

1b. I am... - Planning Consultant

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

Title Mr, Mrs

First Name Stephen

Last Name Wharton

Organisation (where relevant)

Address

Post Code

Telephone Number

Email Address

**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 South of Spirketts Lane, Harleston, IP20 9JL

Site area (hectares) 7.07 Ha

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process.

**3. Site Ownership**

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

3b. Please provide the name, address and contact details of the site's landowner(s)

Ownership and full control of clients, so details same as clients above.

Please attach copied of all relevant title plans and deeds (if available).

**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.)

Currently agricultural use as arable 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)**

Historically 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)**

Proposed residential development of between 160 and 175 dwellings including both market and affordable housing providing a density of between 23 and 25 dph.

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

- Market Housing
- Affordable Housing
- Public Open Space

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

Residential development of between 160 and 175 dwellings including both market and affordable housing providing for a mix of size, type and tenure of housing. A mix of single and two storey dwellings providing a range of 2, 3, 4 and 5 bedroom dwellings with central area of public open space to re-enforce the existing public right of way through the site.

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

The residential development of this scale would seek to address local housing need in the town and surrounding parish of Harleston. Harleston is identified within the Joint Core Strategy as a main town with services including employment sites, various shops, GP surgery, leisure centre, schools and various other community assets. The proposed development of this scale would help provide for the growth necessary for Harleston as a main town which boasts a variety of employment, leisure and community services and facilities in the town. There would also be very significant social and economic benefits to the town, the community and local businesses through supporting the local services and facilities, whilst also being of sufficient scale to provide affordable housing. Its siting between the main bulk of the town and the A143 would ensure there would be no significant harm to the character and appearance of the surrounding landscape and open countryside.

In particular, support and increased demand for places at the nearby Archbishop Sancroft Secondary School and Harleston CEVA Primary School, and increased household spend in the various local businesses and facilities in Harleston and surrounding villages. In particular, the nearby shops, cafes, restaurants, public house within walking distance in the centre of Harleston. Increased demand for local bus services through the town would assist in their ongoing viability and sustainability. Subsequent economic multiplier effects of additional household spend being recirculated through the local economy on other services and facilities, for maintenance, building, gardening, childcare, cleaning. The generation of labour in the short term through construction and in the longer term through generating additional need for services in the area, builders, plumbers, gardeners childminders etc. Socially the proposals would provide for increased housing supply, and offer a mix of type, size and tenure of dwellings addressing the local need for housing.

**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?**

New vehicular accesses can be provided on to a straight stretch of Spirketts Lane that bounds the northern boundary of the site, as indicated on the submitted plan. The necessary visibility splay could be provided given the extent of site frontage along Spirketts Lane.

A continuous footpath is located on the north side of Spirketts Lane immediately the northwest of the site. This links into the wider footpath network throughout Harleston and in particular provides continuous footpath links to the town centre to the north, Archbishop Sancroft Secondary School and leisure centre on Wilderness Lane.

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

The site comprises relatively flat open fields. Not a constraint on development.

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

The site is an open field with no known stability issues. The site has historically been used for agriculture as open arable land and therefore no known 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?**

The site is not located within Flood Zones 2 and 3. The site is also at very low risk (less than 0.1% chance) of surface water flooding as identified on the Environment Agency flood risk maps. There is nothing to indicate that a relatively standard approach to landscaping and SUDS techniques would not be able to mitigate for any potential off-site impacts of development and minimise risk on 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?**

There are no known legal issues.

### **7f. Environmental Issues: Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?**

The site does not contain and is not within any statutory or non-statutorily protected sites. Nor does the site contain any priority habitats. The site is also not adjacent to or within close proximity to any statutorily and non-statutorily protected sites. The site is currently a cultivated arable field and has limited flora and does not comprise an important or protected habitat. Development offers the opportunity to introduce more varied habitats and wildlife. The site would not impact on any important or sensitive landscape or areas of public open space.

### **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 does not include any designated or undesignated heritage assets and nor are there any heritage assets adjacent to or in close proximity to the site. The nearest heritage asset is the Grade II Dove House, its boundary wall, dovecote and stables located along Shotford Road to the west of the site. The setting of these assets has been compromised to a degree by the more modern development surrounding it. In addition, given the intervening built form, vegetation and the separation distance to the site, subject to the appropriate scale, height and design of

dwellings these would not be a constraint on development of the site proposed.

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

The site sits at the southern edge of Harelston with residential properties located immediately to the west and northwest of the site. Shotford Bowling Club borders the site to the northeast. The Fuller Road Employment/Industrial Estate is located to the northeast of the site on the opposite side of Spirketts Lane. Open arable fields border the site to the east. The A143 runs roughly east to west to the south of the site. Density reflects need to provide a landscape buffer adjacent to the A143. A public right of way runs north to south through the centre of the site.

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

The site comprises clear and open fields last used for agricultural purposes. No buildings or structures to be removed.

**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.**

<b>Mains water supply</b>	Yes
<b>Mains sewerage</b>	Yes
<b>Electricity supply</b>	Yes
<b>Gas supply</b>	No
<b>Public highway</b>	Yes
<b>Broadband internet</b>	Yes

**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 in full ownership and control of the applicants. There are no known legal, viability, environmental or technical constraints and obstacles that cannot be overcome. The land is therefore available and ready to commence in the short term.

**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.** None

**11. Delivery**

**11a. Please indicate when you anticipate the proposed development could be begun.** 10 - 15 years (between April 2026 and 2031)

**11b. Once started, how many years do you think it would take to complete the proposed development (if known)?** 4-6 years

## 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

## 13. Other Relevant Information

### 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

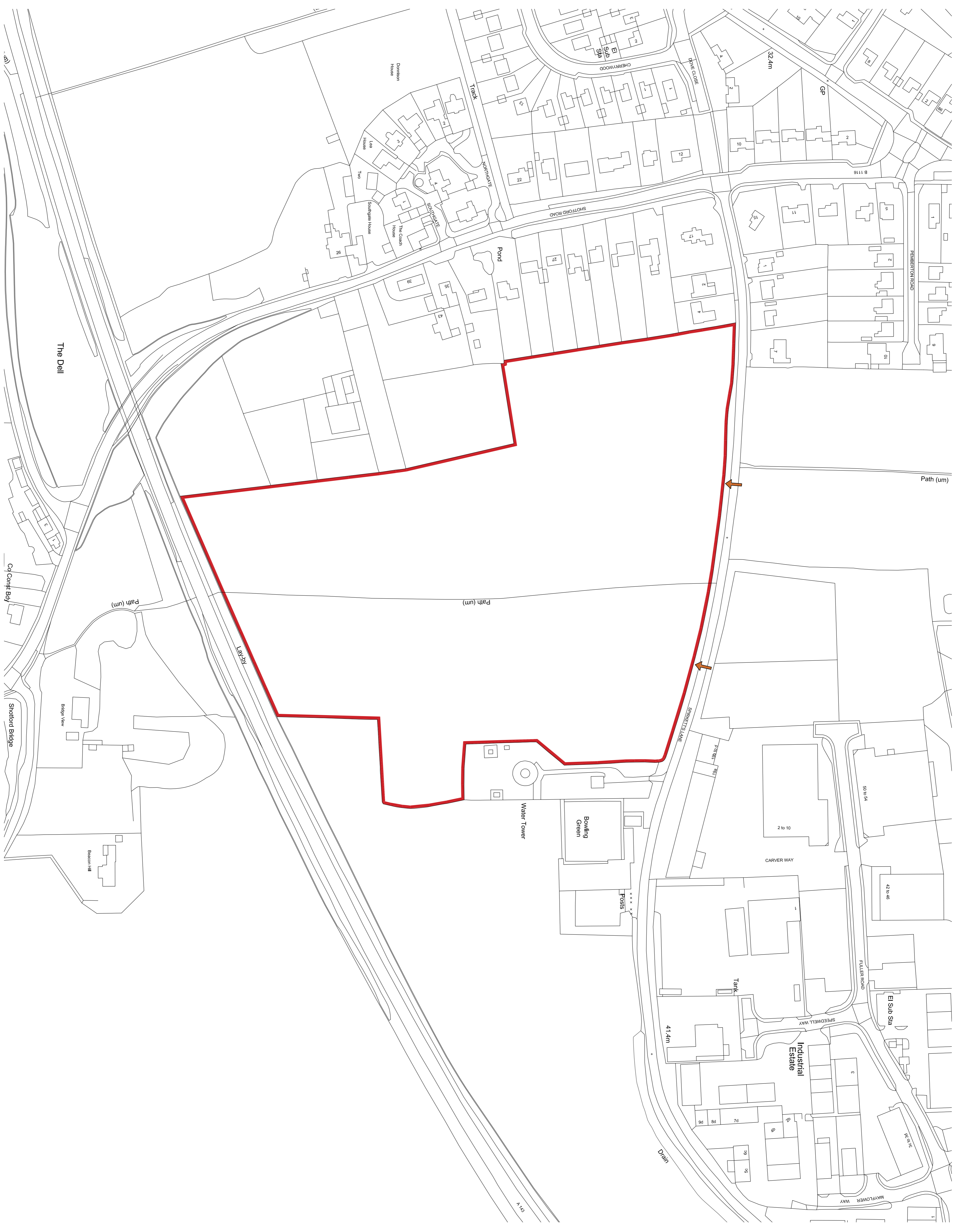
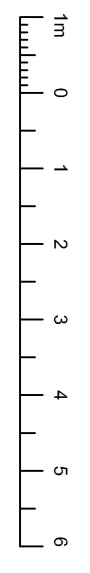
be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly 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.

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<b>Name</b>	Christopher Hobson
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<b>Date</b>	Mar 21, 2018
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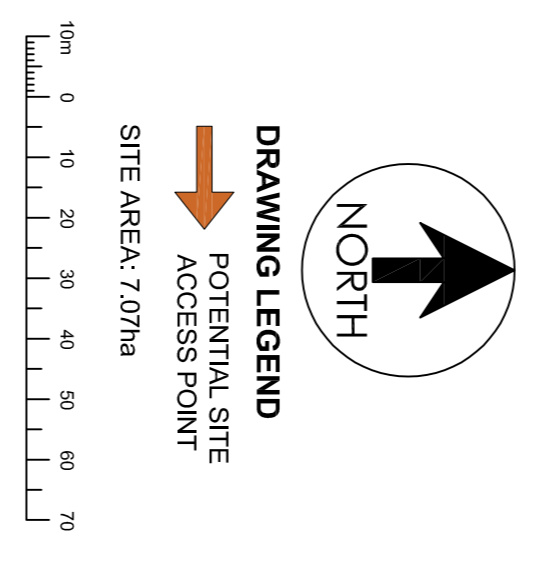
**DRAWING NOTE**

- This drawing must not be reissued, loaned or copied without the written consent of Durran's.
- All errors, omissions, discrepancies should be reported to Durran's immediately.
- All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier.
- Any deviation from the drawing to be reported to Durran's immediately.

**- This drawing is only to be used for the purpose identified in the boxes below.**

**DO NOT SCALE FROM DRAWING**

<b>CDM 2015 DESIGNER RISK INFORMATION</b>
In addition to the hazards/risks normally associated with the type of construction work detailed on this drawing, which a competent contractor should be able to control using normal good practice and procedures.
<b>NOTE THE FOLLOWING UNUSUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY:-</b>
<b>CONSTRUCTION</b>
<b>MAINTENANCE/CLEANING</b>
<b>DECOMMISSIONING/DEMOLITION</b>
Further information can be found on designer risk assessment number / document ref:-
It is assumed that all works will be carried out by a contractor competent under CDM 2015 working to an approved method statement and that unless otherwise advised a principle designer has been appointed



Issued for: **GREATER NORWICH JLP**

Client/Project: **MR & MRS S WHARTON**  
**SITE SUBMISSION - LAND SOUTH OF SPIRKETTS LANE, HARLESTON**

Drawing Title: **SITE PLAN**

Drawn	Checked	Size	Scale	Date
TK	CH	A1	1:1250	MARCH 2018
Project No.	Drawing No.	Revision		
402995	30-100			

**DURRANTS BUILDING CONSULTANCY**

Pump Hill House,  
 2b Market Hill,  
 Diss, Norfolk, IP22 4JZ

Tel: 01379 646603  
 Mail: buildingconsultancy@durran's.com  
 Website: www.durran'sbuildingconsultancy.com

