

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: gntp@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.gntp.org.uk
E-mail: gntp@norfolk.gov.uk
Telephone: 01603 306603

1a. Contact Details	
Title	Mr
First Name	Dean
Last Name	Starkey
Job Title (where relevant)	Planning Consultant
Organisation (where relevant)	Lanpro Services Limited
Address	Brettingham House 98 Pottergate Norwich
Post Code	NR2 1EQ
Telephone Number	01603 631319
Email Address	dean@lanproservices.co.uk

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

1c. Client/Landowner Details (if different from question 1a)	
Title	Mr
First Name	Matthew
Last Name	Hall
Job Title (where relevant)	
Organisation (where relevant)	Blue Harbour Property Developments
Address	C/O Lanpro Services Brettingham House 98 Pottergate Norwich
Post Code	NR2 1EQ
Telephone Number	
Email Address	

2. Site Details	
Site location / address and post code (please include as an attachment to this response form a location plan of the site on a scaled OS base with the boundaries of the site clearly shown)	Land to the north of London Road (B1172), Wymondham
Grid reference (if known)	TG 09812 00519

Site area (hectares)	0.97ha
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Site Ownership

3a. I (or my client)...

Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).

Matthew John Hall,
 Joanne Hall,
 Mark Jeffery Hall,

3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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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.

Current and Historic Land Uses

4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

Unused grassland

4b. Has the site been previously developed?

Yes

No

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

No relevant planning history has been identified.

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).

Residential development comprising of approximately 17 homes with landscaping and associated infrastructure.

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

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)

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

The scheme can deliver a small number and an indicative housing mix has been used to demonstrate how the site could be built out.

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

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

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 proposed access point would be from London Road (B1172), a 40-mph road and would serve as the main vehicular access into and out of the proposal.

A possible alternative means of access has also been identified with the delivery of a new roundabout to the south west of the site that was provided as part of the development for 385 dwellings (Planning Reference: 2014/2495).

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

No

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

There is no reason to suggest that development would be prevented on this site due to ground conditions.

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?

The site is located in flood zone 1 and therefore is at very low risk of flooding from rivers and seas. The site is also at very low risk from flooding from surface water.

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?

No issues

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?

Much of the boundary is made up of mature hedges and trees. A small area would need to be removed to enable access into the site. The remaining would be retained as part of the development.

7g. Heritage Issues: Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

The nearest Listed Building in the vicinity of the site is Gonville Hall. Due to the separation distance, adjacent approved development (planning ref: 2014/2495), and boundary trees and hedges it is not believed that the proposal would impact the Hall.

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

To the north and north east lies an area of unused land and agricultural land. Existing residential dwellings lies to the west with the build out of 385 dwellings is

currently taking place to the east and south of the site. The proposal would therefore represent a compatible neighbouring land use and the positioning of buildings and landscaping can ensure any potential impact on residential amenity can be mitigated.

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

Greenfield site

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			

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

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input checked="" type="checkbox"/>
1 to 5 years (by April 2021)	<input type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>
9b. Please give reasons for the answer given above.	
Please note the dates above are incorrect. If allocated, the applicant would seek to swiftly commission technical reports required for a planning application.	

Market Interest		
10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.		
	Yes	Comments
Site is owned by a developer/promoter	<input checked="" type="checkbox"/>	The owner of the site is interested in potentially building some of the proposed dwellings but would seek to bring onboard a small to medium housing developer for the remainder.
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 type="checkbox"/>	
Not known	<input type="checkbox"/>	

Delivery

11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
It is expected it would take 1 – 2 years.	
Please note the dates above on the form are incorrect.	

Viability			
12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy	<input checked="" type="checkbox"/>		
	Yes	No	Unsure
12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12c. If there are abnormal costs associated with the site please provide details:			
12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

Other Relevant Information

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

Check List

Your Details	Y
Site Details (including site location plan)	Y
Site Ownership	Y
Current and Historic Land Uses	Y
Proposed Future Uses	Y
Local Green Space (Only to be completed for proposed Local Green Space Designations)	Y
Site Features and Constraints	Y

Utilities	Y
Availability	Y
Market Interest	Y
Delivery	Y
Viability	Y
Other Relevant Information	Y
Declaration	Y

14. Disclaimer

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:

- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

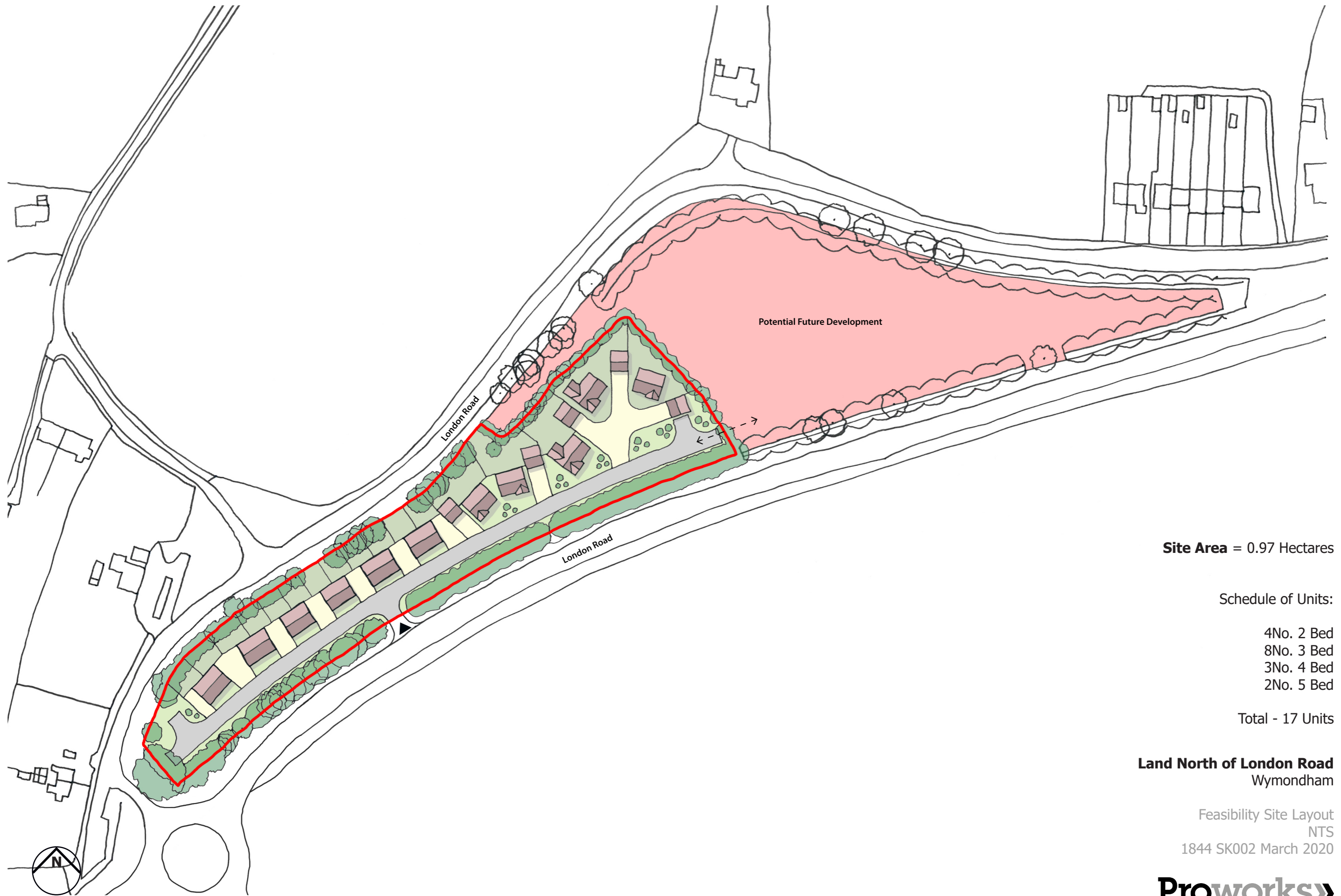
The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan: Regulation 18 "- Site Submission Guidance Notes.

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

Declaration

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

Name	Date
Dean Starkey (Agent)	16 th March 2020



Site Area = 0.97 Hectares

Schedule of Units:

- 4No. 2 Bed
- 8No. 3 Bed
- 3No. 4 Bed
- 2No. 5 Bed

Total - 17 Units

Land North of London Road
Wymondham

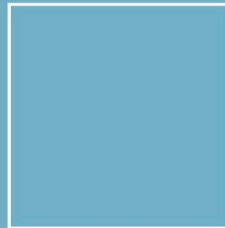
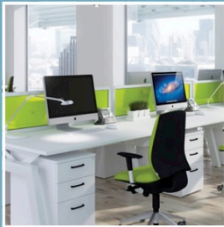
Feasibility Site Layout
NTS
1844 SK002 March 2020

Great Norwich Local Plan:
Stage C Regulation 18

Land North of London Road,
Wymondham

Planning Representation

March 2020



Issue Sheet

Report Prepared for: Matthew Hall of Blue Harbour Property Developments Ltd

Land North of London Road, Wymondham

Planning Representation

March 2020

Prepared by:

Name: Dean Starkey

Title: Planner

Date: 13 March 2020

Reviewed by:

Name: Ian Reilly

Title: Regional Director

Date: 13 March 2020

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1 Introduction

1.1 Instruction

1.1.1 This representation is submitted on behalf of Matthew Hall and is in response to the Greater Norwich Growth Board (GNDB) entering into a period of public consultation for the Stage C Regulation 18 Draft Strategy and Site Allocations for the Greater Norwich Local Plan (GNLP). The draft contains details of the preferred sites for future development (excluding South Norfolk villages that will be allocated through the South Norfolk Village Clusters Housing Site Allocation Document).

1.1.2 With the Local Plan remaining at the Regulation 18 stage, there is, for the moment, the continued opportunity to provide GNGB with new suitable, available and deliverable development opportunities for their consideration and potential allocation. In response to this opportunity, land to the north of London Road, Wymondham, to which this report relates, is submitted to GNGB for its residential allocation as part of the GNLP.

1.2 Comment on Strategy

1.2.1 Despite the plan's emphasis in its vision (page 31) and delivery statement (page 36) on realising the ambitions of the Cambridge Norwich Hi Tech corridor, only 100 new homes are allocated within the Tech Corridor itself: at Wymondham. By contrast, 400 are proposed in Diss which is neither within the Strategic Growth Area, the Cambridge Norwich Tech corridor, or close enough to Norwich to benefit from higher order services.

1.2.2 It is recognised that towns like Diss and Aylsham can accommodate some additional housing growth and do offer their own job opportunities and service provision. However, this should not take precedent over redirecting the policies in the new plan beyond those in the JCS to ensure that there is a real new focus and commitment on meeting the stated vision for the Cambridge Norwich Tech corridor. Therefore, it is proposed that numbers in Diss should be halved to 200 and numbers in Harleston, which is also well outside of the Tech corridor, should be reduced to 150. The displaced 500 homes should be relocated within the Tech Corridor/ Strategic Growth Area and higher order settlements.

1.2.3 Whilst Lanpro recognise the benefits to be delivered to the vitality of rural areas through allocating some new sites and thus increasing footfall within small village locations, it is considered both unsustainable and inappropriate to apportion the amount of growth to these areas than to the settlements higher in the settlement hierarchy, such as Wymondham, which it can be assumed are more sustainable and offer greater service provision.

1.2.4 Wymondham has been selected as having a contingency of 1000 dwellings but through no specific sites. It is considered that to help provide clarity to landowners and developers, and speed up delivery if needed, by identifying the sites now. The plan identifies reasonable alternative sites in Wymondham for 4000+ homes that could possibly come forward as a contingency. This is a large and vague number and casts doubt on the confidence of the Greater Norwich Partnership about the deliverability of existing commitments and new allocations.

1.2.5 We consider that an appropriate course of action, and in accordance with the NPPF, would be seek to allocate sites in Wymondham to support the plan objectives and create certainty in housing delivery.

2 The Proposed Development

2.1 Site Context

- 2.1.1 The proposed allocation site is located on the south western edge of the town of Wymondham, close to the defined settlement limit (see Appendix 1) and adjacent to an approved residential development by Lovell Homes to the south (Appendix 2).
- 2.1.2 The site at present is an unused field and located to the north of London Road (B1172) and south of Bradman's Lane. To the north of the site lies agricultural fields stretching along Bradman's Lane. To the east lies a small unused field outside of the applicants control that has been submitted as part of the GNLP process (GNLP 0354). To the south lies a site with permission for 335 dwellings, a reserved matters application has been submitted for phase 2 of the development and is currently pending consideration (LPA Ref: 2019/1804).
- 2.1.3 The entirety of the site lies within flood zone 1 and therefore at very low risk from flooding from rivers and sea. The site is also at very low risk from surface water flooding with a slither of surface water risk on the northern boundary.
- 2.1.4 The site is relatively flat and the boundary of the site is largely made up of hedging and trees.
- 2.1.5 The nearest heritage assets include Gonville Hall (a Grade II Listed Building) approximately 300 metres to the south. The site would also be situated approximately 1.2km from Wymondham Abbey, whose area of sensitivity has previously prevented housing allocations further to the north.
- 2.1.6 Public transportation is available approximately 680m north east along London Road.

2.2 Proposal

- 2.2.1 The proposed development of 17 units on the 0.97ha site would make a small but meaningful contribution towards local housing supply and would provide a mixture of house types and tenures, including a policy compliant amount of affordable homes to assist in addressing local need. The site would be of an appropriate scale to be attractive to small and medium sized housebuilders with the applicant interested in delivering a number of the dwellings themselves.
- 2.2.2 Access would be taken from London Road (B1172) and a pedestrian link would be created along a highway verge to create a link to existing pathways to the north. The proposed allocation would keep all trees and hedging on site except where access is required. This would result in a development that was well contained within its landscape setting.
- 2.2.3 There is also an option to take an access from the roundabout which is to be delivered as part of the Gonville Hall development, the landowner is willing to consider this if required.
- 2.2.4 Land adjacent to the east could also be made available for additional dwellings but is outside of the applicant's control. The land has already been promoted through the GNLP as part of a wider site promotion (GNLP 0354). Whilst this proposal does not require land to the east to come forward to be a viable development opportunity, it is recognised that the two sites could work as an overall development and therefore vehicular access to the eastern piece of land could be provided through this allocation, as demonstrated on the indicative masterplan.

3 Appropriate Strategy

3.1 NPPF

- 3.1.1 The NPPF advises that Local Plans should contain strategic and non-strategic policies to deliver the housing needs of the area. The GNLP contains the strategy vision to drive economic growth through the A11 corridor, but it fails to identify new housing to help achieve that objective.
- 3.1.2 In delivering the vision the GNLP provides non-strategic policies such as allocations, but as stated previously the GNKP does not provide the non-strategic policy outcomes needed to support the overall vision. This is not considered to be an appropriate strategy to deliver the vision of the GNLP. Therefore we would advise that the GNLP should seek to identify a range of sites around Wymondham that would help to deliver a variety of house types and tenures and which would allow for a varying level of developers to be active in the market. In identifying sites the NPPF seeks to ensure that these are deliverable and viable so as to provide certainty for all stakeholders.
- 3.1.3 The identification and allocation of a site is considered to comply with the aims and objectives of the strategic and non-strategic policies of the GNLP and the direction of the NPPF.
- 3.1.4 It is our position that the site we are presenting through this submission provides for a suitable site to support the overarching GNLP strategy for housing delivery and economic prosperity.

3.2 Benefits of the site proposal

- 3.2.1 There are several benefits of allocating the proposed site, these include the following:
- Certainty of location of development for local residents, as opposed to a windfall policy being implemented;
 - The scale of development that could be delivered would provide for a mix of tenures and types;
 - There are no known constraints to delivery – agreed for development by owner, no abnormal costs, good access, no vegetation within the site;
 - The site could deliver a safer pedestrian and cycle route to the surrounding area;
 - The scale of the site would allow for a small area of outdoor space to be delivered, potentially with play equipment;
 - A footpath connection could be made to the front of the site to improve connectivity and pedestrian / cycle safety;
 - The site does not suffer from flooding issues and therefore its development will not impact on any other land;
 - The site is considered to be of low biodiversity quality, there is potential through development to provide a net increase in biodiversity;
 - Private housebuilders have registered an interest in the site with the landowners and therefore there is the potential for quick delivery;
 - The site is well contained and would not impact on wider landscape or heritage matters;
 - The shape and quantum of land available would allow for a development to come forward which would not impact negatively on residential amenity;

- The location of the site would encourage residents to access the site without having to drive through the settlement;
- The site is available now and considered to be deliverable and viable.

3.2.2 Clearly delivery of this site would also introduce economic benefits for the services and facilities of the area but also through CIL payments, new homes bonus payments and employment opportunities through construction.

3.3 Reasonable Alternatives

3.3.1 As previously stated only 100 homes have been allocated across two sites in Wymondham. These sites are both for 50 dwellings each at land North of Tuttlles Lane (GNLP 3013) and Land at Johnson's Farm (GNLP 0354).

3.3.2 Given the position of Wymondham in the settlement hierarchy, additional development should be allocated to come forward rather than relying on 7 windfall sites that are identified as reasonable alternatives. The 7 sites identified as reasonable alternatives range from between 80 dwellings and 6500 dwellings, with the majority of them containing 1000+ dwellings. The NPPF (paragraph 66) clearly highlights the need for small sites and recognises that they can make an important contribution to meeting the housing requirement of an area.

3.3.3 This small site would provide a modest but important addition to housing numbers in the area. It would also be an ideal opportunity for a small housebuilder who cannot compete with medium and large housebuilders on larger sites. The scale of the reasonable alternatives are of such a size that it would not provide this opportunity.

3.3.4 This site could be delivered by itself or alongside a portion of GNLP 0354 to the east. The site by itself would be situated close to the development boundary to the east and adjacent to the approved development that is currently being built out to the south (it is expected that the settlement boundary will be revised to include this development).

3.3.5 There are no overriding constraints on site and it is considered to be an appropriate small site for the allocation of residential development.

3.3.6 We note the identification of a site to the north as a potential development location, we do not consider this to be an appropriate outcome with regards to impacts on the important views of Wymondham Abbey and wider landscape considerations.

4 Conclusion

4.1 Summary

4.1.1 The allocation of the site is considered to be part an appropriate strategy to deliver housing in the Wymondham area / A11 Corridor. Its allocation would be in accordance with the Council's own assessment that Wymondham has capacity for further allocations.

4.1.2 The site would deliver significant benefits and could be brought forward early in the plan period. There is no known constraint to development and little or no disbenefits identified to its delivery. It could also allow the adjacent land parcel to be delivered.

4.1.3 The site has no overriding constraints precluding development from coming forward, unlike sites that have already been assessed as part of the emerging Greater Norwich Local Plan process. Therefore, this site provides a suitable, available and deliverable opportunity to supplement housing supply as part of the GNLP strategy.

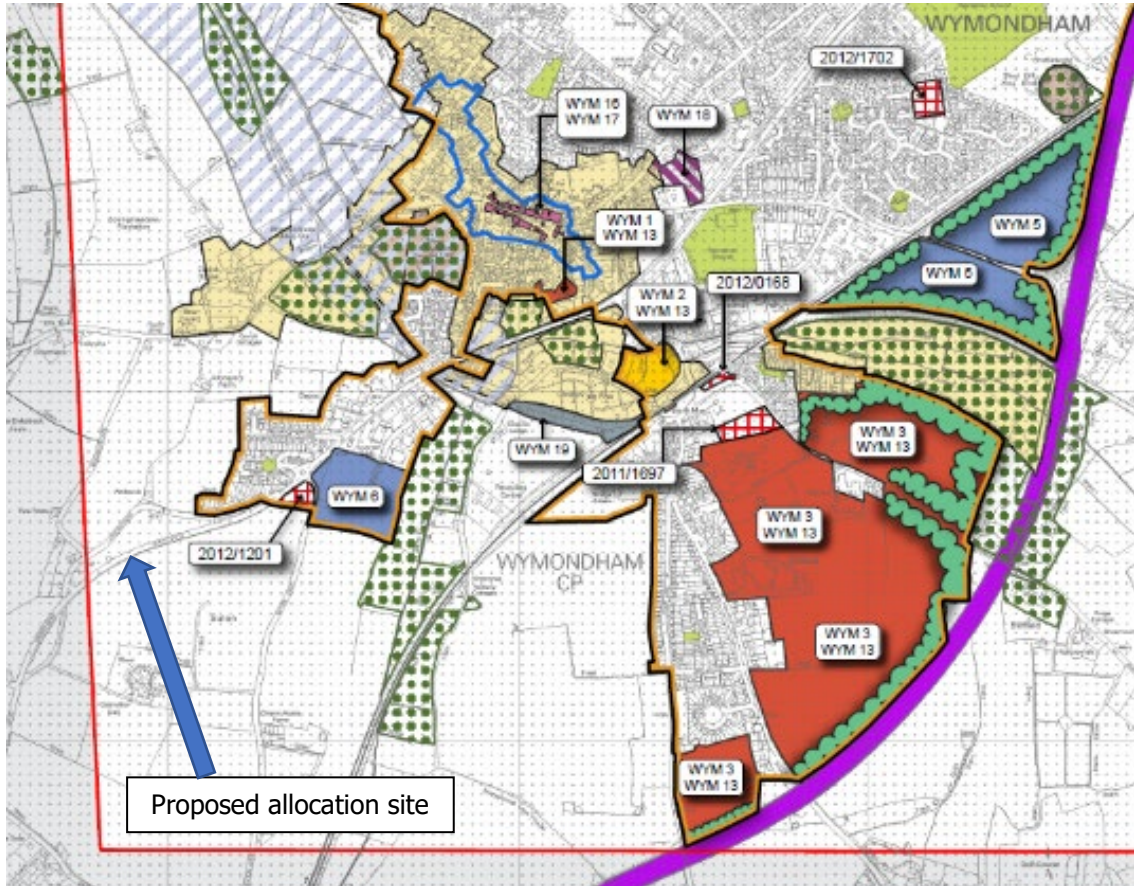
4.2 Recommendation

4.2.1 The proposed allocation site provides a suitable, available, and deliverable opportunity for South Norfolk Council to supplement housing supply within its higher order settlements in

line with overall ambitions of wider initiatives such as the Cambridge Norwich Tech corridor.

- 4.2.2 We would recommend that the site be allocated for development for circa 20 dwellings and to be delivered in the first stage of the plan period.
- 4.2.3 Lanpro have assessed the site for its suitability for residential allocation against the Council's Housing and Economic Land Availability Assessment (HELAA) 2017 traffic light assessment criteria on behalf of the landowner (see Appendix 3) and has shown it to be entirely appropriate for residential development.

**Appendix 1 – Existing Development Boundary
(Extract from the Wymondham Area Action Plan)**



Appendix 2 – Adjacent Development (Planning Application ref: 2019/1804)

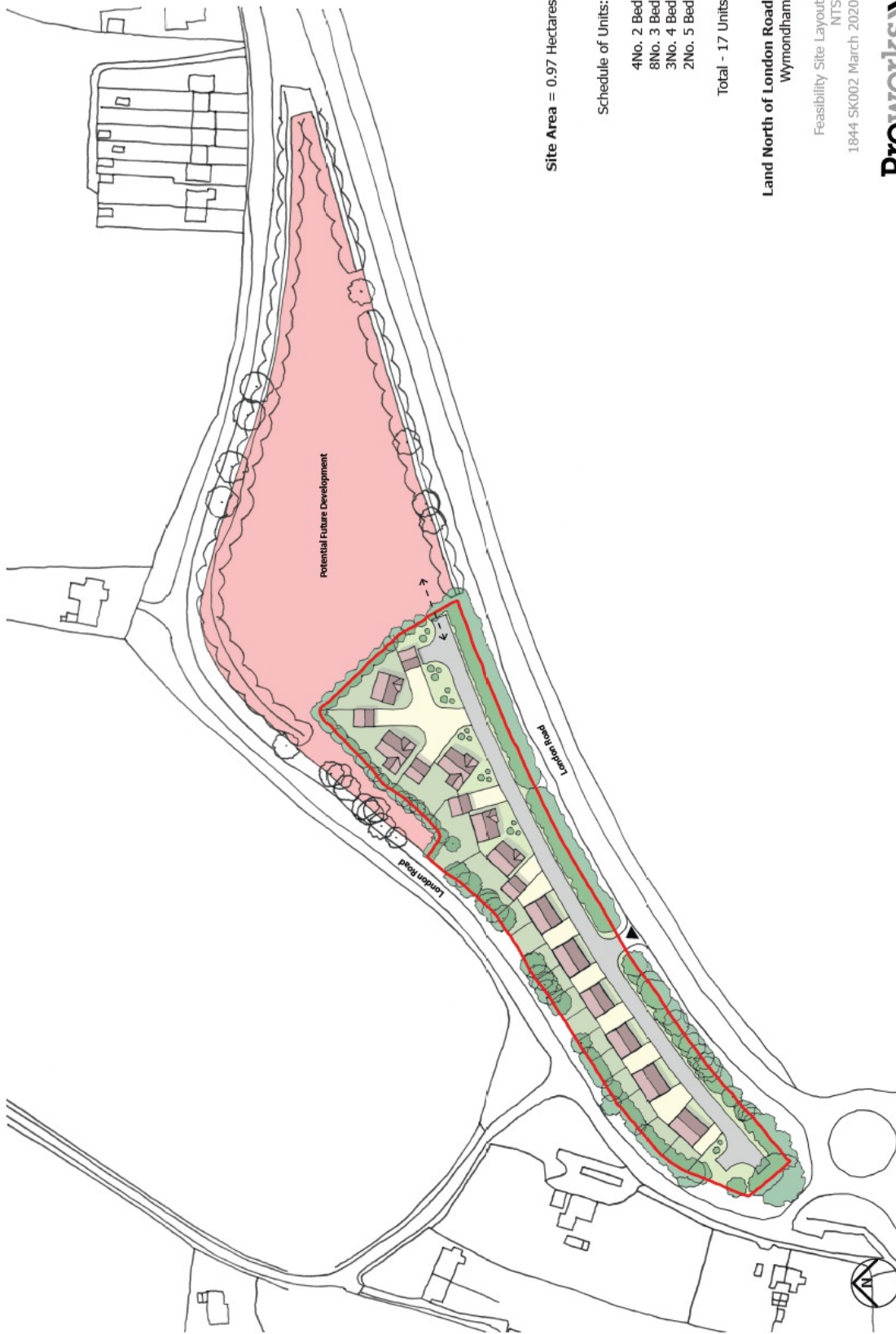


Appendix 3 – Sustainability Appraisal

Access	Green	Suitable access can be gained from London Road. Suitable visibility will be available in each direction and the road is subject to a 40-mph speed limit.
Accessibility to services	Amber	Wymondham is identified as a 'Town' in the Joint Core Strategy. It benefits from a range of everyday services. The site is well related to existing built development in Wymondham and a pedestrian link could be established to provide connectivity into the town centre. Public transportation options (Bus Service) are available approximately 680 metres north east along London Road with Wymondham Train Station approximately 1600m away. Local employment opportunities are available approximately 800m away along Chestnut Drive.
Utilities Capacity	Green	There are no known constraints precluding development of the site.
Utilities infrastructure	Green	There are no known constraints precluding development of the site.
Contamination and ground stability	Green	No known constraints precluding development of the site
Flood risk	Green	The Environment Agency flood zone maps demonstrate that the site lies in an area deemed at very low risk for flooding (<0.1% a year) from rivers and seas. The site is also at very low risk from surface water flooding (<0.1% a year).
Market attractiveness	Green	The site is in a location that is deemed attractive to the market and would be at a size that would be attractive for small housebuilders. The applicant has demonstrated an interest in building out a part of the development themselves.
Significant landscapes	Green	The area does not lie within any Nationally significant landscapes.
Townscapes	Green	The site is not within or adjacent to a National Park, Conservation Area, The Broads or an Area of Outstanding Natural Beauty. A development on the site can be achieved without significant harm to the setting and views of Wymondham Abbey. The site would be nearly completely contained due to the boundary trees which will be kept except to gain access.

Biodiversity and diversity	Green	The site does not fall within a SAC, SPA or Ramsar site. The site lies within an SSSI impact zone but is unlikely to represent an issue given its 2.5km distance to the River Wensum Special Area of Conservation (SAC).
Historic environment	Green	The nearest heritage assets include Gonville Hall (a Grade II Listed Building) approximately 300 metres away. Given the separation distances, boundary treatments and the intervening buildings, the development would not have a detrimental impact on any designated or non-designated heritage assets.
Open space and GI	Green	The development of the site would not result in the loss of any open space.
Transport and roads	Green	Development of the site would not have a detrimental impact on the functioning of truck roads and/or local roads.
Compatibility with neighbouring uses	Green	The development would be compatible with the existing neighbouring/adjoining land use. The landscaping would screen the proposal from existing uses. The careful positioning of build areas can ensure that any impacts on residential amenity are mitigated.

Appendix 5 – Indicative Masterplan



Site Area = 0.97 Hectares

Schedule of Units:

- 4No. 2 Bed
- 8No. 3 Bed
- 3No. 4 Bed
- 2No. 5 Bed

Total - 17 Units

Land North of London Road
Wymondham

Feasibility Site Layout
NTS
1844 SK002 March 2020

