

<b>1a Contact Details</b>	
Title	Mr
First Name	Stuart
Last Name	Lyell
Job Title (where relevant)	Managing Director
Organisation (where relevant)	Pelham (South Wymondham) Limited
Address	33 Cork Street London
Post Code	W1S 3NQ
Telephone Number	020 7758 4000 / 07798 844367
Email Address	<a href="mailto:stuart.lyell@alliedlondon.com">stuart.lyell@alliedlondon.com</a>

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

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	

Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
Site location / address and post code (please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)	Land at south Wymondham - north of the A11 and west of Park Lane.  See attached location plan which is 1:2500 when plotted at A0.
Grid reference (if known)	TM 10958 99766 easting 610958, northing 299766
Site area (hectares)	79.1 Hectares for development north of A11) 35.8 Hectares south of A11 to facilitate access

<b>Site Ownership</b>		
<b>3a. I (or my client)...</b>		
Is the sole owner of the site YES	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<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>		
See 1c. The site is in single ownership. Title plans and deeds can be provided on request.		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>		N/A
<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>		
N/A		

<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.)	
Agriculture	
<b>4b. Has the site been previously developed?</b>	NO
<b>4c. Describe any previous uses of the site.</b> (please provide details of any relevant historic planning applications, including application numbers if known)	
None	

<b>Proposed Future Uses</b>		
<b>5a. Please provide a short description of the development or land use you propose</b> (if you are proposing a site to be designated as local green space please go directly to question 6)		
Residential led development comprising approximately 1,500 houses, supporting and community uses, open space, landscaping and associate infrastructure.		
<b>5b. Which of the following use or uses are you proposing?</b>		
Market Housing YES	Business & offices YES	Recreation & Leisure YES
Affordable Housing YES	General industrial	Community Use YES
Residential Care Home YES	Storage & distribution	Public Open Space YES
Gypsy & Traveller Pitches	Tourism	Other (Please Specify) Park and Ride
<b>5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.</b>		
<p>It is anticipated that this development could comprise a mix of up to 1,500 residential units. It is anticipated that local community uses (eg community hall, shop, school) would form part of the eventual masterplan. Access will be gained from the A11 and / or Park Lane.</p> <p>It is possible that a care home and / or small area of employment use (office / starter units) could also form part of the development mix if this is favoured by the planning authority. It is further proposed, should the planning and highway authorities deem it appropriate, that a Park and Ride could be provided on site to capture vehicles</p>		

headed to Norwich.

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

This site would :

- Provide homes for people to move to Wymondham or to remain in Wymondham.
- Provide direct local employment during the construction period and potentially following construction.
- Provide direct employment and indirect employment by generating the need for new services and supporting existing local services.
- Support the existing town centre and local amenities.
- Support local public transport 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.**

**6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.**

**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 access from Park Lane. This access to Phase 1 of the site would need to be improved to serve a residential development. Hence, it is proposed that access will be gained from Silfield Road through the parcel of land permitted as part of planning application 11/0505.

To serve Phase 2 and the the wider development it is proposed that an access would be formed from the A11 and initial consultation with Highways England has been

completed in relation to this. In summary it is likely, in principle, that an access would be accepted on the A11 if there is a demonstrable need to provide this to serve the housing needs of the planning authority.

A footpath is located to the south west corner of the site and this will either be left or appropriately incorporated to the eventual masterplan.

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

A topographical survey of the site is available and a review of this suggests that the west half of the site generally rises from north west to south east. This gradient is around 1 in 20 at its steepest. The east half of the site is generally flatter. It is not anticipated that the changes in levels across the site would present significant issues in developing an appropriate masterplan.

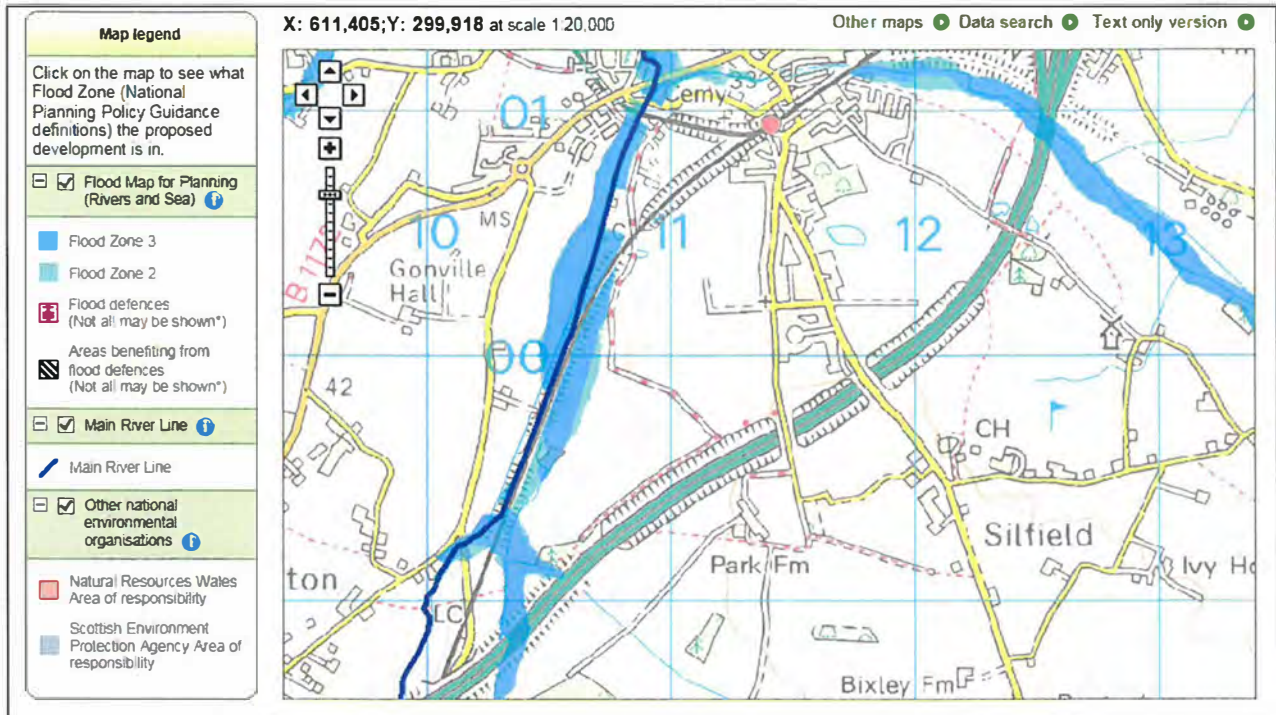
The A11 sits within a cutting on the south boundary of the site and hence any access to this corridor would require earthworks to form suitable slip roads.

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

At this stage there are no known issues with respect to ground stability and / or ground contamination. The appropriate detailed studies will need to be conducted prior to any masterplanning exercise to confirm this.

**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?

Part of the site to the west is identified as being in flood zones 2 and 3 (see below) and this will need to be appropriately allowed for in any future masterplanning. The large majority of the site is in flood zone 1 and is hence not at risk of fluvial flooding. There is not a known issue with surface water or ground water flooding and this will need to be confirmed with suitable detailed studies, potentially including a Site Investigation exercise. The surface water drainage strategy on site will need to be appropriately designed to manage surface water from the proposed development and maintain the existing regime where possible and appropriate to do so.



**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

**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 has a watercourse (Bays River) running along its south west corner boundary. There is a small area of trees / woodland within the south west corner of the site and hedging / treeline passing along the north west boundary. Other discrete areas of trees and hedges are present within the site and these would be the subject of appropriate studies during the preparation of any future planning application.

**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?

None

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

To the south of the site is the A11 and this sits within a cutting compared to the site. A noise assessment would be completed to assess whether it would present any constraints on developable area although this is not anticipated on the basis of the planning permission granted to the east (11/0505). Similarly the north and west boundaries are formed by a rail line and this would be subject to a similar assessment. The east boundary is existing residential use and are hence compatible with the



proposed use.

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

None

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

None

### 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			To be confirmed
Mains sewerage			To be confirmed
Electricity supply			To be confirmed
Gas supply			To be confirmed
Public highway			To be confirmed
Broadband internet			To be confirmed

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

It is anticipated that there would be appropriate utilities infrastructure to connect to on the basis that planning has been granted for around 1250 units immediately to the east of the proposed site and existing residential units form the east boundary. The appropriate searches and capacity checks would be completed during the preparation of any future planning application.

### Availability

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

Immediately	YES
1 to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	

10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
<b>9b. Please give reasons for the answer given above.</b>	
The site is currently farmland and could be made available for development when required.	

<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		
Site is under option to a developer/promoter	YES	The site is subject to a promotion agreement in favour of
Enquiries received		
Site is being marketed		
None		
Not known		

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
Up to 5 years (by April 2021)	YES
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	



On the basis of a planning permission and commencement by the end of 2017, and a completion rate of 150 units per annum, it is expected that completion could be by the end of 2027.

<b>Viability</b>			
<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 &amp; Children's Play Space and Community Infrastructure Levy</b>			YES
	Yes	No	Unsure
<b>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?</b>	YES		
<b>12c. If there are abnormal costs associated with the site please provide details:</b> Construction of a junction on the A11 to serve later phases of the development. A first phase could be delivered from the existing access (upgraded) to the east via Silfield Road.			
<b>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?</b>	YES		
<b>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> The viability assessment for the proposed development is a commercially confidential document. A copy can be made available upon request on a private and confidential basis.			

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

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

#### **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 responses received as part of the Greater Norwich Local Plan "Call for Sites" 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 Call for Sites Response Form Guidance Notes.

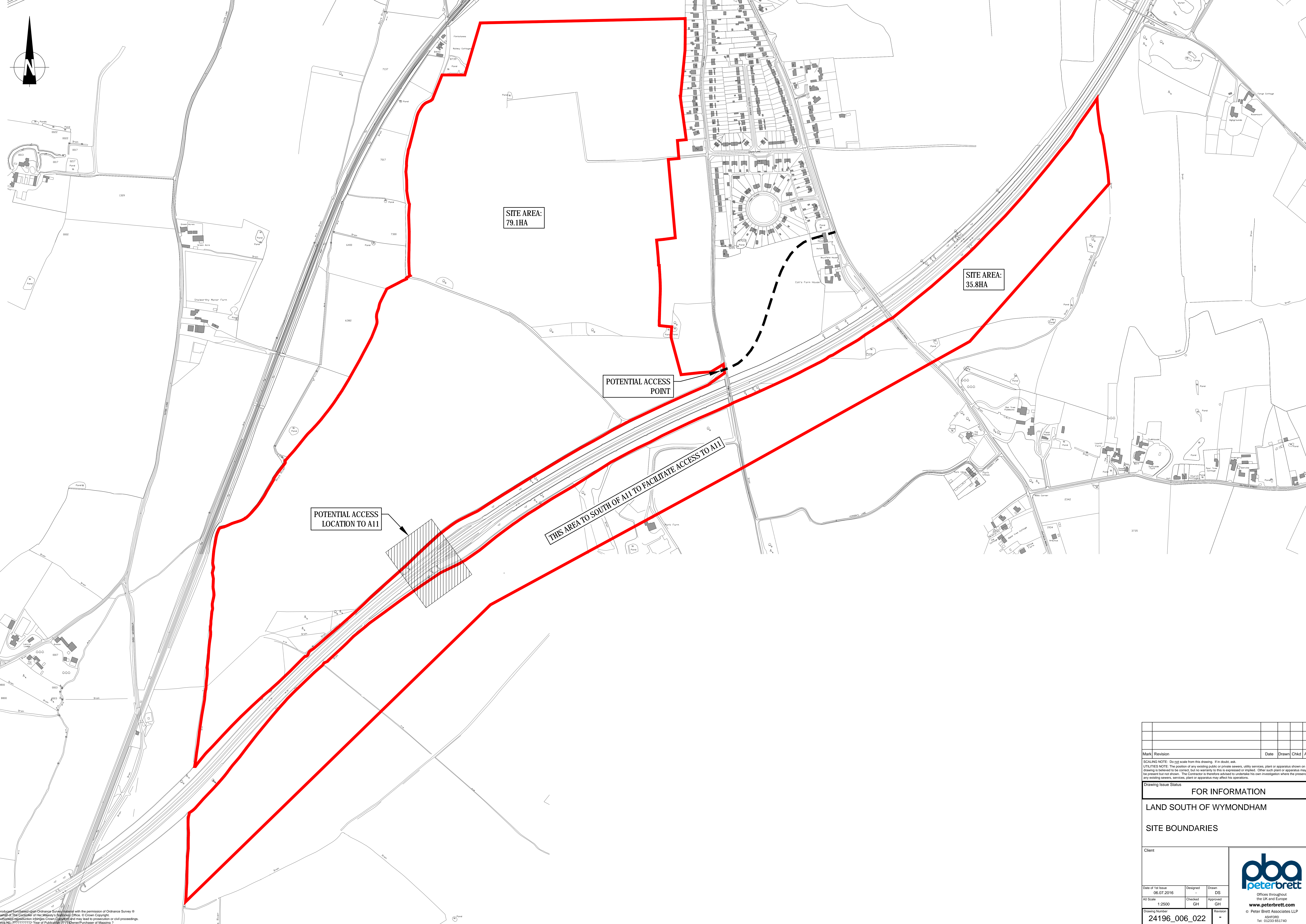
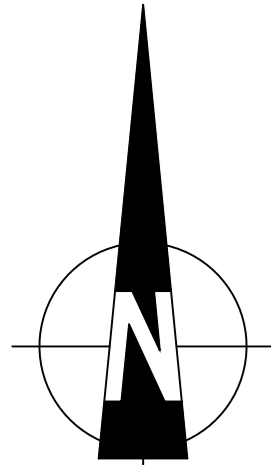
I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.

Name

Date 8 July 2016







SITE AREA:  
79.1HA

SITE AREA:  
35.8HA

POTENTIAL ACCESS  
POINT

POTENTIAL ACCESS  
LOCATION TO A11

THIS AREA TO SOUTH OF A11 TO FACILITATE ACCESS TO A11

Mark	Revision	Date	Drawn	Chkd	Appd

SCALING NOTE: Do not scale from this drawing. If in doubt, ask.  
 UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty is made by the Contractor in this regard. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake his own investigation where the presence of any existing sewers, services, plant or apparatus may affect his operations.

Drawing Issue Status  
**FOR INFORMATION**

LAND SOUTH OF WYMONDHAM

SITE BOUNDARIES

Client

Date of 1st Issue	Designed	Drawn
06.07.2016	-	DS
As Scale	Checked	Approved
1:2500	GH	GH
Drawing Number	Approved	Revision
24196_006_022	-	-



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