

Greater Norwich Site 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:

By email: gntp@norfolk.gov.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 site submissions 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 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. Under the (GDPR) General Data Protection Regulation Norfolk County Council will be the data controller.

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.gntp.org.uk
E-mail: gntp@norfolk.gov.uk
Telephone: 01603 306603

1a. Contact Details	
Title	Mr
First Name	Daniel
Last Name	Moth
Job Title (where relevant)	Agent
Organisation (where relevant)	Durrants
Address	2B Market Hill, Diss, Norfolk
Post Code	IP22 4JZ
Telephone Number	
Email Address	

1b. I am...	
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 checked="" type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	Mr/Mrs
First Name	Robert/Mary
Last Name	Wharton
Job Title (where relevant)	
Organisation (where relevant)	And N W Brown Trustees Limited as trustees of Whartons Nurseries (Harleston) Limited Pension Plan
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 a scaled OS base with the boundaries of the site clearly shown)	Land to the North of Needham Road, Harleston See Appendix B of Durrants Statement
Grid reference (if known)	
Site area (hectares)	6.0 ha

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
✓	<input type="checkbox"/>	<input type="checkbox"/>

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 <input type="checkbox"/>
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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.

Not applicable.

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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)		
None applicable.		
Proposed Future Uses		
5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision (if you are proposing a site to be designated as local green space please go directly to question 6).		
The current proposal for the subject land is for residential development.		
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 and distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) <input type="checkbox"/>
5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.		
The proposal is to develop the entire site for residential purposes. At a rate of 25 units per hectare the land could sustain around 150 houses. The owners of the land have control over the Needham Road frontage and we envisage one or two accesses here depending on unit numbers and Norfolk County Council direction.		

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

We envisage improvements to landscaping and reinforcing boundary features to provide a more attractive entrance to the town along Needham Road Road this important thoroughfare. There would of course be the provision of affordable housing too.

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?

Needham Road is a comparatively straight road and we do not envisage problems with either one or two access points with associated visibility splays.

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

The land is very level with no issues resulting.

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

We anticipate the soils will be Hanslope clay which is a suitable material for standard foundations. The land is undeveloped with no history of works that could have contaminated the site. See supporting statement.

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?

There is very limited possibility of flooding. Our client's site is within Flood Zone 1.

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?

We are not aware of any legal access restrictions from Needham Road not addressed under the title N150740. There are no restrictive covenants on the title that adversely affect the subject development and there are currently no tenancies in force (the land is owner occupied).

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?

We are not aware of any Environmental designations outside of:

- Priority Species for Countryside Stewardship Targeting – Lapwings/Willow Tit
- Farm Wildlife Package Areas
- Countryside Stewardship Water Quality Priority Areas, Surface Water Nitrate Issues/Pesticide Issues, Sediment Issues Priorities, Keeping Rivers Cool (England)
- Higher Level Stewardship Target Area (England)
- The River Valleys area designated under the Local Plan.

The above are wide spread general aspirational designations and we do not anticipate a significant impact on biodiversity or geodiversity. The land has been intensively farmed for many decades. There are no hedges to the mainly northern, western and southern boundaries and sporadic hedging to the eastern boundary. There are no TPOs. The development landscaping will provide softer boundary features than at present and a more attractive entrance to the town than is currently the case.

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?

Gunshaw Hall is the closest listed building to the west and 26 The Common is the closest listed building to the east. We do not believe the development affects these properties.

There are no ancient monuments nearby. The site is not within the conservation area.

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

Neighbouring uses:

- North: Arable Land
- East and South East : Residential Development

- West: Arable Land
- North West: The former agricultural buildings to Gunshaw Hall.
- South: Needham Road

The subject development will impact on neighbouring property to the east fronting The Common and south east fronting Needham Road. There is no development that would be adversely affected to the north and west. Gunshaw Hall House is to the west of the former agricultural buildings.

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

There are no buildings on the site. The whole is in arable production.

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	✓	<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:

This is not an isolated location. From investigations in respect of Local Plan site HAR4 and HAR7 there is unlikely to be restrictions on development that could not be accommodated. Surface water will be attenuated.

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 2038)	<input type="checkbox"/>
9b. Please give reasons for the answer given above.	
Our clients have confirmed the site is available with immediate effect.	

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"/>	The owners have been approached by various developers/promoters but have chosen to work through the Local Plan process to promote their site. We are confident that there will be developer interest as Harleston has always fulfilled its potential once sites are available either with planning permission or allocated within the Local Plan.
Not known	<input type="checkbox"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
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 2038)	<input type="checkbox"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
We estimate that around 40 units per year would be sold estimating around 4 years for completion.	

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 checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<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.

As mentioned in the previous sections and associated statements there are not any abnormal costs that would inhibit the development of the site in line with policy aspirations.

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

Please refer to the accompanying statement.

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. Disclaimer

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / 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

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See our Privacy notice here <http://www.greaternorwichlocalplan.org.uk/> for information on how we manage your personal information

Declaration

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

Name

Date

13th March 2020