

## 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	Mr
First Name	Jon
Last Name	Jennings
Job Title (where relevant)	Director
Organisation (where relevant)	Cheffins Planning
Address	Clifton House 1-2 Clifton Road Cambridge
Post Code	CB1 7EA
Telephone Number	01223 271985
Email Address	Jon.jennings@cheffins.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 X	Registered Social Landlord <input type="checkbox"/>

Other (please specify):

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	Mr
First Name	Richard
Last Name	Thrower
Job Title (where relevant)	
Organisation (where relevant)	
Address	c/o Agent
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 a scaled OS base with the boundaries of the site clearly shown)	Former Thrower and Rutland Builders Yard,  Mill Lane,  Felthorpe  NR10 4DL

Grid reference (if known)	616238 318039
Site area (hectares)	0.79 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
X	<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>  Richard Thrower		
<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>  N/A		

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<b>Current and Historic Land Uses</b>
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<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)
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The site former use was as a builders yard
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<b>4b. Has the site been previously developed?</b>	Yes X	No <input type="checkbox"/>
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<b>4c. Describe any previous uses of the site.</b> (please provide details of any relevant historic planning applications, including application numbers if known)
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Builders yard
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<b>Proposed Future Uses</b>
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<b>5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision</b> (if you are proposing a site to be designated as local green space please go directly to question 6).
--

My client is seeking for his site at Mill Lane to be considered with a view to it contributing towards the proposed growth within the Village Clusters within Broadland for allocation in the Greater Norwich Local Plan. The identification of such sites is on the basis that the Council need to ensure that 10% of their housing requirement is on sites of no larger than 1.0 hectare. This is confirmed by paragraph 68 of the National Planning Policy Framework.
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<b>5b. Which of the following use or uses are you proposing?</b>		
Market Housing      X	Business and offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing   X	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.**

20 dwellings of which 7 will be affordable. As can be seen from the illustrative masterplan submitted with these representations a varied range of house types can be accommodated on the site. These could include a mixture of single storey and two storey properties. These will range from 1 bedroom to 5-bedroom dwellings. The existing office in the south western corner of the site is suitable for refurbishment and could be converted into a dwelling. In terms of affordable housing, 7 of the 20 properties will be affordable. The intention is that some of the affordable units will be bungalows, specifically aimed at meeting the needs of the elderly in Felthorpe.

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

- Provision of affordable housing – in particular bungalows to meet the needs of the elderly in Felthorpe.
- Redevelopment of a redundant brownfield site
- Footpath upgrade along Mill Lane

**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.**

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

<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?
The existing access to the site is suitable to accommodate traffic arising from a development of 20 dwelling. There are no public footpaths which cross or adjoin the site.
<b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?
No
<b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?
No
<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?
No
<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?
No
<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?
No

<b>7g. Heritage Issues:</b> 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?
No
<b>7h. Neighbouring Uses:</b> What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
The site is adjacent to a former timber yard. The masterplan, submitted with these representations, incorporates measures to mitigate the impacts of the adjacent site if it is reused.
<b>7i. Existing uses and Buildings:</b> are there any existing buildings or uses that need to be relocated before the site can be developed.
No
<b>7j. Other:</b> (please specify):

<b>Utilities</b>			
<b>8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.</b>			
	Yes	No	Unsure
Mains water supply	X	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	X	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	X	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	X	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	X	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	X	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			



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

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
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 vacant and immediately available for development	

<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	X	The applicant's architect has received initial interest from developers interested in acquiring the site
Site is being marketed	<input type="checkbox"/>	
None	<input 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)	X
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>	
One year	

<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</b>	X

<b>limited to: Affordable Housing; Sports Pitches &amp; Children's Play Space and Community Infrastructure Levy</b>	
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	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>	<input type="checkbox"/>	X	<input type="checkbox"/>

**12c. If there are abnormal costs associated with the site please provide details:**

<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>	X	<input type="checkbox"/>	<input type="checkbox"/>
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**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**

Please refer to supporting statement and plans submitted in support of this site.

<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>	
<p>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:</p> <ul style="list-style-type: none"> <li>• to assist in the preparation of the Greater Norwich Local Plan</li> <li>• to contact you, if necessary, regarding the answers given in your form</li> <li>• to evaluate the development potential of the submitted site for the uses proposed within the form</li> </ul> <p>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.</p> <p>See our Privacy notice here <a href="http://www.greaternorwichlocalplan.org.uk/">http://www.greaternorwichlocalplan.org.uk/</a> for information on how we manage your personal information</p> <p><b>Declaration</b>            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.</p>	
Name J D Jennings	Date 16.04.20

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SCALE 1: 1000



REDATE DESCRIPTION

P1 11/03/20 First Issue

DRAWING USE

BRIEF

CLIENT

Mr Thrower

PROJECT

Former Thrower&Rutland Builders Yard

ADDRESS

Mill Lane, Felthorpe

STATUS

S3-FOR REVIEW AND COMMENT

DRAWING TITLE.

Site layout Plan

SIZE

A4

DRAWING NO.

1800

REVISION

P1

CREATED BY

EH

CHECKED BY

MN

APPROVED BY

MN

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Norwich,  
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JOB NO.

5000

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House Type Reference	House Types	Total	GIA's
A	1 Bed Bungalow	2	50m <sup>2</sup>
B	2 Bed Bungalow	2	61m <sup>2</sup>
C	2 Bed House	3	68m <sup>2</sup>
D	3 Bed House	2	75m <sup>2</sup>
E	3 Bed House	5	86m <sup>2</sup>
F	3 Bed House	2	120m <sup>2</sup>
G	5 Bed House	3	160m <sup>2</sup>

Breedon Gravel footpath linking site to junction Just off Mill lane and the Street.

Existing office to be refurbished.

P.O.S

Type 6 road

Type 3 Turning head

P.O.S

Acoustic fence

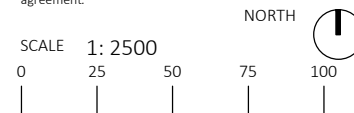
Woodland



Breedon Gravel  
footpath linking site to  
junction Just off Mill  
lane and the Street.

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REDATE DESCRIPTION  
P1 11/03/20 First Issue

DRAWING USE  
BRIEF

CLIENT  
Mr Thrower

PROJECT  
Former Thrower&Rutland Builders Yard

ADDRESS  
Mill Lane, Felthorpe

STATUS  
S3-FOR REVIEW AND COMMENT

DRAWING TITLE. SIZE  
Location Plan A4

DRAWING NO. REVISION  
1900 P1

CREATED BY CHECKED BY APPROVED BY  
EH MN MN

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## **Introduction**

It is recognised that Felthorpe comprises one of the three villages forming the Horsford, Felthorpe and Haveringland Village cluster. Only one new allocation is proposed for 30-40 homes on a site at Dog Lane, Horsford (Policy GNLP0264). This site was selected on the basis that it was for the redevelopment of a soft play centre and other commercial premises. It is noted from the documentation produced to accompany the Regulation 18 Site Allocations Document, that four sites were put forward for allocation in Felthorpe, with the scale of development ranging from 5-20 dwellings. All of the sites were rejected on the basis that they had poor access to core services and facilities in Horsford some distance away. In particular there was no safe walking route to Horsford Primary School which was 3km away.

However, it must be recognised that Felthorpe has a good range of facilities in its own right, including the Mariner's public house, car repair garage, car sales, florist and village hall with associated sports pitches. It is apparent that the provision of additional housing will aid the vitality and viability of local services and businesses. The village also has bus services to Norwich and Holt, with the nearest bus stops being located on The Street, circa 350 metres from the site. These stops are clearly in walking distance of the site. The level of facilities within Felthorpe in their own right are significant and this should be recognised in the description section of the village cluster assessment.

## **Proposed Development Site – Mill Lane, Felthorpe**

My client is seeking for his site at Mill Lane to be considered with a view to it contributing towards the proposed growth within the Village Clusters within Broadland for allocation in the Greater Norwich Local Plan. The identification of such sites is on the basis that the Council need to ensure that 10% of their housing requirement is on sites of no larger than 1.0 hectare. This is confirmed by paragraph 68 of the National Planning Policy Framework.

This site is located on the northern boundary of the village and comprises previously developed land in the form of a redundant builder's yard. The site is occupied by a range of buildings and extensive areas of hardstanding and unquestionably represents a brownfield site. It is clear that the removal of the existing buildings and the redevelopment of the site for a development of circa 20 dwellings would result in improvements to the character and appearance of the area.

Access to this site would be from the existing access into the former builder's yard which is suitable to serve a development of 20 dwellings. Adequate visibility splays can be achieved onto Mill Lane, which is subject to a 30 Mph speed limit. It is recognised that Mill Lane is popular with walkers accessing the woods to the west of the site and the site promoters are committed to the provision of a Breedon Gravel footpath linking the site to the junction just off Mill Lane and The Street. This will not just benefit the residents of the proposed development but also local residents. It is also recognised that this will assist Felthorpe Parish Council in meeting their objective of improving footpaths in the village.

The site is not at risk of flooding and any contamination of the site would be remediated prior to the occupation of the dwellings.

As can be seen from the illustrative masterplan submitted with these representations a varied range of house types can be accommodated on the site. These could include a mixture of single storey and two storey properties. These will range from 1 bedroom to 5-bedroom dwellings. The existing office in the south western corner of the site is suitable for refurbishment and could be converted into a dwelling. In terms of affordable housing, 7 of the 20 properties will be affordable. The intention is that



some of the affordable units will be bungalows, specifically aimed at meeting the needs of the elderly in Felthorpe. This will have a benefit in that it could also free up existing under occupied dwellings within the Parish.

A small area of public open space is provided within the development, whilst it is recognised that existing sport and recreation facilities are located within the main part of the village. The site has good access to green space with woodland being located immediately to the west (Swannington Bottom Plantation).

It is recognised that the site to the south is also occupied by a disused timber yard and this could conceivably also be developed as an extension to this site. However, it is also recognised that this site could be brought back into commercial use and as a consequence an acoustic fence is proposed on the southern site boundary. The site is screened to the north and east by existing woodland

It is also noted that the adjacent site was subject to an application for the change of use of a builder's yard (Use Class B1) to a HGV drivers training centre (Sui Generis) and repositioning of entrance gates and fence (application ref 2019192) which was refused on the 4<sup>th</sup> March 2020. The fifth reason for refusal states that *"Policy GC3 of the Development Management DPD, Policy 5 of the Joint Core Strategy and Paragraph 84 of the National Planning Policy Framework encourage the use of brownfield land in rural areas for sustainable employment uses and economic growth. However, development has to be sensitive to its surroundings. The proposed use of the site for an HGV training centre would have unacceptable impacts on local roads"*. Whilst Reason 6 states that *"The unclassified road (Mill Lane U57150) and adjacent roads serving the site are considered to be inadequate to serve the development proposed by reason of their poor alignment, restricted width, lack of passing provision and restricted visibility at adjacent road junctions. The proposal would give rise to conditions detrimental to highway safety. The proposal is contrary to the aims of Policy TS3 of the Development Management DPD 2015"*. However, the development of a former builder's yard to a residential use is very different in character to an HGV training centre and there is adequate room on Mill Lane for two cars to pass, as opposed to HGVs.

In addition, the re-use of the builder's yard or an alternative use has the potential to result in commercial vehicles re-using Mill Lane. If the existing lawful use recommenced or was intensified the traffic flows could actually be greater than those associated with a modest housing scheme. The decision taken in relation to the application 2019192 raises the question as the suitability of this part of Felthorpe for commercial uses.

## **Conclusion**

In the light of above, this site is considered suitable for residential development and will result in the reuse of a brownfield site thereby reducing the need for greenfield land to be developed. The redevelopment of this site also accords with the advice at paragraph 118 c) of the NPPF which states that planning policies and decisions should *"should give substantial weight to the value of using suitable brownfield land within settlements for homes..."*. The proposal will provide an important resource of affordable housing, including bungalows, particularly aimed at elderly residents. The site owners are also committed to providing pedestrian enhancements along Mill Lane, which will benefit both existing and proposed residents. The site will also allow the existing mix of commercial buildings to be replaced by a well-designed housing scheme. In view of the above it is requested that this site be allocated within the Greater Norwich Local Plan on the basis that it will assist Broadland Council in meeting the proposed growth within the Village Clusters.