

1b. I am... - Planning Consultant

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

Title Mrs

First Name Rachel

Last Name Foley

Organisation (where relevant)

Address

C/O Agent

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 between Manor Road, and A140 Cromer Road, Newton St Faith.

NR10 3LG.

Grid reference (if known) Easting: 621749, Northing: 316792

Site area (hectares) 2.636ha.

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

The site is currently used as arable farmland. There is no existing formal access to the site, however, there is informal agricultural access to the site in place from Manor Road.

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)

The site has been most recently used as arable farmland. A search of Broadland District Council's Planning Application Search Portal did not reveal any relevant planning history for the site.

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 dwellings, and a landscape buffer along the boundary of the site to the A140 Cromer Road.

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.

Based on the site area of 2.636ha, and Horsham St Faith and Newton St Faith's status within the Norwich Policy Area in the Joint Core Strategy's settlement hierarchy as a Service Village, an approximate number of dwellings is proposed, of between 20-40. The total number of units will depend on the quantum of development identified for Horsham St Faith and Newton St Faith's.

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

Residential development on the site will bring numerous community benefits. Development at this location will contribute both market and affordable housing, in line with Newton St Faith's position within the Norwich Policy Area as a Service Village, as established within the Joint Core Strategy.

Whilst including affordable housing, development on the site will also be CIL chargeable, which will provide funds for wider improvements in Newton St Faith, which will generally benefit the local community.

Development on the site will also incorporate a landscape buffer, located along the A140 Cromer Road. This will benefit the residents of Newton St Faith, through helping to reduce the impact of the A140 on local residents.

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 site does not benefit from existing access to the highway, but there is existing informal agricultural access in place from Manor Road to the site. However, the site benefits from existing frontage to Manor Road, along the eastern boundary of the site. In support of this submission, Orari Limited have produced an Access Appraisal, which reveals that there are no traffic generation and highway safety issues which preclude the provision of a residential development on the site, and that either development could be provided in a linear style along the Manor Road frontage, or a junction could be provided onto Manor Road to facilitate the creation of a 'Mews Court'.

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

The site is relatively flat in terms of topography.

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

Ground conditions on the site are stable. There is no evidence to suggest that the site would be contaminated. However, any potential ground contamination issues on the site will be investigated, and evidence produced, in due course.

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, in its entirety, falls within Flood Zone 1. There is, therefore, a low probability of flooding on the 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?

The site, in its entirety, is owned and occupied by Mrs Rachel Foley.

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 is no evidence to suggest that the site holds any ecological importance. It would be envisaged that the site holds limited ecological value, due to intensive farming methods used on the site.

There are no mature trees or hedgerows on the site. Though, there are a few mature trees adjacent to the site, on the A140 Cromer Road.

The site is not subject to any landscape designations. However, the site is partially bordered to the south, and on the opposite side of the A140 by 'The Wilderness', and area of designated Woodland. Any development on the site would be outside this area.

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?

There are no Listed Buildings on, or within close proximity, to the site. The site does not fall within, nor in close proximity, to a Conservation Area.

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

Development of residential dwellings on the site is highly compatible with the existing residential dwellings, which lie to the east of the site on Manor Road. These are all typically detached, and comprise a selection of bungalows and two storey properties.

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

N/A

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

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

Whilst it has not been assessed as to whether the site is served by the existing utilities, it would be envisaged that the above services would be in place in close proximity to the site, to serve the existing dwellings on Manor Road.

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, in its entirety, is owned and occupied by Mrs Rachel Foley.

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)? Based on the small scale size of the site, it would be presumed that development could be carried out within 5 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? Unsure

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

On behalf of our client, Mrs Rachel Foley, we strongly recommend that Land between Manor Road and A140 Cromer Road, should be allocated for residential development of approximately 20 - 40 dwellings. The site is considered to be entirely deliverable, and capable of making a significant contribution towards satisfying the Councils' housing needs during the period to 2036.

In accordance with the National Planning Policy Framework's (NPPF) definition of 'deliverable', set out in footnote 11 to paragraph 47, the site represents a suitable location for development now, is available immediately, is achievable with a realistic prospect of housing being delivered on the site, and is viable.

Newton St Faith is identified in the Joint Core Strategy for Broadland, Norwich and South Norfolk (JCS) (2011) as a Service Village. Service Villages are identified as locations which can support small scale residential growth, subject to form and character considerations.

The Greater Norwich Local Plan Regulation 18 Consultation document states that in identifying sites to accommodate the additional 7,200 homes required during the period up to 2036, consideration will be given to a range of settlements, including Service Villages (of which Newton St Faith is one), which will need to accommodate a minimum level of growth of 1,000 units, irrespective of which of the six growth options is identified. On this basis, Newton St Faith is considered to be a location that is, in principle, a suitable location for additional residential development.

The site lies to the west of Newton St Faith, which does not have an adopted Settlement Limit. In spite of this, a linear development on this site would be a logical extension to the existing settlement pattern, and would create a clear and defensible boundary.

The site has based on a site area of 2.6ha potential to accommodate 20 to 40 residential dwellings, which would respect the local vernacular, and be a considerate extension to Newton St Faith, that is proportionate to the size of the development. The allocation of this site would help to disperse the required levels of housing growth across the GNLP area.

The site falls within Newton St Faith, which benefits from having a local car garage, and post office, both of which are accessible by existing footpaths. Horsham St Faith lies to the south of Newton St Faith, and benefits from a local primary school (approximately 0.6 miles from the site), and the Black Swann Inn (approximately 0.8 miles from the site), both of which are accessible via pedestrian footpaths along Manor Road. Newton St Faith also benefits from two bus stops, which provide frequent services to Norwich City Centre, Reepham, Sheringham, Aylsham and Holt.

The site is also connected to the local area by the surrounding highway network. The A140 provides a direct route to

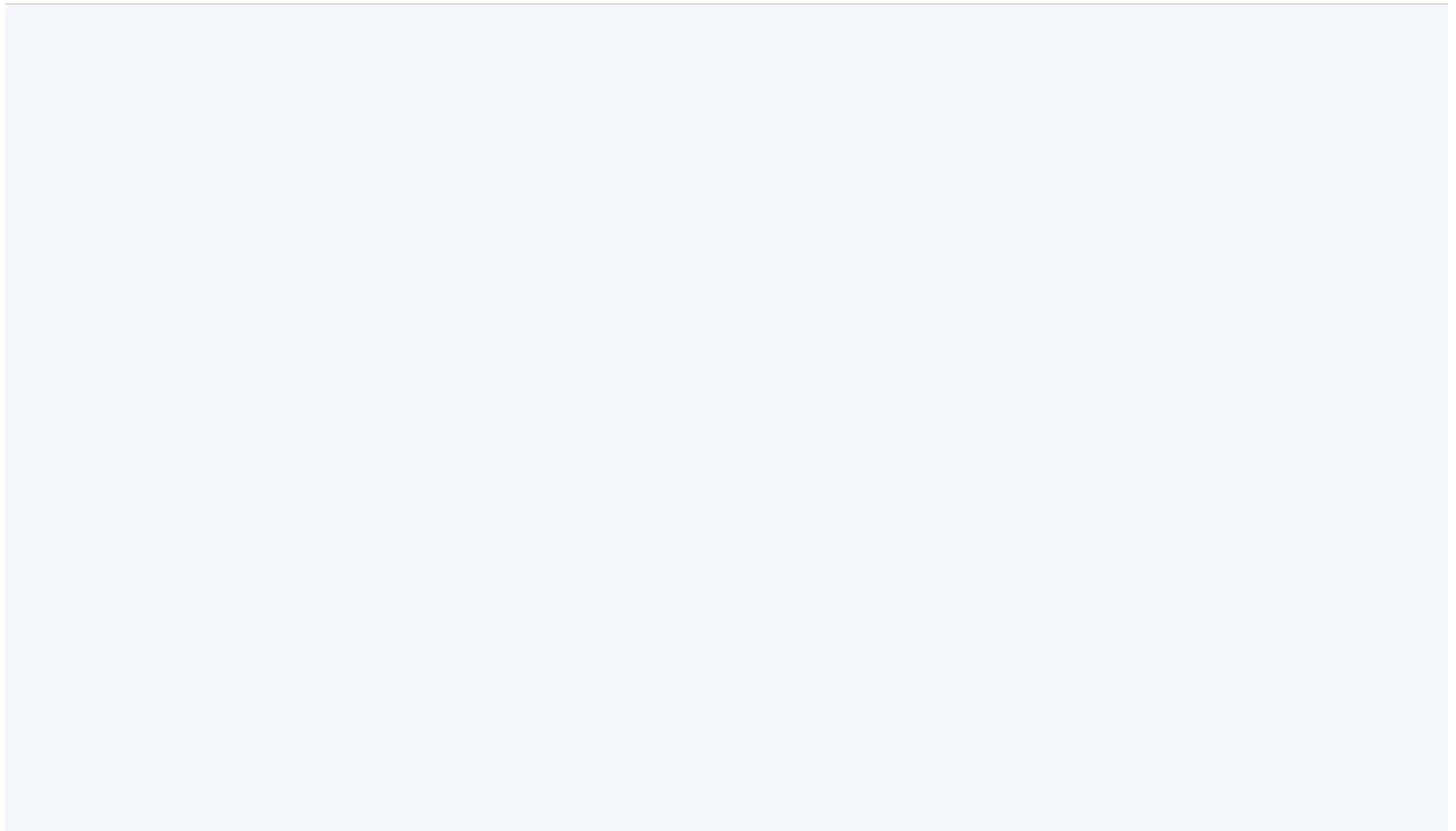
Norwich City Centre (approximately 5.5 miles from the site), which provides a range of employment opportunities, shops, and services. On this basis, it is demonstrated that the site falls within a sustainable location.

As outlined above, the site is suitable, available, achievable and viable, and is therefore developable. Development in this location would represent sustainable development, as defined within the National Planning Policy Framework.

In summary, Newton St Faith, as a Service Village, is identified as a suitable and sustainable location which can accommodate additional development and, as such, is likely to be identified as a location to accommodate some of the additional dwellings required during the period to 2036. The foregoing text demonstrates that this site is a suitable location for further development in all respects and is capable of accommodating development of 20 -40 residential dwellings without having an adverse impact on the character and form of the village.

Economically, the site represents the right land in the right place at the right time. Residential development on the site would help to support and sustain the local economy in Newton St Faith, and would support the long-term planned economic growth of the Greater Norwich Area. As well as providing jobs during construction, the development would provide high-quality and desirable homes within easy reach of key employment areas, notably Norwich.

Socially, the scale of development envisaged is such that it will enable the creation of a strong, vibrant and healthy community, which occupies a sustainable location. A mixture of dwelling types, sizes and tenures will be provided, informed by local housing need, and CIL payments made will help to provide and enhance the local facilities on offer in Newton St Faith, and the surrounding areas. The provision of residential dwellings on the site will, therefore, help to meet the future housing needs of Newton St Faith. The provision of a landscape buffer along the western boundary of the site will help to mitigate the impact of the A140 on Newton St Faith, a significant benefit for local residents. On this basis, it is recommended that site should be taken forward as an allocation for residential development in the emerging Greater Norwich Local Plan.



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

Iain Hill

Date

Mar 22, 2018

Newton St Faith



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16 Upper King Street, Norwich, NR3 1HA
01603 763939 - bidwells.co.uk



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