

1b. I am... - Planning Consultant

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

Title Mr, Mrs

First Name Robert

Last Name Wharton

Organisation (where relevant) Whartons Nurseries

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 to the North of Needham Road, Harleston, IP20 9JY

Site area (hectares) 8.025 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)**

ROBERT JOHN WHARTON and MARY ROSAMUNDE WHARTON

**Please attach copied 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

**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 land use as arable farmland.

**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 up to 175 dwellings including both market and affordable housing to meet local needs in Harleston, and public open space.

**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.**

Proposed residential development of up to 175 dwellings including both market and affordable housing and public open space at a density of 22 dph. Development to comprise a mix of single and two storey dwellings across a mix of tenure and range of sizes including 2, 3, 4 and 5 bedroom houses.

**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, school 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, 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 Needham Road that bounds the southern boundary of the site as shown on submitted plan. Given extent of site frontage with Needham Road adequate visibility splays could be achieved. An extension of the 30 mph speed restriction westwards along Needham Road could be delivered as part of a scheme of off-site highway improvement works if necessary. Continuous footpaths are located to the east side of the site that would link the site to Harleston Town centre and various facilities in Harleston. Pedestrian routes through the site could link into the public rights of way that run north to south immediately to the east of the site and link into The Common and Gothic Close.

### 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 vast majority of the site is at very low risk (less than 0.1% chance) of surface water flooding. Minor areas towards the northeast corner and southwest corner of the site are identified as being at low risk of surface water flooding as identified on the Environment Agency flood risk maps. However, a density of 22 dph reflects the need to provide a landscape buffer and on site open space along the western edge of the site which would ensure new development avoided the main area at low risk. Indeed these areas remain at low risk and 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 immediately adjacent to the site. The Grade II Listed Gunshaw Hall is located approximately 130 metres to the west of the site. Given the intervening Hall grounds, collection of farm buildings and mature trees and vegetation it is not considered that this would be a constraint on development of the site. As noted above the number of dwellings and density reflects the need to provide a landscaped area of open space to act as a further buffer along the western edge of the site and subject to the appropriate scale and height of dwellings there are no heritage issues that would 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?**

Residential properties are located immediately to the east and southeast of the site. Agricultural uses and open arable fields border the site to the north and west. Needham Road runs to the south of the site with agricultural uses beyond. Public rights of way runs north to south along the eastern boundary 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.**

**Mains water supply** Yes

**Mains sewerage** Yes

**Electricity supply** Yes

**Gas supply** No

**Public highway** Yes

**Broadband internet** 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.**

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)?**

4-6

**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.

<b>Name</b>	Christopher Hobson
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<b>Date</b>	Mar 22, 2018
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**DRAWING NOTE**  
 - This drawing must not be reissued, loaned or copied without the written consent of Durrants.  
 - All errors, omissions, discrepancies should be reported to Durrants 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 Durrants immediately.  
 - **This drawing is only to be used for the purpose identified in the boxes below.**  
 DO NOT SCALE FROM DRAWING

**CDM 2015 DESIGNER RISK INFORMATION**

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.


**NOTE THE FOLLOWING UNUSUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY:-**

<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



**DRAWING LEGEND**  
 POTENTIAL SITE ACCESS POINT  
 SITE AREA: 8.025ha



Rev.	Date	Details	Drawn	Checked
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Issued for:  
**GREATER NORWICH JLP**

Client/Project:  
**MR & MRS R WHARTON**  
**SITE SUBMISSION - LAND NORTH OF NEEDHAM ROAD, HARLESTON**

Drawing Title:  
**SITE PLAN**

Drawn:	Checked:	Size:	Scale:	Date:
TK	CH	A1	1:1250	MARCH 2018
Project No.:	Drawing No.:	Revision:		
402994	30-100	-		

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