The sites present a logical and sustainable location for new housing provision. They can deliver a quality development to assist in meeting the significant development needs in the District and widen housing choice in Wroxham. They also have the ability to deliver development on land free of any overriding constraints. It is likely to be an attractive location for further housing.
- ▶ Hopkins Homes is willing to bring the sites forward. The sites can deliver quality development to assist in meeting the Local Plan requirement, including a mix of dwellings as well as a proportion of affordable homes to meet local needs. Given the extent of the landholding and the strategic benefits of developing this land it provides significant advantages over other locations and should be a priority for allocation in preparing the Local Plan. The sites provide an important opportunity to plan for longer term needs and provide certainty for local communities.

It should also be recognised that the scenarios identified in the Concept Masterplans are only one possibility of how the sites could be developed. They could work in combination or individually to meet a range of development needs or spatial scenarios. We would welcome the opportunity to discuss such matters further with the Council.



Appendix A - Site Submission land East of Salhouse Road, Wroxham

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 Thursday 22 March 2018**.

By email: 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

E-mail: callforsites@gnlp.org.uk

Telephone: 01603 306603

1a. Contact Details	
Title	Mr.
First Name	Stuart
Last Name	Williamson
Job Title (where relevant)	Principal Planner
Organisation (where relevant)	Amec Foster Wheeler Environment and Infrastructure
Address	Gables House Kenilworth Road Leamington Spa Warwickshire
Post Code	CV32 6JX
Telephone Number	01926 439054
Email Address	stuart.williamson@amecfw.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	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	Hopkins Homes Ltd
Address	C/O agent
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 east of Salhouse Road Wroxham – see attached map at the end of the document.
Grid reference (if known)	
Site area (hectares)	5.59ha

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
		✓ *
* Hopkins Homes has an option agreement over the land submitted.		
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).		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes	No
		✓
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.		
Hopkins Homes has an option agreement over the land submitted.		

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

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)

The land has potential for to deliver residential development and ancillary uses such as open space.

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

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

The land has potential to deliver around 100 new homes. Given the Government's current emphasis on delivering more smaller units, the site may have capacity to deliver more than 100 homes.

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

The site can deliver a quality development to assist in meeting the significant development needs in the District, including affordable housing needs. There is also potential to provide new areas of open space as well as making contributions towards upgrading other facilities in the village.

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 main access to the site would be taken via Salhouse Road to the west. There are also frontages onto The Avenue to the south and east which could provide a secondary access/pedestrian cycle links if required.
7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
The site benefits from a generally flat topography.
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
There are no known sources of ground contamination or land stability 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 land is entirely flood zone 1 (lowest probability of flooding).
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?
None known.

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?
A number of mature trees and hedgerows are located along all boundaries. The hedgerows and perimeter planting provide a strong landscape framework and filters views of the site from the surrounding countryside and roads.
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 is not located within the Conservation Area. The nearest part of the Conservation Area is located to the north east boundary of the site encompassing properties on Charles Close. There is one Listed Building on the southern side of The Avenue (Broad House) but this is screened by existing hedgerows.
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
Although currently agricultural land, the land is set within the suburban context and is defined by the residential development immediately to the north. Therefore residential development would be appropriate to this context.
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.
The current agricultural use would not prohibit the site coming forward for development.
7j. Other: (please specify):

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	✓		
Mains sewerage	✓		
Electricity supply	✓		
Gas supply	✓		
Public highway	✓		
Broadband internet	✓		

Other (please specify):	
8b. Please provide any further information on the utilities available on the site:	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	✓
1 to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
9b. Please give reasons for the answer given above.	
The land is available now and there are no overriding constraints to bringing the land forward for development.	

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		
Site is under option to a developer/promoter	✓	The site is submitted by Hopkins Homes who has an option agreement on the land.
Enquiries received		

Site is being marketed		
None		
Not known		

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	✓
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
If allocated for development, a planning application would be submitted soon after and development could commence within a year of a planning application being submitted. Development could last around two years.	

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

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.

The site has developer interest as it is being submitted by Hopkins Homes Ltd who has an option agreement over the land.

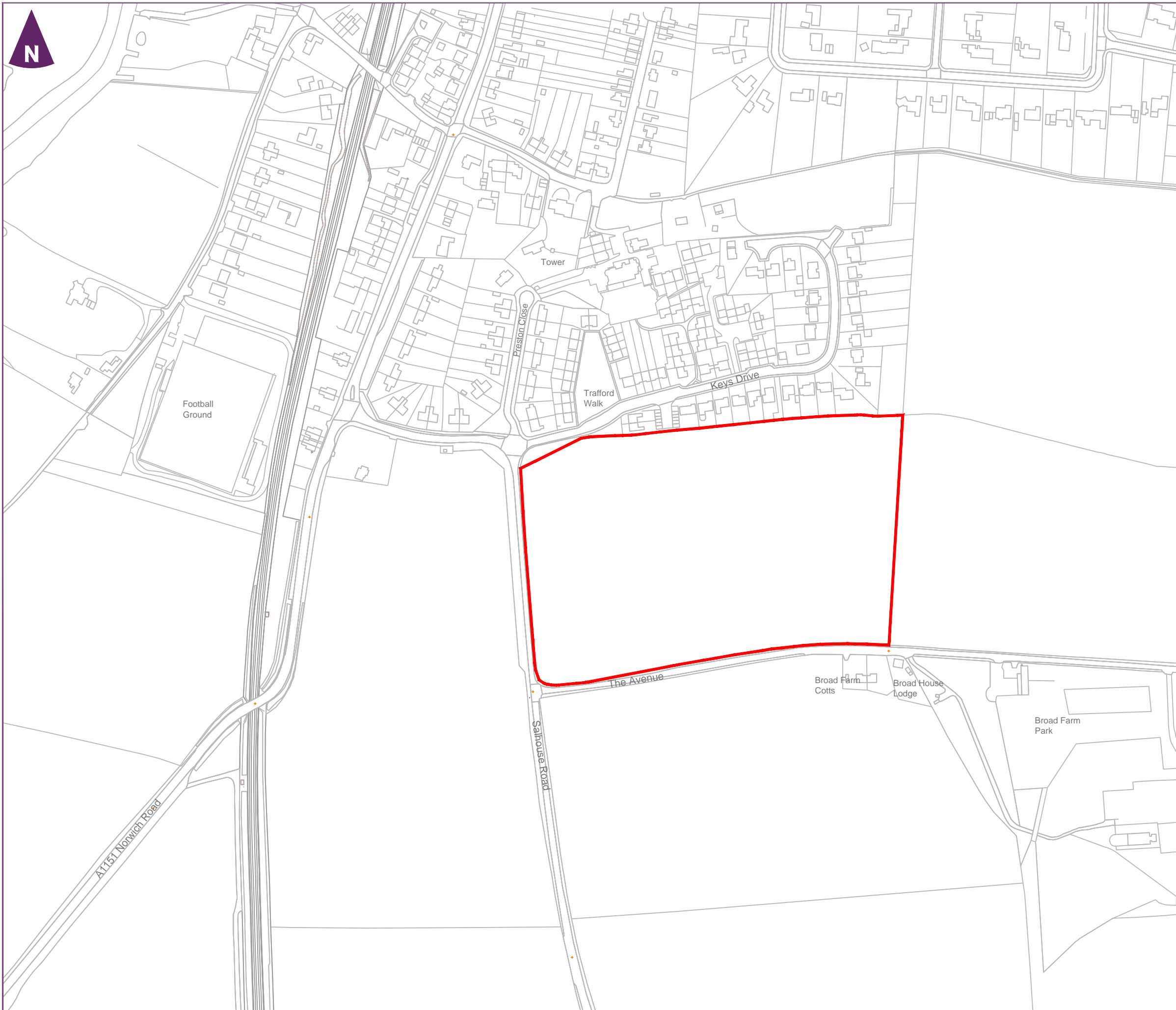
Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form


This is a reduced option comprising part of the land previously submitted under reference GNLPO504. The option has omitted land south of Charles Close and north of The Avenue, along the eastern edge of the site. The reduced option now comprises a rectangular parcel of land south of properties in Keys Drive and abuts Salhouse Road to the west and The Avenue to the south. The site presents a logical and sustainable location for new housing provision and would provide a natural rounding off, of the settlement edge. The site relates well to the existing built form and is viewed within an urban context. Opportunities exist to create a vehicular access from either Salhouse Road or The Avenue subject to further analysis and detailed access design.


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	
<p>I understand that:</p> <p>Data Protection and Freedom of Information</p> <p>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"> • 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. <p>Disclaimer</p> <p>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> <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.</p>	
Name Stuart Williamson	Date 21 March 2018




Key

 Site boundary (5.59 ha)


0 m  150 m

Scale 1:3000 @ A3

Client

 HOPKINS HOMES

Land at Salhouse Road Wroxham

 amec foster wheeler

Location plan
East of Wherry Gardens Site




- Key
- Site boundary (5.59 ha)
 - SUDS
 - Main roads
 - Secondary roads (lanes)
 - Public Right of Way
 - Development site road network
 - Bus stops
 - Existing hedgerows/trees
 - New trees
 - Footpaths
 - || Footbridges
 - POS = 1.61 ha (28.80%)
 - Residential area = 3.98 ha



Client


**HOPKINS
HOMES**

Land at Salhouse Road
Wroxham


amec
foster
wheeler

**Indicative concept plan
East of Wherry Gardens Site**



Appendix B - Site Submission Land South of Wherry Gardens, Wroxham

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 Thursday 22 March 2018.**

By email: 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

E-mail: callforsites@gnlp.org.uk

Telephone: 01603 306603

1a. Contact Details	
Title	Mr.
First Name	Stuart
Last Name	Williamson
Job Title (where relevant)	Principal Planner
Organisation (where relevant)	Amec Foster Wheeler Environment and Infrastructure
Address	Gables House Kenilworth Road Leamington Spa Warwickshire
Post Code	CV32 6JX
Telephone Number	01926 439054
Email Address	stuart.williamson@amecfw.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	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	Hopkins Homes Ltd
Address	C/O agent
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 south of Wherry Gardens, Wroxham – see attached map at the end of the document.
Grid reference (if known)	
Site area (hectares)	5.95ha

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
		✓ *
* Hopkins Homes has an option agreement over the land submitted.		
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).		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes	No
		✓
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.		
Hopkins Homes has an option agreement over the land submitted.		

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

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)

The land has potential for a residential development including ancillary uses such as open space.

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

Market Housing	✓	Business & offices	Recreation & Leisure
Affordable Housing	✓	General industrial	Community Use
Residential Care Home		Storage & distribution	Public Open Space
Gypsy & 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.

The land has potential to deliver around 100 new homes. Given the Government's current emphasis on delivering more smaller units, the site may have capacity to deliver more than 100 homes.

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

The site can deliver a quality development to assist in meeting the significant development needs in the District, including affordable housing needs. There is also potential to provide new areas of open space as well as making contributions towards upgrading other facilities in the village.

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 main access to the site would be taken from the existing Wherry Gardens to the north. There is also a frontage onto Salhouse Lane to the east which could provide a secondary access/pedestrian cycle links if required.

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

The site benefits from a generally flat topography.

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

There are no known sources of ground contamination or land stability 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 land is entirely flood zone 1 (lowest probability of flooding).

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?

None known.

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?

A number of mature trees and hedgerows are located along eastern, western and southern boundaries. The hedgerows and perimeter planting provide a strong landscape framework and filters views of the site from the surrounding countryside and roads.

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 is not located within the Conservation Area.

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

Although currently agricultural land, the land is set within the suburban context and is defined by the new residential development at Wherry Gardens immediately to the north. Therefore residential development would be appropriate to this context.

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

The current agricultural use would not prohibit the site coming forward for development.

7j. Other: (please specify):

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	✓		
Mains sewerage	✓		
Electricity supply	✓		
Gas supply	✓		
Public highway	✓		
Broadband internet	✓		

Other (please specify):	
8b. Please provide any further information on the utilities available on the site:	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	✓
1 to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
9b. Please give reasons for the answer given above.	
The land is available now and there are no overriding constraints to bringing the land forward for development.	

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		
Site is under option to a developer/promoter	✓	The site is submitted by Hopkins Homes who has an option agreement on the land.
Enquiries received		

Site is being marketed		
None		
Not known		

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	✓
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
If allocated for development, a planning application would be submitted soon after and development could commence within a year of a planning application being submitted. Development could last around two years.	

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

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.

The site has developer interest as it is being submitted by Hopkins Homes Ltd who has an option agreement over the land.

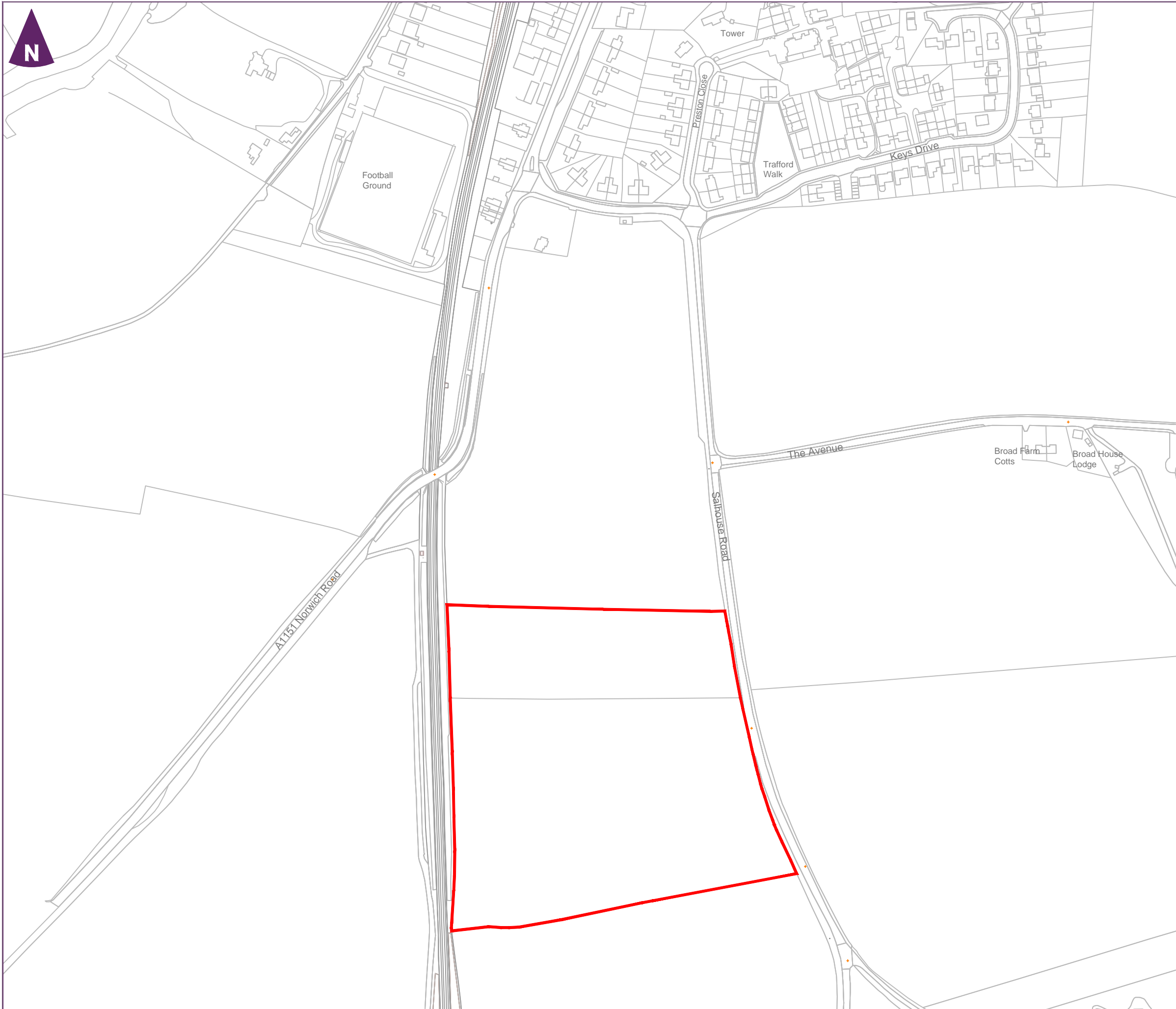
Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form


The site comprises a square parcel of land which is bound by Hopkins Homes' Wherry Gardens development to the north and by native hedgerows and mature hedgerow trees to the south. The eastern boundary abuts Salhouse Road whilst the western boundary abuts the railway line. The site presents a natural extension of the Wherry Gardens development. The main estate road through Wherry Gardens can be extended to provide access to this land and there is also potential to create a second access onto Salhouse Road. The landscape framework, including mature hedgerows on the southern boundary present a logical extension to the settlement boundary.

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	✓
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Other Relevant Information	✓
Declaration	✓

14. Declaration	
<p>I understand that:</p> <p>Data Protection and Freedom of Information</p> <p>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"> • 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. <p>Disclaimer</p> <p>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> <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.</p>	
Name Stuart Williamson	Date 21 March 2018



Key

 Site boundary (5.95 ha)

0 m 150 m

Scale 1:3000 @ A3

Client

 HOPKINS HOMES

Land at Salhouse Road Wroxham

 amec foster wheeler

Location plan
South of Wherry Gardens Site



Key	
	Site boundary (5.95 ha)
	SUDS
	Main roads
	Secondary roads (lanes)
	Public Right of Way
	Development site road network
	Existing hedgerows/trees
	New trees
	Footpaths
	Footbridges
	POS = 1.95 ha (32.77%)
	Residential area = 4.00 ha

0 m 100 m
 Scale 1:2000 @ A3

Client

**HOPKINS
 HOMES**

Land at Salhouse Road
 Wroxham

amec
 foster
 wheeler

**Indicative concept plan
 South of Wherry Gardens Site**