

Greater Norwich Site Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team:

By email: gnlp@norfolk.gov.uk

Or, if it is not possible submit the form electronically,

By Post to:

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

The site submissions 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 site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes. Under the (GDPR) General Data Protection Regulation Norfolk County Council will be the data controller.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: www.gnlp.org.uk
E-mail: gnlp@norfolk.gov.uk
Telephone: 01603 306603

1a. Contact Details	
Title	Miss
First Name	Jemima
Last Name	Dean
Job Title (where relevant)	Senior Planning Consultant
Organisation (where relevant)	One Planning Consultants
Address	Gateway (Unit 3), 83-87 Pottergate, Norwich, Norfolk
Post Code	NR2 1DZ
Telephone Number	01603 518333
Email Address	info@oneplanning.co.uk

1b. I am...	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	Mr
First Name	Justin
Last Name	Brand
Job Title (where relevant)	Chief Executive
Organisation (where relevant)	Crafton Homes
Address	
Post Code	
Telephone Number	
Email Address	

2. Site Details	
Site location / address and post code (please include as an attachment to this response form a location plan of the site on a scaled OS base with the boundaries of the site clearly shown)	Equestrian Centre, Lower Street, Salhouse, NR13 6RH
Grid reference (if known)	630896 / 314475
Site area (hectares)	1.5 hectares

Site Ownership		
3a. I (or my client)...		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).		
Woodbastwick Estate C/O Crafton Homes		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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.		
N/A		

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 comprises an equestrian centre located to the rear of Lower Street. The site includes two large agricultural shed-like buildings which are used as part of the centre. The site also includes maneges and hard surfaced areas used for parking. The site is bounded along its east and western boundaries by established hedging. Its northern boundary is more open. The site is bounded to the south by the Salhouse Conservation Area.		
4b. Has the site been previously developed?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)		
The site comprises an equestrian centre immediately to the rear of residential properties fronting Lower Street. Access to the site is via a driveway that leads from Lower Street.		
An outline planning application for up to 16 dwellings was submitted on the 4 th May 2017 under reference: 20170764. The application was refused at planning committee for reasons relating to impact on the rural landscape character and impact on the setting of the conservation area.		

Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision (if you are proposing a site to be designated as local green space please go directly to question 6).

Site Submission

The site is proposed for residential development, comprising both market and affordable housing, public open space and access provided from Lower Street via the existing access.

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

Market Housing <input checked="" type="checkbox"/>	Business and offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input checked="" type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage and distribution <input type="checkbox"/>	Public Open Space <input checked="" type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) <input type="checkbox"/>

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

It is considered the site can accommodate between 15 to 20 residential dwellings, comprising both market and affordable dwellings and public open space. The proposal would utilise the existing access from Lower Street to the south of the site.

The Towards a Strategy document identifies that 2,000 dwellings in total should be provided between all the village clusters. A development of around 20-50 dwellings is sought within the Salhouse cluster, although this could potentially be higher if expansion of the primary school can be realised.

The preferred allocation (GNLP0188) would provide 12 to 15 dwellings and there is therefore a potential shortfall of at least 35 dwellings. It is considered that the equestrian site represents a suitable allocation to meet the identified shortfall of additional housing need within the Salhouse cluster. The site represents previously developed land and planning policies should promote an efficient use of land in meeting the need for homes and other uses. Paragraph 118 of the NPPF (2019) states that planning policies should give substantial weight to the value of using suitable brownfield land within settlements for homes. The site sits immediately adjacent Salhouse Settlement Boundary, our client has an exclusive option agreement with the landowner of the site and there are no physical or legal impediments to making the site available for development now. The site is deliverable and developable and is suitable for the proposed residential use and offers opportunity for significant community benefits.

Policy 5 of the Greater Norwich Draft Local Plan sets a general requirement for on-site affordable housing provision of 33%. Our client has confirmed that a policy compliant level of affordable housing will be provided in accordance with policy 5 of the Greater Norwich Draft Local Plan. The mix in terms of sizes, types, and tenures will be agreed with the local authority, taking account of the most up to date local evidence of housing need. In addition to affordable housing, our client is keen to offer a substantial part of the site for provision of public open space, or for any alternative community use that would be beneficial to the local community.

It is our client's view that means of access can be provided via an existing access from Lower Street, which would be designed to ensure requirements of Norfolk County Highways are met. This part of Lower Street is subject to 30mph speed restriction. Access from Lower Street would allow for provision of a safe means of access, without a requirement for third party land to facilitate its provision.

The site is well connected to the Village centre where services and facilities are within a safe and easy walking distance along footways the entire route, including the Primary School at approximately 200m from the site. There are bus stops which provide an hourly service to Norwich (Bus no. 5B. Hoveton – Salhouse – Norwich) and a daily service to Acle are within 300m of the site, providing an alternative form of transport for future residents other than by car. The pub, village hall, post office and playground are all within easy walking distance from the site along a footway.

The proposed site would bring forward additional housing to meet the identified need within the Salhouse cluster. As stated above, the preferred allocation (GNLP0188) would provide 12 to 15 dwellings and there is therefore a potential shortfall of at least 35 dwellings. This site could provide circa 15-20 dwellings to meet part of the evidenced shortfall in requirement.

The site is well related to the Salhouse Settlement Boundary and existing building form within the village. The Settlement Boundary to the main part of Salhouse is immediately to the south. The proposal in terms of scale and form fits in with the built surroundings, is well related to the existing settlement pattern and represents a logical extension to the settlement boundary.

The site lies to the north of Salhouse Conservation Area and Grade I listed Church of All Saints is approximately 500m to the north of the site. Our client is aware of the sensitivities of the nearby heritage assets the landscape surrounding the site and between the site and the church. Any future development proposals would have regard to the Historic environment including existing visual connections between the church and the village along this part of Lower Street.

It is our client's view that the size and nature of the proposed allocation will enable development to be undertaken paying full regard to these constraints and providing suitable and effective mitigation that would significantly reduce any potential harm resulting from the scheme. It is worth noting that existing surrounding built form comprises of a mixture in house types and layout and our client is keen to provide development which takes into consideration the sensitivities of the site and fits in well to its surroundings.

The site provides some screening by hedgerows along its boundary. More distant views of the site from along Bell Lane are set against the backdrop of existing residential development. This reduces potential harm and mitigates its visual impact when viewed in this wider landscape context.

In terms of flood risk, the site is located within Flood Zone 1 (fluvial), with a very low to high risk of flooding from surface water flooding to the south east of the site. Any proposal for development would include a Flood Risk Assessment and Drainage Strategy to ensure the proposal fully addresses the flood risk issues on site and provides an improvement over the current situation by reducing flood risk through the management of run off and on-site water storage. Reducing flood risk is an additional benefit of developing brownfield land. An indicative density range on this site area to provide up to 20 dwellings would be 13.3 dwellings per hectare, which demonstrates that the site can be developed in a way which responds positively to all the site constraints and is in keeping with the surrounding density of development whilst not relying on land at risk of flooding. It is therefore considered that the site can be developed whilst addressing the flood risk issue on site.

In regard to utilities capacity, there are no known connection issues which would prevent the development of the site coming forward.

Outline planning application (20170764) was refused for reasons relating to impact on the rural landscape character and impact on the setting of the conservation area. The harm identified related to the development extending beyond the existing built footprint into the more open part of the site. The importance of the nearby Historic environment and open countryside to the north of the site is recognised by our client. Any future development proposals would have regard to these constraints and be designed to ensure a soft edge of development towards the northern part of the site and a development that fits in with the existing nearby development. The existing farm style buildings on the site are very large and it considered the main part of the proposed development would largely replace these buildings with limited development located in the northern part of the site.

It is our client's view that the equestrian site is suitable site for allocation. Development for housing with open space would provide an attractive development in this part of Salhouse and one that would appeal to the market. The site represents a suitable site for the development proposed and should be considered favourably as part of the ongoing assessment of sites for housing. Allocation of the site within the Local Plan would provide significant community benefits and represent a positive form of development, helping to meet the evidenced shortfall of housing within the Salhouse cluster.

It should also be noted our client has submitted the adjacent site for allocation (GNLP0175) which lies immediately to the east of this site and adjoins Bell Road, which they also have an option agreement on. Whilst these sites have been put forward separately, and Site GNLP0175 will not be discussed in detail within this site submission, the sites could come forward as one larger development proposal. Linkages could be provided across the two sites with the option to take a second vehicular access for this site from Bell Road via GNLP0175. These options would be explored prior to submitting a detailed application, which would be supporting by information to address technical constraints with appropriate mitigation measures as part of the larger development.

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

The proposal would provide significant public benefits including redevelopment of a brownfield site to provide residential development, provision of housing including affordable housing, and public open space. There is also opportunity for further community facilities to be provided.

As referenced in the section above, if this site came forward in association with site GNLP0175 the potential for community benefits in terms of open space and recreation would be greater and provision enhanced to meet the Council's requirements.

The proposal would also generate significant turnover and employment for construction firms and related trades during the construction phase of the development. An increase in population would also generate additional household expenditure which will bring benefits to local services and facilities, therefore promoting and encouraging sustainable economic growth. The proposal would also lead to an increase in Council Tax revenue and New Homes Bonus Payments, providing the Council with additional resources to spend on Schools, infrastructure and other services.

Local Green Space

If you are proposed 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

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 means of access serving the site that would be utilised for the allocation. Off-street parking would also be provided for each dwelling in accordance with the Council parking standards.

As highlighted earlier within this submission, our client has submitted a further site for allocation (GNLP0175) which lies immediately to the west of this site and adjoins Bell Road, which they also have an option agreement on. Whilst these sites have been put forward separately, and Site GNLP0175 will not be discussed in detail within this site submission, the sites could come forward as one larger development proposal. Linkages could be provided across the two sites and the option to take vehicular access for GNLP0175 from Lower Street through this site. These options would be explored prior to submitting a detailed application, which would be supported by information to address technical constraints with appropriate mitigation measures as part of the larger development.

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

The site is generally flat and level, it is therefore considered the topography of the site would not affect the development of the site.

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

Ground conditions on the site are stable and there are no known ground contamination issues on the site.

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?

In terms of flood risk, the site is located within Flood Zone 1 (fluvial), with a very low to high risk of flooding from surface water flooding to the south east of the site. Any proposal for development would include a Flood Risk Assessment and Drainage Strategy to ensure the proposal fully addresses the flood risk issues on site and provides an improvement over the current situation by reducing flood risk through the management of run off and on-site water storage. Reducing flood risk is an additional benefit of developing brownfield land. An indicative density range on this site area to provide up to 20 dwellings would be 13.3 dwellings per hectare, which demonstrates that the site can be developed in a way which responds positively to all the site constraints and is in keeping with the surrounding density of development whilst not relying on land at risk of flooding. It is therefore considered that the site can be developed whilst addressing the flood risk issue 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 legal issues which would prevent the site from coming forward for development.

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 boundaries of the site are currently open to the north with hedging and a few sporadic trees along the east and western boundaries. A comprehensive landscaping scheme would form part of any proposal and would ensure the proposal assimilates into the surrounding landscape and make a positive contribution to the appearance of the area. Any application would be supported by an Arboricultural Impact Assessment to ensure the proposal does impact upon the health of the existing trees.

In terms of ecology, any development of the site would be supported by a Preliminary Ecological Appraisal to fully consider the proposals impact upon biodiversity and habitats. The site is not protected and there are no known protected areas in close proximity of it. This would include mitigation measures, which are likely to include landscaping proposals and retention of boundary habitats to maintain corridors for wildlife around and through the site. Enhancement measures would also be included to ensure biodiversity is protected whilst also ensuring a biodiversity net gain within the development.

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 lies to the north of Salhouse Conservation Area and Grade I listed Church of All Saints is approximately 500m to the north of the site. Our client is aware of the sensitivities of the nearby heritage assets the landscape surrounding the site and between the site and the church. Any future development proposals would have regard to the Historic environment including existing visual connections between the church and the village along this part of Lower Street.

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

The site is bounded to the south by existing residential development and Jubilee Hall, to the north and west by arable land. The site is of sufficient size to ensure a development of between 15 to 20 dwellings can be achieved whilst providing adequate separation distances to safeguard amenity and good levels of private amenity space. The development would also ensure that it would not give rise to any issues of overlooking or loss of amenity to existing or future neighbouring residential occupiers.

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

Existing buildings and use on the site would not need to be relocated before the site can be developed.

7j. Other: (please specify):

N/A

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.

	Yes	No	Unsure
Mains water supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			

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

Availability

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

Immediately	<input checked="" type="checkbox"/>
1 to 5 years (by April 2021)	<input type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>

10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>

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

Our client has an option agreement on the site and the site is available now. There are no financial or environmental reasons why the proposed development cannot be delivered within the immediate future following the granting of planning permission.

The site is adjacent to existing residential development and is immediately adjacent to the existing development boundary for Salhouse. The site is therefore considered to be a suitable location for new housing and its development for housing would bring significant planning benefits to the District. There are no known reasons to prevent a viable development from coming forward at the site as proposed.

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.

	Yes	Comments
Site is owned by a developer/promoter	<input type="checkbox"/>	
Site is under option to a developer/promoter	<input checked="" type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

Delivery

11a. Please indicate when you anticipate the proposed development could be begun.

Up to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>

10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
It is estimated that the site could be completed within two-three years.	

Viability			
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	<input checked="" type="checkbox"/>		
	Yes	No	Unsure
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12c. If there are abnormal costs associated with the site please provide details:			
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.			

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 client and the landowner wishes to work with the local community and borough to provide a quality sustainable development option that leaves a lasting legacy for all involved. Our client and the Landowner wish to work with the community and borough to improve Salhouse and the community facilities.

Check List

Your Details	X
Site Details (including site location plan)	X
Site Ownership	X
Current and Historic Land Uses	X
Proposed Future Uses	X
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	X
Utilities	X
Availability	X
Market Interest	X
Delivery	X
Viability	X
Other Relevant Information	X
Declaration	X

14. Disclaimer

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / 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

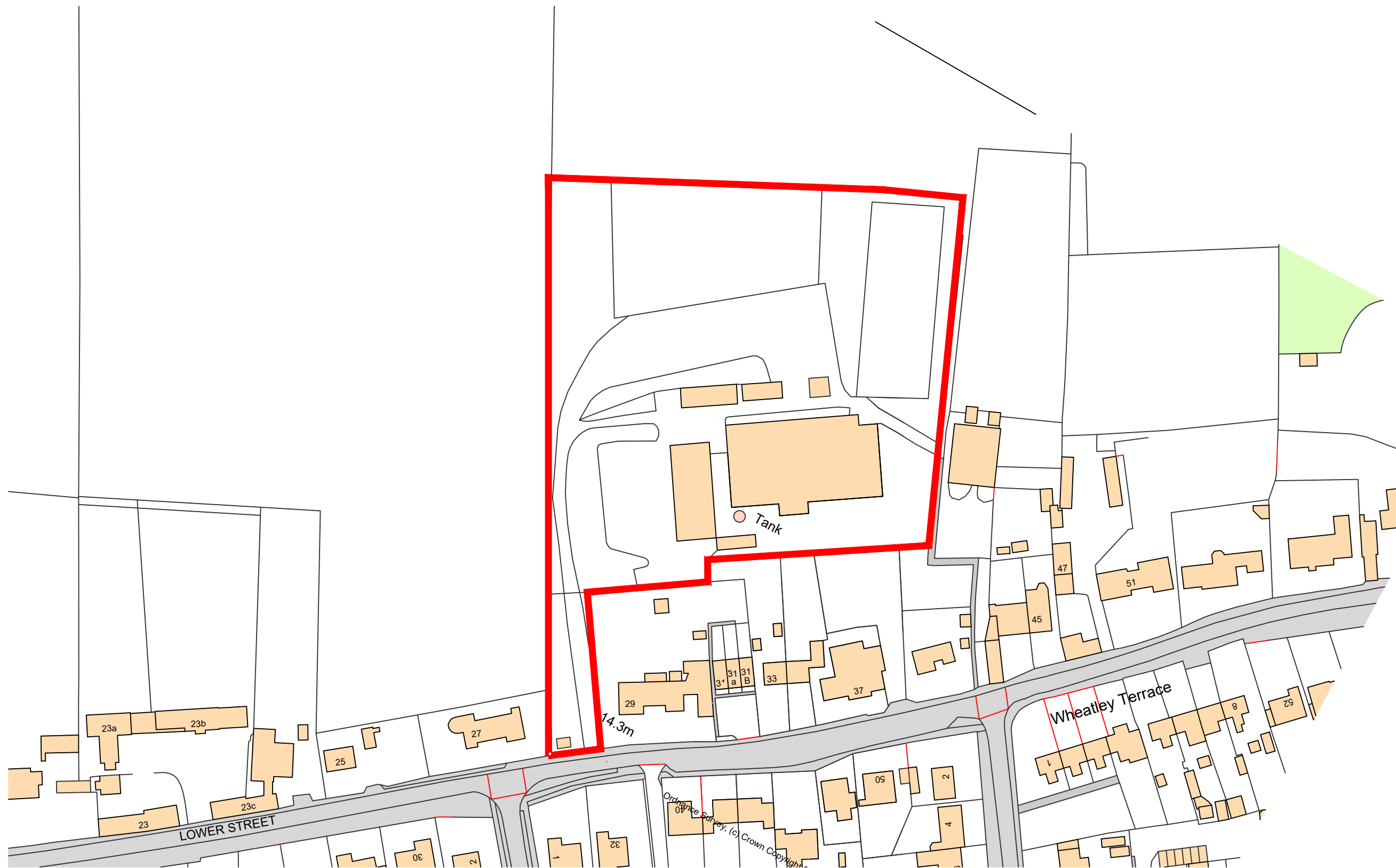
The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, 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 "- Site Submission Guidance Notes.

See our Privacy notice here <http://www.greaternorwichlocalplan.org.uk/> for information on how we manage your personal information

Declaration

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

Name	J. Dean	Date	16.03.2020
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All errors omissions or discrepancies should be reported to the originator immediately. The contractor is to check and confirm all the dimensions and details shown on this drawing prior to construction. This drawing is to be read with all relevant architectural and engineer's drawings and other relevant information.

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REV:	DATE:
PROJECT: Lower Street Salhouse	
CLIENT: Crafton Homes	
DRAWING TITLE: Location Plan	
Fusion 13 Architecture Planning Environment +44(0)3333 443013 info@fusion-13.co.uk www.fusion-13.co.uk	
Yorkshire office: Unit 1B Park Farm Courtyard Easthorpe Malton YO17 6QX Norfolk office: 9 Princes Street Norwich NR3 1AZ	
SCALE: 1:1250 @ A3	DATE: Mar 2020
JOB NO: P943	DRAWING NO: 000
DRAWN: LM	REV: