

1b. I am... - Owner of the site

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

2. Site Details

Site location / address and post code.

(at the end of this form you will be able to plot the site on a map as part of your submission)

Land east of Field House, Silfield Street, Silfield.

Grid reference (if known) 612248,299554

Site area (hectares) 1.61 ha

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [Silfield Plan Field House.pdf](#)

3. Site Ownership

3a. I (or my client)... Is the sole owner of the site

4. Current and Historic Land Uses

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

Agricultural land.

4b. Has the site been previously developed? No

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

Always used for agricultural purposes.

5. Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed (if you are proposing a site to be designated as local green space please go directly to question 6)

Residential and associated infrastructure.

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

- Market Housing
- Affordable Housing
- Residential Care Home

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

Land would support approximately 50 residential units (based on an average density of 30dph), although the provision of green spaces conducive to providing a balanced development may affect the overall number of dwellings on completion.

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

Directly adjoining Submission reference gnlp 0402 (land to the north-east of Silfield Road, Silfield, Wymondham), offering either a logical extension to this proposed residential development with an alternative access from Silfield Street, or as a stand-alone infill development comprising a mix of market and affordable units, catering for identified

need and encouraging the creation of a balanced and sustainable community. This site is within easy reach of Wymondham Town Centre; Wymondham Railway Station and main commuter routes (A11).

6. Local Green Space

If you are proposing a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

7. Site Features and Constraints

Are there any features of the site or limitations that may constrain development on this site (please give details)?

7a. Site Access: Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

There is an existing field access from Silfield Street with good visibility.

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

No

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

Stable ground conditions with no known potential contamination issues.

7d. Flood Risk: Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?

Low risk of flooding as Site is located within Flood Zone 1 on the Environment Agency's Flood Maps.

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

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?

There are a few mature trees and hedgerow on the southern perimeter of the site.

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?

Field House to the West is Grade II Listed but is screened by mature trees and hedging.

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

Residential to the east and west, agricultural land to the north, with Silfield Street to the South. This is a natural infill plot and the development is not considered to impact adversely.

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

No

8. Utilities

8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.

Mains water supply Yes

Mains sewerage Unsure

Electricity supply Yes

Gas supply Unsure

Public highway Yes

Broadband internet Yes

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

Existing utilities serving surrounding properties available, with potential of full utility provision provided from neighbouring developments.

9. Availability

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

9b. Please give reasons for the answer given above.

The site is available immediately.

10. Market Interest

10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section. Site is owned by a developer/promoter

11. Delivery

11a. Please indicate when you anticipate the proposed development could be begun. Up to 5 years (by April 2021)

11b. Once started, how many years do you think it would take to complete the proposed development (if known)? Unknown, but dependent on demand.

12. Viability

This is the description of your section break.

12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of

land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy

- I agree

12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?

No

12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?

Yes

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.

[Silfield Overview.pdf](#)

13. 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

Wymondham is the largest settlement in the South Norfolk District and identified for future housing growth under the Joint Core Strategy which allocated 2200 residential units to the town. However further development is constrained by the requirement to maintain a green corridor between Wymondham & Hethersett to the north & east, and the requirement to protect the existing setting of Wymondham Abbey.

This site is on the southern boundary of Wymondham and does not have the restrictions imposed on the north east boundary or impact visually on the setting of Wymondham Abbey.

The proposed site adjoins Submission reference gnlp 0402 (land to the north-east of Silfield Road, Silfield, Wymondham), offering either a logical extension to this proposed residential development with an alternative access from Silfield Street, or as a stand-alone natural infill development comprising a mix of market and affordable units, catering for identified need and encouraging the creation of a balanced and sustainable community. This site is within easy reach of Wymondham Town Centre; Wymondham Railway Station and main commuter routes (A11).

14. Declaration

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:

- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

Disclaimer

The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will

be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan: Regulation 18 "Growth Options" Consultation - Site Submission Guidance Notes.

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

Name	Peter Dewath
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Date	Mar 20, 2018
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