

## 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](mailto: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](http://www.gnlp.org.uk)  
E-mail: [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk)  
Telephone: 01603 306603

<b>1a. Contact Details</b>	
Title	Ms
First Name	Debi
Last Name	Sherman
Job Title (where relevant)	Head of Planning
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

<b>1b. I am...</b>	
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):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	Mr
First Name	Paul

Last Name	Dunthorne
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
<p>Site location / address and post code</p> <p>(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)</p>	<p>Land North of Church Road, Reedham, NR13 3TX</p>
Grid reference (if known)	
Site area (hectares)	0.98 hectares

<b>Site Ownership</b>		
<b>3a. I (or my client)...</b>		
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>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).</b>		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<b>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.</b>		

<b>Current and Historic Land Uses</b>		
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
The land comprises arable land.		
<b>4b. Has the site been previously developed?</b>	Yes <input type="checkbox"/>	No <input checked="" 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 consists of arable land that is located within 75 metres of the existing settlement boundary for Reedham. The site is bounded by 23no. existing dwellings to the east along Church Road, its southern boundary consists of an open verge to the highway edge, the northern and western boundaries are un-demarcated field edges.

There is no relevant planning history on the site.

**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).

The site is put forward as an allocation for this cluster village to meet the evidenced need for residential development, comprising both market and affordable housing.

**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 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.**

The Towards a Strategy document identifies that 2,000 dwellings in total should be provided between all the village clusters. Reedham is considered as a village cluster under the strategy and as a Service Village within the existing Joint Core Strategy (JCS). Services in Reedham include a primary school, village hall, food shop, pub, and train station. Under the GNLP it is considered that a development of around 50-60 dwellings is required for Reedham.

It is considered the site can accommodate approximately 12 dwellings, comprising both market and affordable dwellings. The client owns surrounding land on the northern side of Church Road and the proposal would incorporate a new footpath along the northern side of Church Road to the junction where it meets the development boundary at Witton Green (subject of 30mph speed restriction) to enable a dedicated direct pedestrian link into the village.

The site is suitable for the proposed residential use, it is available and achievable within the next five years, which makes the site deliverable. The Local Plan covers the timeframe to 2038. Development of the site, which is proposed to provide approximately 12 dwellings is expected to commence in 2020/2021 following the granting of planning permission. Our client would propose a scheme of open market and a policy compliant level of affordable dwellings, and the scheme would also provide policy compliant contributions towards open space, green infrastructure and other relevant contributions.

The proposed site would make a valuable contribution to housing need in and around the village. There have only been two sites put forward as housing sites to serve the village (which are assessed in Section 13 below of this submission) but there are significant constraints with at least one of the sites (GNLP3003). This site would represent a viable and indeed preferable alternative to that potential allocation.

The site is well related to the development boundary, which lies nearby to the west of the site. Reedham is a cluster village cluster in its own right within the emerging Greater Norwich Local Plan (GNLP).

Reedham contains a Primary School which has spare capacity and requires an increase in pupil intake, a Village Hall and further facilities which include a food shop, pubs, church, a railway station and other public transport links.

These considerations weigh in favour of the submission where paragraph 78 of the NPPF states that housing should be located where it will enhance and maintain the vitality of existing rural communities helping to sustain facilities in the surrounding settlements.

The site is located adjacent to existing residential development along Church Road and would form an extension to this part of Reedham. The proposed development would not appear in any way isolated visually or functionally and forms a logical extension of development. The proposed low density (12.2 dph) of development reflects the existing character and density of surrounding development and is considered appropriate to the size and context of the site.

The site is suitable for future residential development as it represents a natural extension to development along Church Road in an easterly direction, linking this section of the village with the main part of the settlement. The site is open at present but makes no particular contribution to its wider setting and functions effectively as an infill plot.

New access points would be proposed onto Church Road, which would serve the development. Acceptable visibility splays can be achieved onto Church Road and as part of the development. The development would provide off-street parking would also be provided for each dwelling in accordance with the Council parking standards.

A new footpath would be proposed along the northern side of Church Road to provide a dedicated pedestrian link to Witton Green and the facilities within the village. It is noted that there are almost no defined formal public footpaths within the village, which has been accepted in context of even the most recent of planning permissions so this footpath would connect with the established pedestrian routes providing a link between the site and Reedham train station via The Havaker; and the main part of Reedham via Reedham Public Footpath 2 / footpath provided under planning approval 20151061. The footpath approved under this consent was considered sufficient to provide a pedestrian link between that particular site and the main part of the village and therefore it is considered that the footpath now proposed can similarly provide a valuable pedestrian link from our site to Reedham's services and facilities.

The site is not within a Conservation Area. There is a Grade II listed building (The Stables) on the southern side of Church Road, approximately 60 metres distant. The listed building is well screened and does not rely on the proposed development site to form part of its wider curtilage. It is considered that the visual and functional separation of the heritage asset from this site is such that the impact of development on the listed building would be negligible.

In terms of flood risk, the site is located within Flood Zone 1 (fluvial) with a very low – risk of flooding from surface water flooding.

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

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. The proposal represents organic growth of the village and would provide open market and affordable dwellings for members of the local community. The proposal would also provide significant economic and social benefits in the form of a new pedestrian access along Church Road, providing safe pedestrian access for existing and future residents to the wider village via the established pedestrian route of Witton Green, which should be given significant weight. The allocation of the site within the Greater Norwich Local Plan would go some way in meeting the required housing need for dwellings within this village cluster.

The GNLP provides an anticipated level of housing delivery for Reedham of 50 to 60 dwellings.

As set out above, the site to the north of Church Road provides a suitable site for residential development well related to the village and accessible to its services and facilities. The site would provide 12 dwellings including affordable housing and should be considered favourably as part of the ongoing assessment and consideration for housing allocations within Reedham.

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

Our client is keen to provide a high percentage of dwellings on the site suitable for first time buyers as well as self-build plots. The scheme would offer policy compliant level of affordable housing which is recognised by our client as an important contribution in a village such as Reedham. Further, the proposed footpath connection would provide a significant benefit for existing residents that live along Church Road as well as future residents. As stated above, the scheme would make all necessary financial off-site contributions as required by relevant planning policies.

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 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



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<b>Site Features and Constraints</b>
Are there any features of the site or limitations that may constrain development on this site (please give details)?
<b>7a. Site Access:</b> 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 access points can be provided onto Church Road providing acceptable visibility splays.  As referenced above a new footpath will also be provided along the north side of Church Road linking with Witton Green and the existing established pedestrian routes in the village.
<b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?
The site is flat and level, at a comparable level to the adjacent highway. It is therefore considered the topography of the site would not affect the development of the site.
<b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?
There are no known issues in relation to the stability of the site and no known contaminants.
<b>7d. Flood Risk:</b> 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 an area that is identified as being at risk of surface water or fluvial flooding and therefore would not affect the development of the site.
<b>7e. Legal Issues:</b> 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 applicable.
<b>7f. Environmental Issues:</b> 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 is located in an area of open farmland and is bounded by the east by existing residential development. There are no mature hedgerows enclosing the

site and there are no known areas of ecological or geological importance adjacent to the site.

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.

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.

It is therefore considered that the development of the site would not be detrimental to biodiversity and habitats and would ensure an overall biodiversity net gain through 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?

There is a Grade II Listed Building (Stables) to the south west of the site. The surrounding buildings could be curtilage listed. Nevertheless, it is considered that the listed building and the surrounding buildings are both visually and functionally separate and well screened. Further, Church Road acts as a definitive physical gap and a physical break that demonstrates the development of this site would not have a material impact of the setting of the heritage asset(s). In addition to this, a carefully designed scheme would ensure that the development integrates well into the character of the immediate and wider surrounding area.

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

The site is predominantly surrounded by arable land. There are dwellings on the eastern boundary and any development proposal would take full account of the amenities of the occupiers of those properties in any development proposal.

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

There are no existing buildings or uses on the site that would need to be relocated before the site can be developed.

**7j. Other:** (please specify):

**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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mains sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electricity supply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
<b>9b. Please give reasons for the answer given above.</b>	
The site is available now for development. It is in the sole ownership of my client and there are no impediments to bringing the site forward for development as soon as planning permission is achieved.	

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

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
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"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
It is estimated that the site could be completed within one year.	

<b>Viability</b>			
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.			

<b>Other Relevant Information</b>
13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

Within Reedham, only two sites were put forward and both of those sites have been considered as favourable allocations for residential development. No other submissions were made in Reedham. Within this section, this representation will assess the two favourable sites individually.

#### GNLP1001 – Favourable allocation for 18 dwellings

The site is located adjacent to an existing allocation (under development). Access to the site has been considered as a potential concern as it would need to be provided through the development to the west.

The site lies adjacent to The Broads, therefore it is considered that any development on this site will likely have an impact on the character of The Broads.

#### GNLP3003 – Favourable allocation for 20-30 dwellings

This site is located to the east of Reedham, between the village (to the west) and Wherry Railway (to the east). The site was submitted for allocation for 50 dwellings but the GNLP has considered the site constraints and reduced the favourable allocation to 20-30 dwellings.

Nevertheless, the allocation is considered favourable subject to variations to the proposed point of access with visibility splays over 3<sup>rd</sup> party land, and pedestrian only access at Holy Farm. The Highways Team have considered the site as *'Not feasible to provide a safe access, carriageway narrower than required for 2-way traffic & no footway to enable safe journeys to school. No scope for improvements within highway.'*

Further, the Development Management comments have acknowledged that *'Consideration of access arrangements to be undertaken as the ability to achieve a safe access would appear compromised given limited site frontage to highway. This could prove to be a decisive constraint unless 3<sup>rd</sup> party land acquired. Consideration of setting of non-designated heritage asset.'*

The site is abutted to the east by Wherry Railway which could impact on the amenity of future occupiers in terms of noise and vibrations.

The site is adjacent to The Broads, therefore any development on this site would likely impact its value as a national environmental and heritage asset.

The site assessment booklet recognizes that there is flood risk on site and consider this constraint as amber.

It is clear that in addition to heritage, amenity and flood risk constraints, serious highway concerns were raised and the Highways Authority have objected to

residential development on this site. It has not been demonstrated that acceptable visibility splays and two-way access can be provided.

Our client considers these concerns critical as providing safe access that would not significantly impact on highway safety is a key consideration reinforced in the NPPF. As it currently stands, this cannot be demonstrated therefore the allocation should be considered unacceptable and unfavourable.

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

<b>14. Disclaimer</b>
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

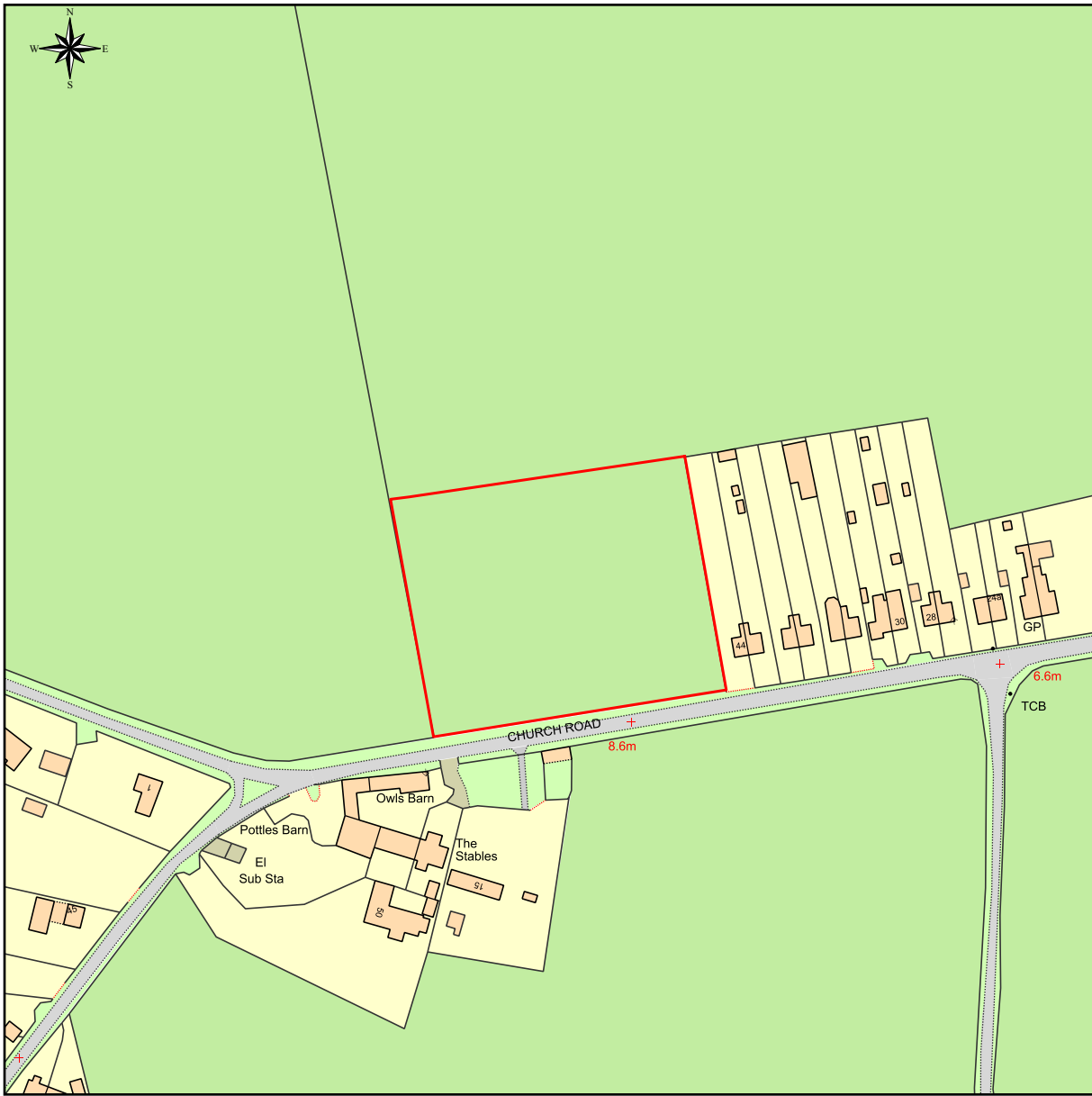
Debi Sherman

Date

16<sup>th</sup> March 2020



# Church Road, Reedham



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0m 25m 50m 75m 100m 125m 150m 175m 200m

Scale: 1:2500, paper size: A4

1814

Site Plan

GNLP New Site Representation

