

| <b>1a. Contact Details</b>    |  |
|-------------------------------|--|
| Title                         | Ms   |
| First Name                    | Karen  |
| Last Name                     | Beech  |
| Job Title (where relevant)    |  |
| Organisation (where relevant) | CODE Development Planners Ltd  |
| Address                       | 17 Rosemary House<br>Lanwades Business Park<br>Kentford              |
| Post Code                     | CB8 7PN  |
| Telephone Number              | 01223 290138   |
| Email Address                 | <a href="mailto:karenbeech@codedp.co.uk">karenbeech@codedp.co.uk</a> |

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

| <b>1c. Client/Landowner Details</b> (if different from question 1a) |  |
|---|--|
| Title   |  |
| First Name  |  |
| Last Name   |  |
| Job Title (where relevant)  |  |
| Organisation (where relevant)                                       |  |
| Address   |  |
| Post Code   |  |
| Telephone Number  |  |
| Email Address   |  |

| <b>2. Site Details</b>   |  |
|--|--|
| <p>Site location / address and post code</p> <p>(please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)</p> | <p>Land north of Drayton Lane, Horsford (see drawing number 180309 Hrsfrd) site 0359 and site 0368 in HELAA.</p> |
| Grid reference (if known)  |  |
| Site area (hectares)   | 7.5ha  |

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

|  |     |    |
|--|-----|----|
| <b>Current and Historic Land Uses</b>  |     |    |
| <b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.) |     |    |
| Agriculture  |     |    |
| <b>4b. Has the site been previously developed?</b>   | Yes | No |

**4c. Describe any previous uses of the site.**

(please provide details of any relevant historic planning applications, including application numbers if known)

N/A

**Proposed Future Uses**

**5a. Please provide a short description of the development or land use you proposed** (if you are proposing a site to be designated as local green space please go directly to question 6)

Residential development with ancillary public open space and structural landscaping.

**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 & 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 site is approximately 7.5ha and is likely to deliver around 150 dwellings.

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

The proposed development will deliver the following benefits to the local area:

- Provide a range of dwelling sizes, types and different tenures which will encourage the development of a cohesive and balanced community able to integrate well into Horsford;
- Provide a mix of high quality market and affordable housing to meet the local needs of the community;
- Help to support and retain existing local services and facilities in Horsford;
- Potentially generate new services and employment as a result of an increase in the population of the settlement;
- Provision of open space resulting in a suitable mix of informal and formal open space including areas for children's play, young people's space and natural green space;
- Potential to improve green infrastructure connections through the development and the surrounding area with associated habitat creation.

**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 primary vehicular access is proposed from the new Drayton Lane (the new link road built as part of the Norwich Northern Distributor Road works) where a right turn lane would allow access into the site (as shown on drawing 180309 Hrsfrd). An emergency vehicle access, if required, is proposed off the old Drayton Lane which provide an alternative route for such vehicles into the site.

|  |
|--|
| <b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?   |
| None   |
| <b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?   |
| The ground conditions are stable and there are no potential ground contamination issues.   |
| <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 site is in Flood Zone 1 with a low probability of flooding. There are no areas of surface water flooding on the site.  |
| <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?   |
| The site is in single ownership and there are no legal issues affecting its delivery.  |
| <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?   |
| In bringing the site forward for development detailed background work would be carried out to assess any existing arboricultural, ecological and geological features and the development would respect and enhance these. Existing trees and hedgerows would, where possible, be retained and designed into the site.  |
| <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?  |
| The site is not in a conservation area and there are no listed buildings, historic parklands or scheduled ancient monuments on the land or nearby.   |
| <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 located on the southern edge of Horsford adjacent to both residential and commercial uses. To the north are houses and a business area accessed off Dog Lane, to the east are recently constructed dwellings at Crow Hill and land off Holt Road where outline planning permission for 84 dwellings (application reference 2017/0409) was granted on 26 February 2018. To the south of the site is the NNDR link road and further south beyond this the NNDR. The proposed development would not impact upon any of the neighbouring uses and should not be affected by neighbouring uses. A structural planting belt is proposed along the southern edge of the site and this together with any noise mitigation required in relation to the NNDR will ensure compatibility with neighbouring uses. |

**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 checked="" type="checkbox"/> | <input type="checkbox"/> |        |
| Mains sewerage         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |        |
| Electricity supply     | <input checked="" type="checkbox"/> |                          |        |
| Gas supply             | X                                   |                          |        |
| Public highway         | X                                   |                          |        |
| Broadband internet     | X                                   |                          |        |
| Other (please specify) | N/A                                 |                          |        |

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

N/A

**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)                | X |
| 5 - 10 years (between April 2021 and 2026)  |   |
| 10 – 15 years (between April 2026 and 2031) |   |
| 15 - 20 years (between April 2031 and 2036) |   |

**9b. Please give reasons for the answer given above.**

The site has no physical constraints to development and would not require substantial up-front infrastructure. In addition, it is in single ownership. It could, therefore, be delivered within 1-5 years.

**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        |     |          |
| Site is under option to a developer/promoter |     |          |
| Enquiries received                           |     |          |

|                        |   |  |
|------------------------|---|--|
| Site is being marketed |   |  |
| None                   |   |  |
| Not known              | X |  |

**Delivery**

**11a. Please indicate when you anticipate the proposed development could be begun.**

|   |   |
|---|---|
| Up to 5 years (by April 2021)               | X |
| 5 - 10 years (between April 2021 and 2026)  |   |
| 10 – 15 years (between April 2026 and 2031) |   |
| 15 - 20 years (between April 2031 and 2036) |   |

**11b. Once started, how many years do you think it would take to complete the proposed development (if known)?**

The proposed 150 dwellings could take up to three years to build out.

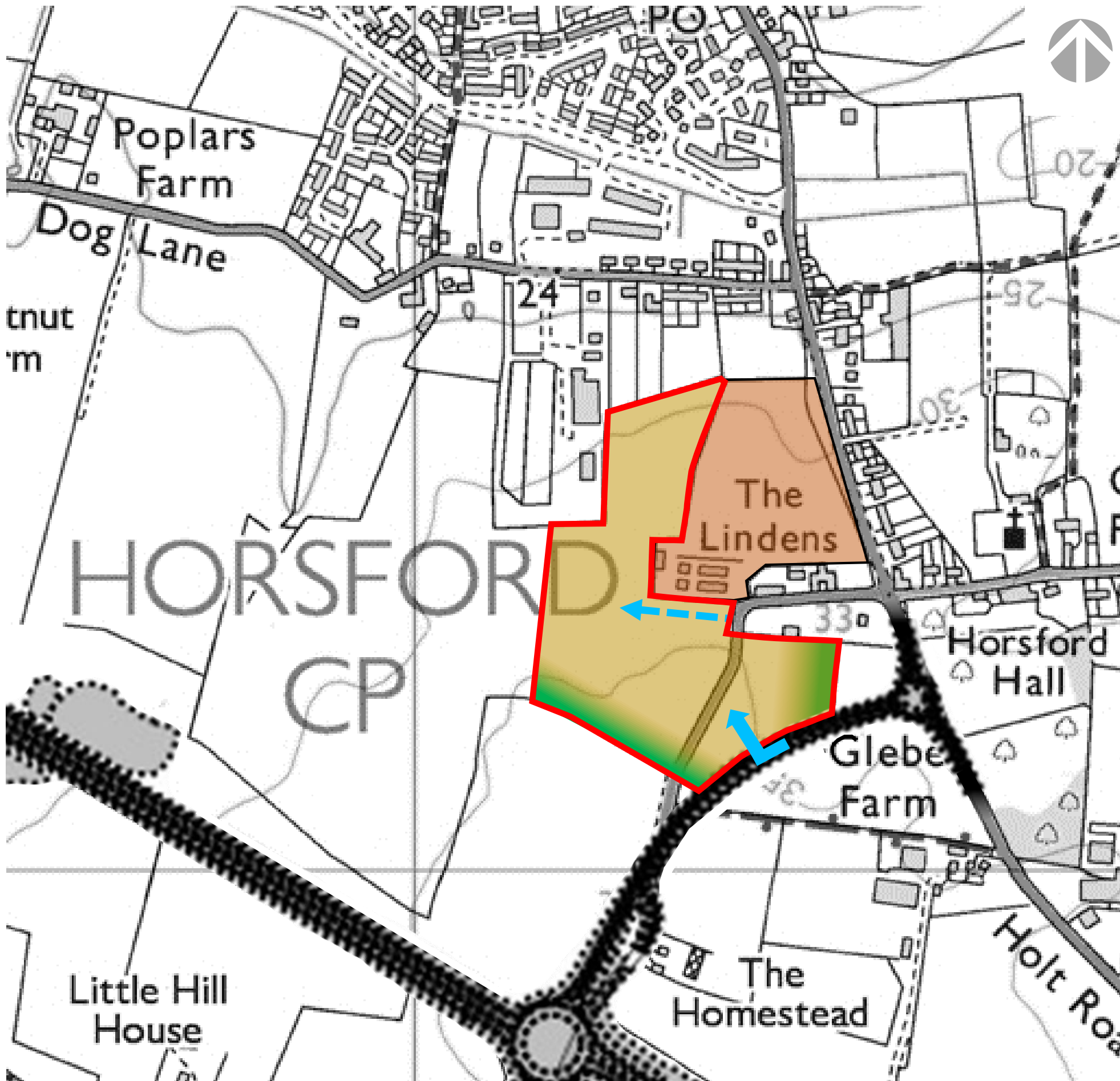


|  |     |                          |        |
|--|-----|--------------------------|--------|
| <b>Viability</b>   |     |                          |        |
| <b>12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches &amp; Children's Play Space and Community Infrastructure Levy</b> |     |                          | X      |
|  | 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>  |     | X                        |        |
| <b>12c. If there are abnormal costs associated with the site please provide details:</b>   |     |                          |        |
| Based on current information and understanding of requirements no abnormal costs are anticipated.  |     |                          |        |
| <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"/> |        |
| <b>12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.</b>  |     |                          |        |
| Based upon current understanding and given the lack of physical site constraints and the fact that abnormal up-front infrastructure will not be required development of the site for residential use is considered to be viable.   |     |                          |        |








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

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

| <b>14. Declaration</b>  |                       |
|---|-----------------------|
| <p>I understand that:</p> <p>Data Protection and Freedom of Information<br/> The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:</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><b>Disclaimer</b><br/> 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 "Growth Options" Consultation - Site Submission Guidance Notes.</p> <p>I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.</p> |                       |
| Name<br>Karen Beech   | Date<br>14 March 2018 |



**Key**

-  Site redline boundary
-  Norwich Northern Distributor Road (NDR)  
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Ordnance Survey 100019340
-  Proposed primary vehicular access
-  Potential emergency vehicular access
-  Proposed residential development area  
(Approx. 7.5ha / 150 dwellings)
-  Indicative landscaping area
-  Committed development  
(Holt Road / 84 dwellings Ref. 20170409)

Approximately 250m



*Notes:*

*Not drawn to scale, for illustration purposes only*

Client  
RG Carter Farms Limited

Project  
Horsford

Drawing Name  
Horsford – Illustrative Concept Masterplan

|                                 |          |
|---------------------------------|----------|
| Drawing Number<br>180309 Hrsfrd | Revision |
|---------------------------------|----------|

|                       |              |
|-----------------------|--------------|
| Date<br>09 March 2018 | Scale<br>NTS |
|-----------------------|--------------|

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