

1b. I am... - Planning Consultant

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

Title Mr

First Name Stuart

Last Name Williamson

Job Title (where relevant) Principal Planner

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 Wherry Gardens, Wroxham – see attached map at the end of the document.

Site area (hectares) 5.95

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [38372-Lea20.pdf](#)
[38372-Lea19a.pdf](#)

3. Site Ownership

3a. I (or my client)... Do/Does not own (or hold any legal interest in) the site whatsoever

3c. If the site is in multiple landownerships do all landowners support your proposal for the site? 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.

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

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)

N/A

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)

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
- Affordable Housing

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.

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.

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

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?

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.

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 Yes

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 land is available now and there are no overriding constraints to bringing the land forward for development.

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 under option to 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)?

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.

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

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.

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

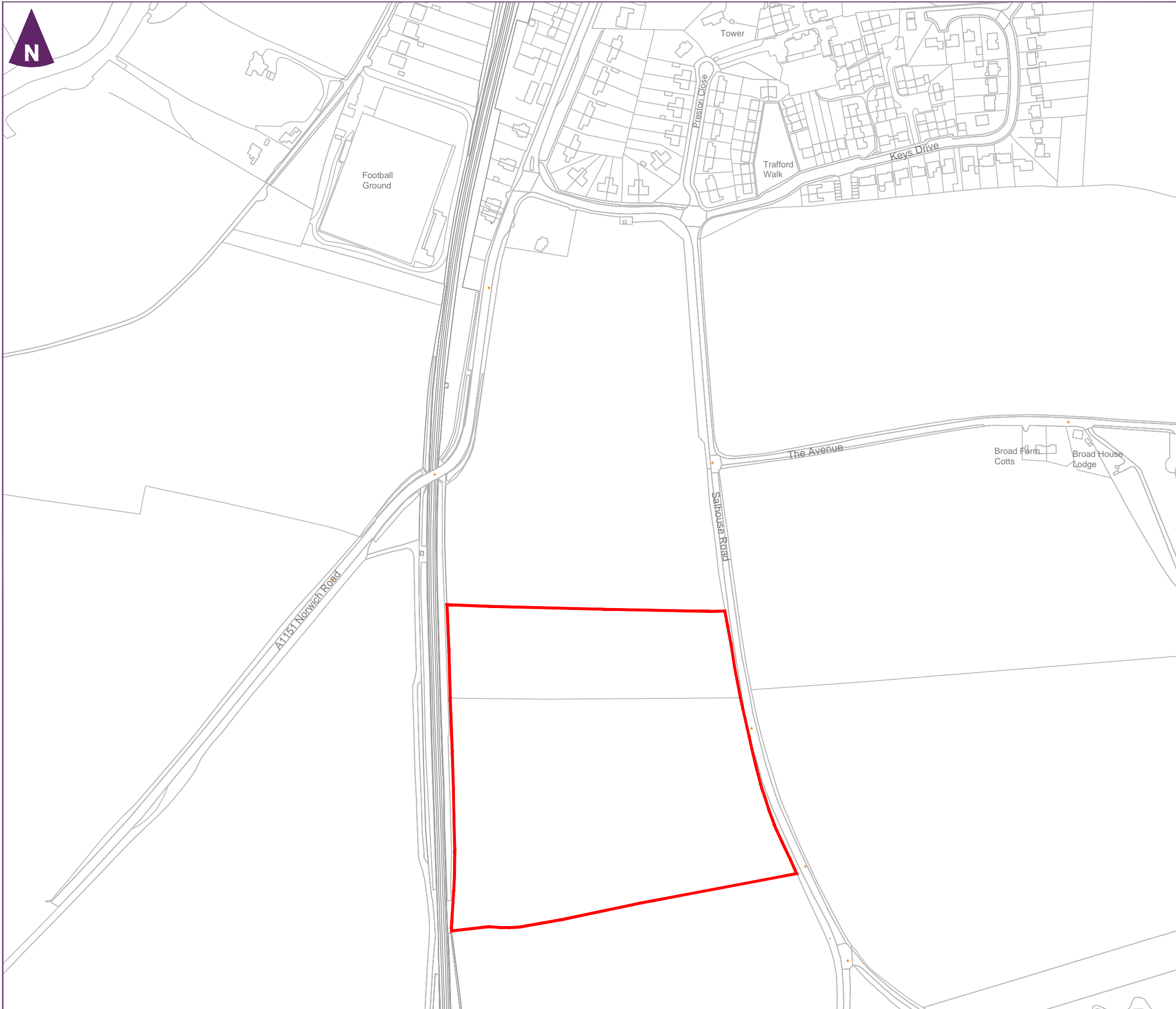
Disclaimer

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 Stuart Williamson

Date Mar 22, 2018



Key

 Site boundary (5.95 ha)

0 m 150 m

Scale 1:3000 @ A3

Client



Land at Salhouse Road
Wroxham



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



Client

Land at Salhouse Road
Wroxham

Indicative concept plan
South of Wherry Gardens Site