

## 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	Richard
Last Name	Agnew
Job Title (where relevant)	Planner
Organisation (where relevant)	Gladman Developments Ltd
Address	Gladman House, Alexandria Way, Congleton, Cheshire
Post Code	CW12 1LB
Telephone Number	01260 285655
Email Address	r.agnew@gladman.co.uk

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

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	Liz, Gillian and Michael
Last Name	Halford
Job Title (where relevant)	
Organisation (where relevant)	
Address	Details available if requested
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)	Land South of Burston Road, Diss
Grid reference (if known)	612136, 280774
Site area (hectares)	20

<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
=	=	=
<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>		
Available upon request		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes =	No =
<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 site is currently in agricultural use

<b>4b. Has the site been previously developed?</b>	Yes —	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)		

<b>Proposed Future Uses</b>		
<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).		
<p>The site is being promoted for residential development with related community infrastructure. Other potential benefits are also currently being explored such as the provision of additional land for school use.</p>		
<b>5b. Which of the following use or uses are you proposing?</b>		
Market Housing —	Business and offices —	Recreation & Leisure —
Affordable Housing —	General industrial —	Community Use —
Residential Care Home —	Storage and distribution —	Public Open Space —
Gypsy and Traveller Pitches —	Tourism —	Other (Please Specify) —
<b>5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.</b>		
<p>At this time the scale of development on site is yet to be determined, there is flexibility in this regard.</p>		

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

There is potential for additional school land through the development proposal. The site has capacity for additional community benefits to be discussed with the potential.

**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?

The site can be accessed from the north off Burston Road

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

The site is relatively flat and capable of accommodating major residential development.

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

No issues known

<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 entire site is in Flood Zone 1.			
<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			
<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?			
Limited number of trees and hedgerows that would be retained and enhanced through the proposals to achieve net gain of biodiversity, including a country park.			
<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?			
There is a listed farmhouse to the east of the site, proposed development would not be in close proximity to this building. It is intended that the proposed country park would be on the north east of the development proposal.			
<b>7h. Neighbouring Uses:</b> What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?			
To the south the site is bounded by residential development as well as Diss High School, to the west is residential development. To the north is open countryside.			
<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.			
None			
<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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input type="checkbox"/>	<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 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 ready immediately 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	—	The landowners have entered into a promotion agreement with our selves. Gladman have a proven track record of bringing sites forward quickly following the grant of planning permission.
Site is under option to a developer/promoter	—	
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)	—
5 - 10 years (between April 2021 and 2026)	—
10 – 15 years (between April 2026 and 2031)	—
15 - 20 years (between April 2031 and 2038)	—
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
Dependent on scale but anticipated a single housebuilder could deliver 40-50dpa	

<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</b>	—

<b>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>	
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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>	—	—	—

**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>	—	—	—
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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.**

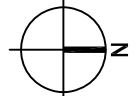
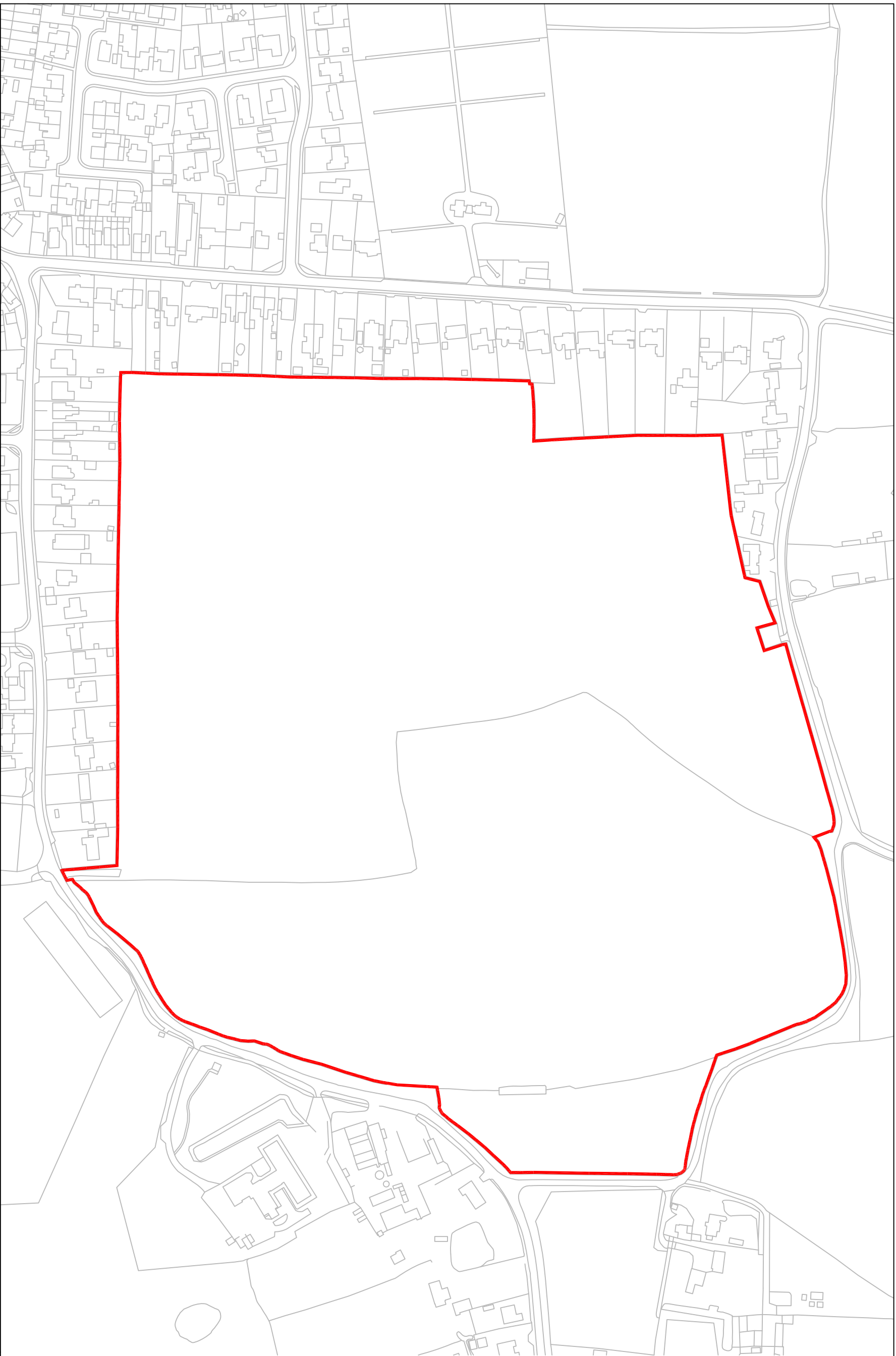
**Other Relevant Information**

**13. Please use the space below to for additional information or further explanations on any of the topics covered in this form**

We would welcome further engagement with the Council to discuss the scale of development and community benefits that could be provided on and off 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 Richard Agnew	Date 15 <sup>th</sup> April 2020



Status	Rev	D	10-03-20	By	BF	Red line expanded to entirety of NK493939
	Date					
	Revision notes					

Project	DISS, BURSTON ROAD
Title	INITIAL LOCATION PLAN

Drawn by	EJH	Issue date	19-04-17
Title checked by	EJH	Title checked date	19-04-17
Highways checked by		Highways checked date	
CHECKED BY		CHECKED DATE	
Topo checked by		Topo checked date	
CHECKED BY		CHECKED DATE	

<b>PRELIMINARY</b>	
1: 2500 @ A3L	
Drawing No	
2019-042 ILP 001 REV - D	

**Greater Norwich**  
**Draft Local Plan**  
**Land at Burston Road, Diss**  
**Gladman Representations**



**March 2020**

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## CONTENTS

<b>1</b>	<b>INTRODUCTION .....</b>	<b>3</b>
<b>2</b>	<b>STRATEGIC POLICIES.....</b>	<b>4</b>
2.1	Policy 1: Settlement Hierarchy and Spatial Distribution (Question 13).....	4
2.2	Policy 7.2 Main Towns.....	5
<b>3</b>	<b>LAND at Burston Road, diss.....</b>	<b>6</b>
3.1	Introduction.....	6
3.2	Benefits.....	7
<b>4</b>	<b>CONCLUSIONS.....</b>	<b>8</b>
	<b>Appendix 1 – Concept Plan .....</b>	<b>9</b>

# **1 INTRODUCTION**

- 1.1.1 This representation provides Gladman's comments made in relation to Diss in response to the current consultation on the Draft version of the Greater Norwich Local Plan (the GNLDP). This document should be read alongside representations submitted under separate cover by Gladman which responds to the Draft version of the GNLDP as whole and does not repeat broader comments made in relation to the proposed strategic approach to development at a plan wide level.
- 1.1.2 Gladman specialise in the promotion of strategic land for residential development with associated community infrastructure and is promoting Land off Burston Road, Diss (the Site) for residential development through the Local Plan process.



## 2 STRATEGIC POLICIES

### 2.1 Policy 1: Settlement Hierarchy and Spatial Distribution (Question 13)

- 2.1.1 Gladman is supportive of the identification of Diss as a Main Town within the settlement hierarchy. Diss has the widest range of shops and services of the main towns, as well as a broad range of employment opportunities. The town is located to the north west of the junction of the A140 and A143 and benefits from rail connections to Norwich and London as well as acting as hub for local bus links. As such, the settlement forms a sustainable and logical location for further development.
- 2.1.2 Diss has a key role to play in supporting the surrounding villages and rural hinterland through its services and facilities. The retail offering of Diss is key in this supporting role with the large rural catchment extending it to parts of South Norfolk and northern Suffolk. As such, Diss demonstrates positive vitality and viability and has the opportunity to support further housing growth. There would be strong justification to provide further growth than is currently proposed in Diss due to this strong retail offering and other services, along with the good transport links to Norwich and beyond.
- 2.1.3 It is the view of Gladman that should the preferred strategy be transposed to the publication version of the plan this would represent a missed opportunity. Currently two further sites are identified in Diss to provide only a further 400 dwellings in addition to existing commitments. This gives a total of 743 dwellings between 2018-2038, a level of growth is comparable to that of Harleston, a main town that does not benefit from the same transport links as Diss and serving a much reduced retail catchment.
- 2.1.4 It is suggested in the consultation document that growth at Diss has been limited due to highways constraints and congestion being considered a barrier to significant growth. This in itself is based upon local evidence, the Diss Network Improvement Strategy (February 2020), which Gladman do not consider to be a robust document.
- 2.1.5 This Strategy only considers four scenarios for future growth of varying scales ranging from background traffic growth to significant northern and southern growth. Gladman consider there to be a gap in the ranges considered. Neither the northern nor southern areas are determined to be deliverable but there is no further investigation to investigate the 'tipping point'. Indeed, it is suggested in the strategy that should the GNLP pursue a different option to those tested these would also need to be tested, as the document currently does and therefore additional testing will be required. As well as this testing Gladman suggest that other scenarios could be investigated as it is Gladman's view that additional growth than that proposed in the preferred options consultation document could be accommodated at Diss. We are willing to engage with the Council to see if development proposals being promoted by Gladman could provide assistance in addressing highways constraints.

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## **2.2 Policy 7.2 Main Towns**

### Allocations at Diss

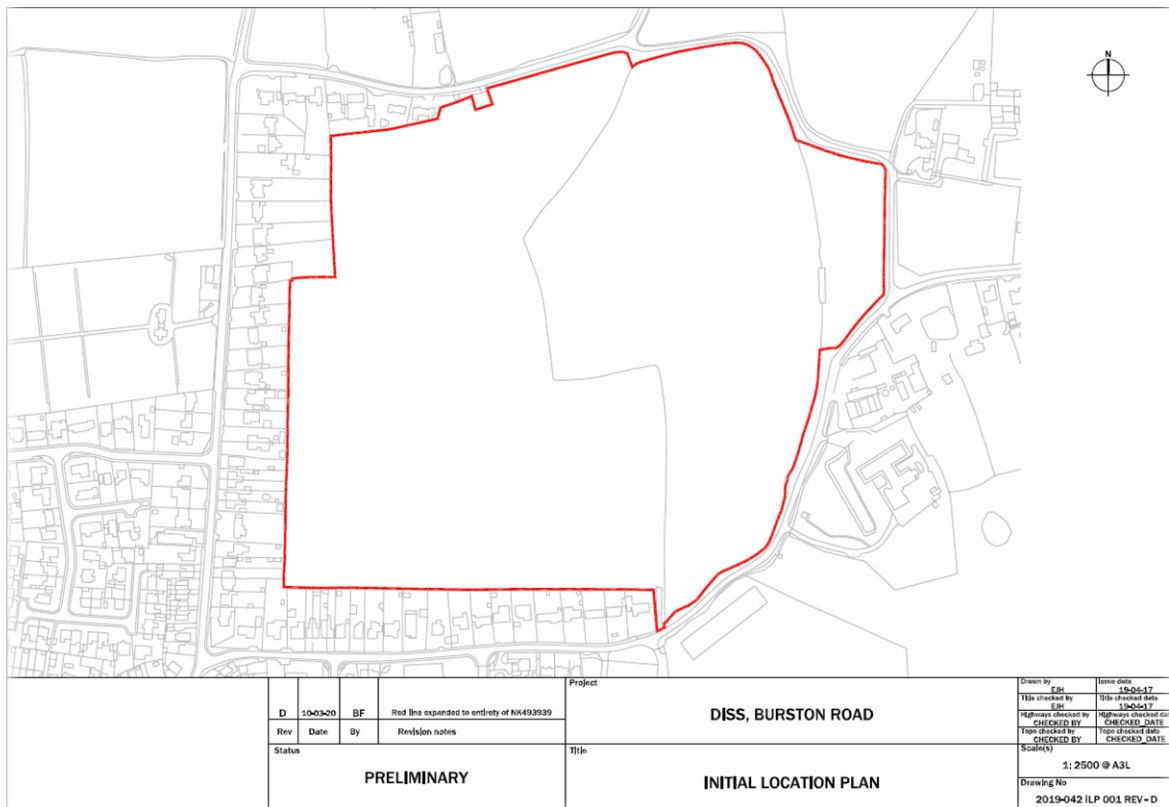
- 2.2.1 Gladman welcome proposals made under Policy 7.2 for further growth to be allocated at Diss in addition to existing commitments. It is however considered that the additional 400 dwellings planned for through the Draft GNLP at Diss is not enough to meet housing and employment needs (see main representations) and does not provide sufficient flexibility within the housing land supply to ensure the deliverability of planned requirements. Gladman submit that the level of new growth to be directed to the settlement could and should be increased.
- 2.2.2 Notwithstanding that Gladman think growth should be increased at Diss, we raise question marks around the proposed allocations to the north of the Cemetery, west of Shelfanger Road and East of Heywood Road. It is unclear what benefits the link road would provide when considered against the potential landscape impact of the site. There does not currently appear to be certainty that the link would alleviate the existing traffic problems, and this appears to be a 'best guess'. Gladman suggest further evidence will be needed to support this proposed allocation.

### 3 LAND AT BURSTON ROAD, DISS

#### 3.1 Introduction

3.1.1 Gladman is promoting Land at Burston Road, Diss for residential development through the Greater Norwich Local Plan. The Site extends to around 20ha in area and at this stage Gladman are open to discussion around scale and potential community benefits. Figure 2 below shows the extent of the land being promoted by Gladman through this process.

Figure 1: Land at Burston Road, Diss



3.1.2 The site has not previously been considered as part of the emerging GNLP process and as such Gladman take this opportunity to submit that is a sustainable location suitable for residential development. Suitable access can be achieved from the north off Burston Road.

3.1.3 As part of our proposals, and due to the proximity of the site to Diss High School, Gladman are willing to provide land for educational purposes and are open to discussions in this regard. An initial concept plan prepared to illustrate how the Site may come forward for development is submitted as Appendix 1 to this representation. The concept plan confirms to a high level the constraints and opportunities and outlines the benefits which the development may bring to the local area and wider plan area.

3.1.4 Gladman can confirm the availability of Land off Burston Road, Diss for development now. Gladman is engaged in a promotional agreement with the landowners to deliver the Site, and as such can confirm that the landowners support the development of the Site. The Site is not subject to any tenancies or covenants which would delay or prevent the development of the Site. The Site is not known to be affected by ransom strips.

3.1.5 Gladman is the UK's largest land promotor, and has, since 2009, secured planning consents for over 26,000 dwellings. On average it takes 17 months from planning permission being secured to development commencing on sites which Gladman gain consents on. Gladman market sites to and work with all national and major regional housebuilders, enabling best value to be achieved on sites, and to ensure that outline planning consents achieved are compatible with future reserved matters applications. On a national level, Gladman typically achieves planning contributions of £12,000 per plot, and an average of 33% of all dwellings have been developed as affordable housing.

## **3.2 Benefits**

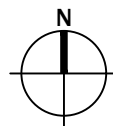
3.2.1 If allocated, the development of Land at Burston Road, Diss could deliver significant benefits to the local area and wider community, this includes:

- Development of an appropriate scale for its location, providing for a wide range of tenure, size and types of new homes;
- The delivery of policy compliant affordable homes;
- Land available for education uses to be discussed with relevant parties;
- Child play provision inclusive of a LEAP;
- A Country Park for the enjoyment of new and existing residents; and
- Potential highways improvements along with pedestrian and cycling links/improvements.





## **4 CONCLUSIONS**

- 4.1.1 This representation has been prepared by Gladman, in response to policies outlined within the draft Greater Norwich Local Plan in relation to Diss. More general comments relating to the wider draft GNLP are submitted under separate cover.
- 4.1.2 Gladman is promoting land at Burston Road, Diss for development through the GNLP plan making process for residential development. An initial concept plan is submitted as Appendix 1 to show how the site might come forward taking into account constraints and opportunities.
- 4.1.3 Gladman supports the identification of Diss as a Main Town however do not consider that the proposed approach for Diss, which sees only a further 400 dwellings allocated through the GNLP, to sufficiently respond to the needs and opportunities of the town or provide an effective strategy for the wider plan.
- 4.1.4 Gladman consider that Land at Burston Road, Diss represents a deliverable and sustainable opportunity for housing land over the coming plan period. Gladman are open to discussions regarding the scale of development and submit that the Site could contribute to housing land supply needs across the duration of the plan period. Gladman can confirm that there are no known barriers to developing the Site for housing.
- 4.1.5 Gladman would welcome the opportunity to meet with the Council to discuss our development proposals for Burston Road, Diss.

## **APPENDIX 1 – CONCEPT PLAN**



# LEGEND

-  Site boundary - 20.29 ha
-  Developable area - 9.96 ha
-  Potential Vehicular Access Point
-  Potential Emergency / School Access Point
-  Indicative Road Layout
-  Land for Education Provision (2.6 ha)
-  Locally Equipped Area for Play (LEAP)
-  Existing Public Right of Way
-  Proposed Footpath



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Rev	Date	By	Revision notes
*	*	*	*
<b>Status</b>			
<b>CONCEPT PLAN</b>			

Project	Land off Burston Road, Diss
Title	CONCEPT FRAMEWORK PLAN

Drawn by	BF	Issue date	06-03-20
Title checked by	CHECKED BY	Title checked date	CHECKED_DATE
Highways checked by	CHECKED BY	Highways checked date	CHECKED_DATE
Topo checked by	CHECKED BY	Topo checked date	CHECKED_DATE
<b>Scale(s)</b>			
Not to Scale @ A3			
<b>Drawing No</b>			
201			