

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

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

1a. Contact Details	
Title	Mr
First Name	Paul
Last Name	Clarke
Job Title (where relevant)	Head of Planning
Organisation (where relevant)	Brown & Co
Address	The Atrium St Georges Street Norwich
Post Code	NR3 1AB
Telephone Number	01603 629871
Email Address	Paul.clarke@brown-co.com

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 ✓	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

--

1c. Client/Landowner Details (if different from question 1a)	
Title	Mr
First Name	Neil
Last Name	Howe
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
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 south of Spixworth Road, Horsham St Faiths (site Z)
Grid reference (if known)	622096, 315023
Site area (hectares)	2.67 hectares

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

--

Current and Historic Land Uses

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

Agricultural

4b. Has the site been previously developed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
--	---------------------------------	---

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

--

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

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

Market Housing <input checked="" type="checkbox"/>	Business and offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input checked="" type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage and distribution <input type="checkbox"/>	Public Open Space <input checked="" 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.

See submitted document

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

See submitted document

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.

Horsham St Faith

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

See attached document

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?
Access would be via Spixworth Road
7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
Generally flat
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
Unknown
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?
Zone 1
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?
N/A
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?
N/A
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
No
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):

Utilities			
8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.			
	Yes	No	Unsure
Mains water supply	<input type="checkbox"/>	<input type="checkbox"/>	✓
Mains sewerage	<input type="checkbox"/>	<input type="checkbox"/>	✓
Electricity supply	<input type="checkbox"/>	<input type="checkbox"/>	✓
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	✓
Public highway	<input type="checkbox"/>	<input type="checkbox"/>	✓
Broadband internet	<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	✓
1 to 5 years (by April 2021)	<input type="checkbox"/>

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 type="checkbox"/>	
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input checked="" 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)?	

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"/>	

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

See attached document

Check List	
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	✓

14. Disclaimer	
<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"> • 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 <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 http://www.greaternorwichlocalplan.org.uk/ for information on how we manage your personal information</p> <p>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.</p>	
Name Paul Clarke	Date 14.4.2020



The Atrium, St. George's Street, Norwich, Norfolk, NR3 1AB
Tel: 01603 598235 Fax: 01603 616199

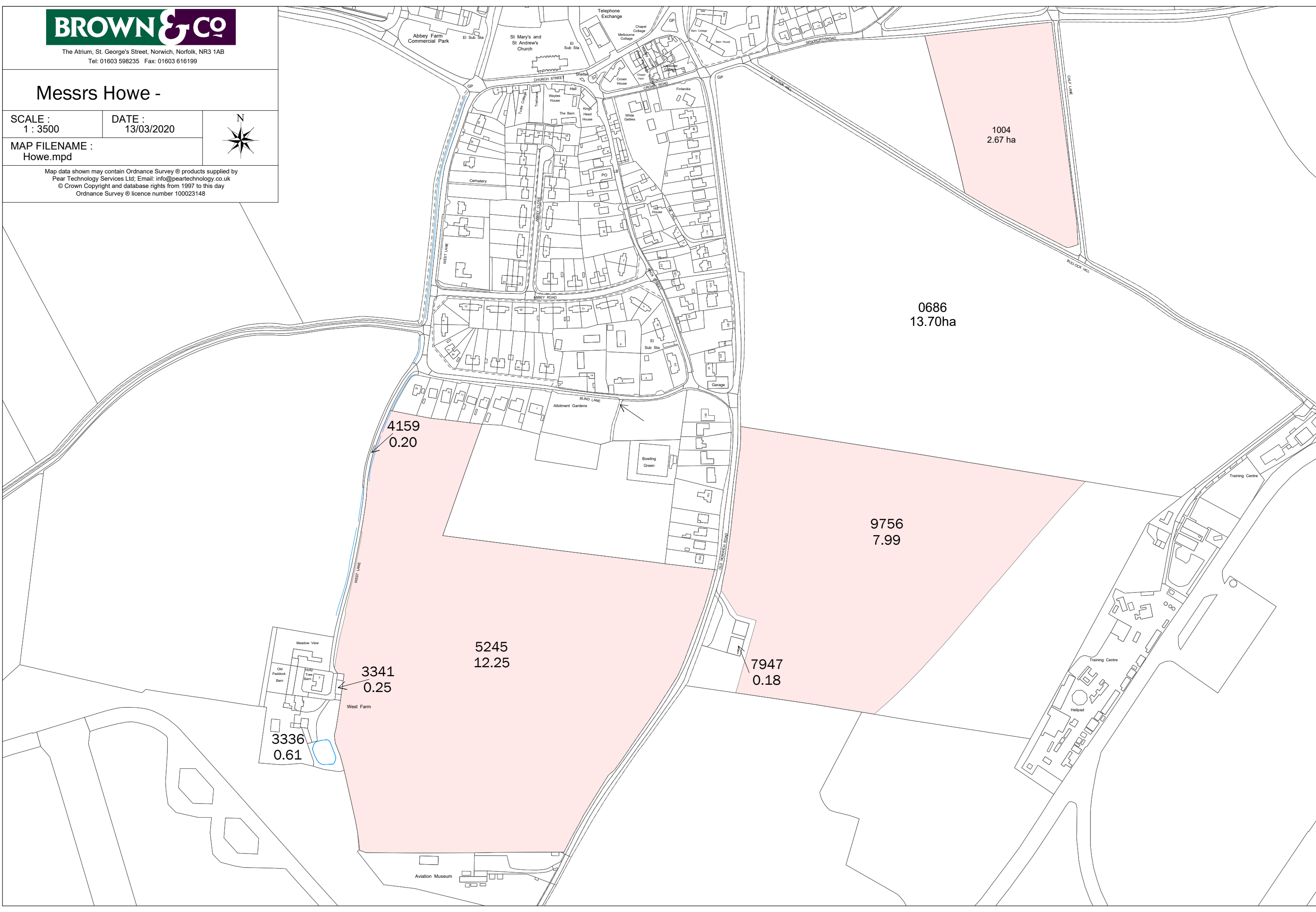
Messrs Howe -

SCALE : 1 : 3500 DATE : 13/03/2020

MAP FILENAME :
Howe.mpd



Map data shown may contain Ordnance Survey @ products supplied by
Pear Technology Services Ltd; Email: info@peartechology.co.uk
© Crown Copyright and database rights from 1997 to this day
Ordnance Survey @ licence number 100023148





The Atrium, St. George's Street, Norwich, Norfolk, NR3 1AB
Tel: 01603 598235 Fax: 01603 616199

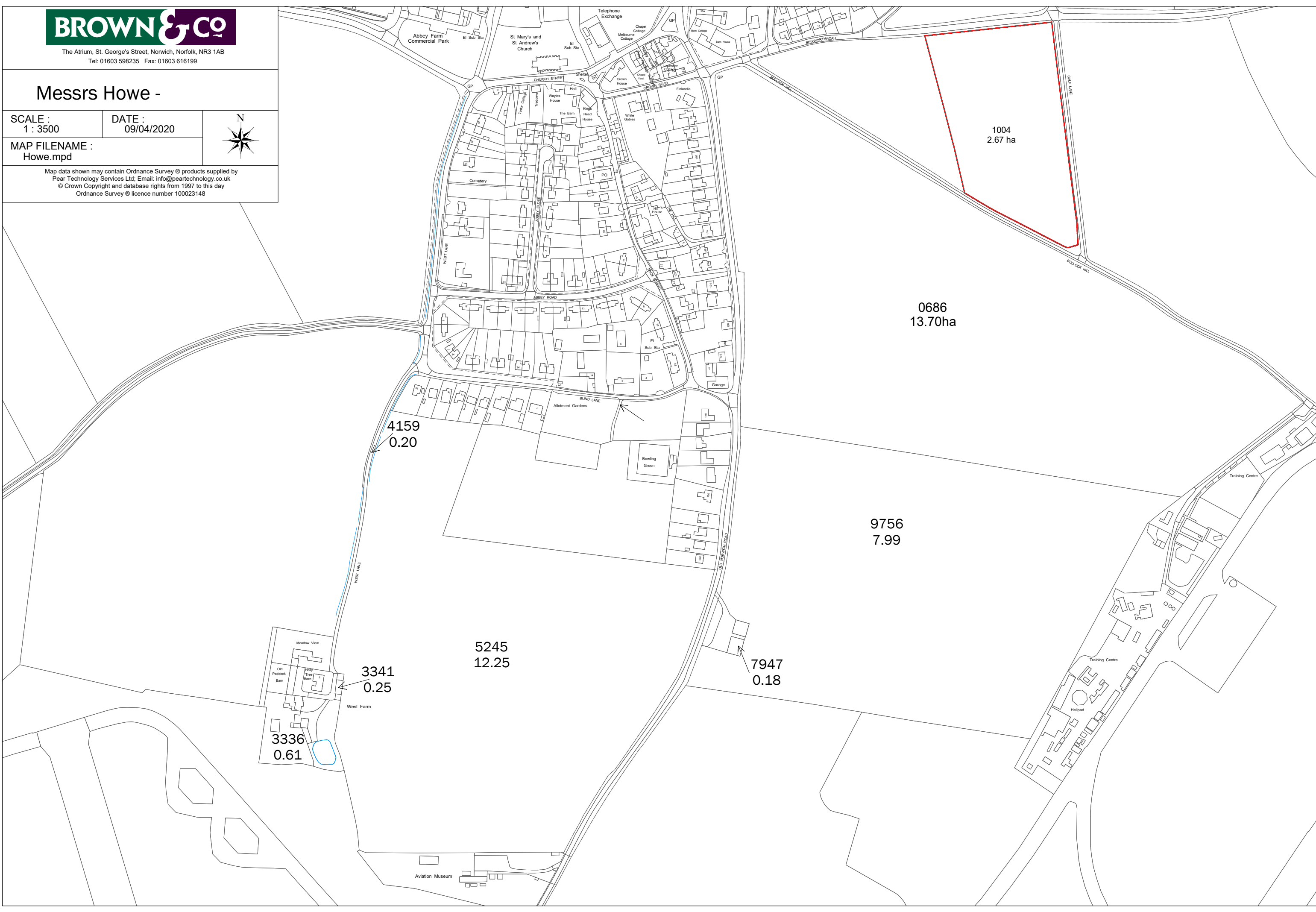
Messrs Howe -

SCALE : 1 : 3500 DATE : 09/04/2020



MAP FILENAME :
Howe.mpd

Map data shown may contain Ordnance Survey @ products supplied by
Pear Technology Services Ltd; Email: info@peartechology.co.uk
© Crown Copyright and database rights from 1997 to this day
Ordnance Survey @ licence number 100023148



1004
2.67 ha

0686
13.70ha

9756
7.99

7947
0.18

5245
12.25

4159
0.20

3341
0.25

3336
0.61

**Proposed Residential Development
on land south of Spixworth Road, east and west of Old
Norwich Road, West Farm, Horsham St Faith**

**Submission of Representations relating to
Regulation 18 Consultation (Stage C), Greater Norwich
Local Plan**

**on behalf of Mr Howe,
Ref: 028597**

GNDP Site ref: NEW SITES

REPRESENTATIONS TO REGULATION 18 CONSULTATION ON THE GREATER NORWICH LOCAL PLAN MARCH 2020

Greater Norwich Local Plan: Land south of Spixworth Road, Land East and Land West of Old Norwich Road, West Farm, Horsham St Faith (Ref: NEW SITES)

Introduction

1. The following comments are submitted in support of a suggested new site on the land south of Spixworth Road, east and west of Old Norwich Road on behalf of the landowners, L & S Howe
2. The following Representations identify additional land which we would like to be considered as part of the proposals for delivering growth in this part of Greater Norwich.

Comments on Draft Local Plan

3. The Draft Local Plan seeks to meet the growth needs of the Greater Norwich area for the period from 2018 to 2038. Under the proposed settlement hierarchy, most of this growth would be directed to the larger settlements, including Norwich, the main towns and key service centres. However, some 9% of housing growth (amounting to around 4,024 dwellings) would be provided in 'village clusters'.
4. In Broadland, the Draft Local Plan seeks to allocate sites to deliver up to 480 homes in cluster village, in addition to the 995 homes already committed in these areas. The village clusters are broadly based around primary school catchments, informed by school capacity or ability to grow, along with the availability of other accessible services, defined as the 'social capacity' of a cluster. The Draft Plan confirms that the sites with the fewest constraints have helped to provide the indicative view on the potential amount of growth in specific clusters.
5. Horsham and Newton St Faith are identified as forming part of a village cluster. The Draft Plan suggests Horsham & Newton St Faith as being capable of accommodating 20-30 units. However, with its close proximity to the fringes of Norwich, Norwich International Airport and the A1270 Broadland Northway (NDR), it is suggested that additional land could be considered for additional development as part of the emerging Local Plan.
6. The contention in the general comments of the Horsham St Faith Assessment Booklet that '*prime agricultural land would be sacrificed*' is incorrect as the latest Agricultural Land Classification map of Eastern England places these sites within Grade 3- Good to Moderate agricultural land.
7. Whilst the overall strategy for village clusters contained in Policy 7.4 is supported, we believe that the sites subject of these Representations should be included as part of the delivery of growth in this part of Greater Norwich. The sites offer a good opportunity, with minimal constraints/impact on the character of the village. Furthermore, the sites are not within a sensitive area, being within a relatively dense residential area, and would 'read' as part of the residential area for this part of the village.

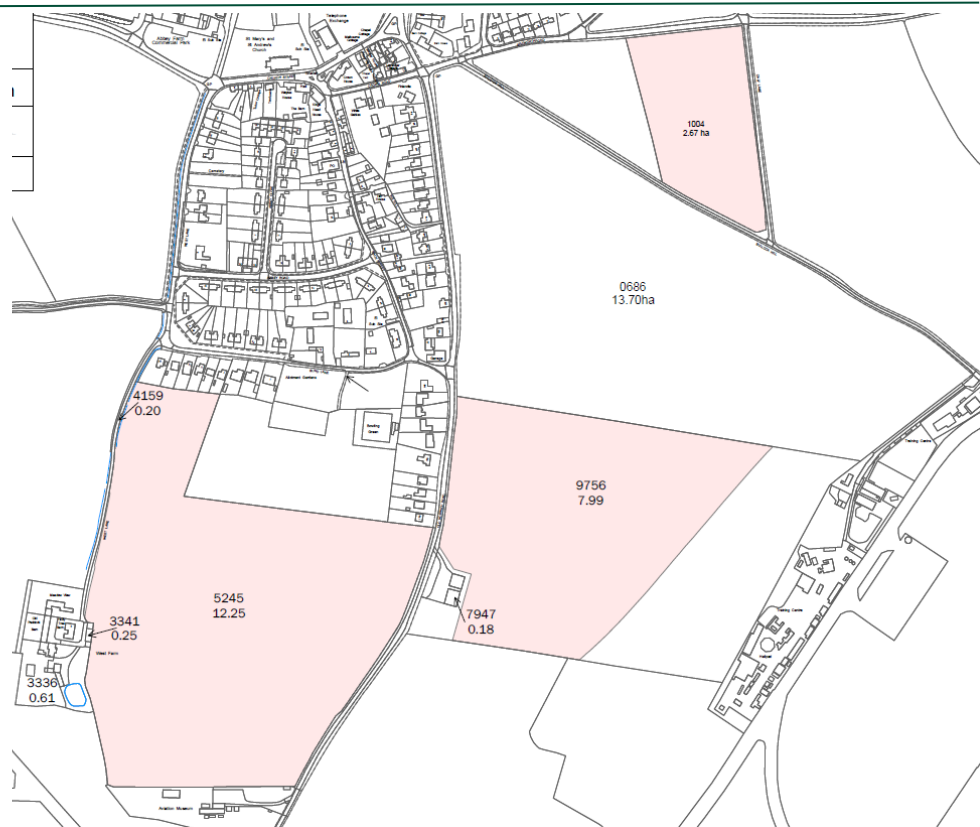


Figure 1- The proposed new sites to be considered.

Benefits/Impact

Access to Services

- 8.** Horsham and Newton St Faith are identified in the current Draft Local Plan as a Village Cluster. Horsham St Faith has a range of facilities including a Post Office and Stores (Back Lane), Drayton Medical Practice, and St Faiths Centre (Manor Road) & Saint Faiths' Church of England Primary School. The site is within 0.2km of the Post Office and Stores.
- 9.** The village is located within approximately 2.4km of the village of Horsford, which contains additional facilities, including an East of England Co-op food store, restaurants, public houses, a village hall, nursery and primary schools, doctors and further employment opportunities.
- 10.** A number of bus services operate on weekdays and Saturdays through the village, providing links to Norwich, Reepham and Sheringham. There are bus services running from Norwich Road, service 43 to Reepham (operated by Sanders Coaches), and 44A to Sheringham (also operated by Sanders Coaches). The nearest bus stops are located approximately 160m on Church Street, opposite the Church of Saint Mary and Saint Andrew and 160m on Norwich Road. The site is in close proximity to the NDR.
- 11.** Furthermore, it is considered that the proposed development would benefit from good access to local services, and would accord with local and national planning policies which indicate that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

12. It is acknowledged that due to the rural location of the sites, residents of any future residential development would, to a degree, be reliant upon vehicle travel for their main shopping and leisure trips. However, a number of sustainable transport options would nonetheless be available to access local services, including walking, cycling and public transport.

Landscape/Local Character

13. The Draft Local Plan discounts sites proposed to the south of the village for development on the grounds of landscape impact. As previously discussed, the HELAAs categorised landscape as green for this site, thereby establishing from the outset, even on a larger site that there were no sensitive landscape designations.

14. Whilst any proposal would inevitably result in a loss of openness, its impact on the landscape setting of the village and the character of the area would be limited.

15. The established pattern of development in the vicinity is mixed but is made up predominantly of detached and semi-detached houses and bungalows set in good-sized plots. The village has a predominantly nucleated settlement pattern.

Utilities Infrastructure

16. It is not considered that there are any fundamental impediments to the delivery of the site through any constraints relating to utilities infrastructure. The attached report prepared by Royal Haskoning confirms the existing utilities capacity and potential for improvements in the locality.

Flooding

17. The site falls within Flood Risk Zone 1 (low risk) and as such is not at risk from flooding. Further technical work, including a site-specific flood risk assessment, would be commissioned as part of any future planning application, to demonstrate that the proposed development would not be at risk from flooding or be likely to result in an increased flood risk elsewhere in the locality.

Heritage

18. There are a number of Grade II listed buildings in the vicinity of the site. The most relevant, The White House, is located to the west of Old Norwich Road, roughly equidistant from all three of the sites proposed. By virtue of the distance of separation between the building and the sites, and the screening effects of intervening development and landscaping, together with comprehensive landscaping that would form part of any future development, it is not considered that development at any of the sites would have a significant adverse impact upon the significance of the listed building or its setting. Nor would development at any of the sites have a significant adverse impact upon the Horsham St Faith Conservation Area.

Delivery of Development

19. No significant infrastructure constraints have been identified to date which would be likely to delay or impede the development of any of the sites for housing. The sites are in a single ownership and no further land would be required to enable them to be brought forward for development. The land is currently available for development. Subject to approval, this site could deliver housing in the short term.

20. Development at any of the sites would make a positive contribution to the supply of market and affordable housing in the area. Furthermore, it would add to the range of housing sites

available in the locality, providing flexibility and a wider choice of development opportunities to the market, and thus strengthening the local supply of housing land. New residents would add to the vitality of the local community. Given their accessibility, existing local businesses and services would be likely to derive support from the development due to the addition to the local economy of the spending power of new residents. The construction of the development would also provide some economic benefits, albeit temporary.

21. Furthermore, it is considered that Horsham St Faith would represent a sustainable location for development of the scale envisaged, given its close proximity to Norwich and its wide array of services. By providing sufficient land of the right type in the right place to support growth the development would address the social, economic and environmental dimensions of sustainable development, as defined in the NPPF.