

1b. I am... - Planning Consultant

1c. Client / Landowner Details (if different from your login account)

Title Mr

First Name Tim

Last Name Hardesty

Organisation (where relevant) Poringland Properties Ltd

Address

c/o Agent

2. Site Details

Site location / address and post code.

(at the end of this form you will be able to plot the site on a map as part of your submission)

Land off the Ridings, Poringland

Grid reference (if known) Easting - 626036, Northing - 302456

Site area (hectares) 4.58

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [A51291.pdf](#)

3. Site Ownership

3a. I (or my client)... Is the sole owner of the site

4. Current and Historic Land Uses

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

The site is currently in agricultural use.

4b. Has the site been previously developed? No

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

The site is in agricultural use. An outline application (reference 2017/1835) for 32 dwellings with all matters reserved except access was refused in November 2017. Reasons for the refusal included a lack of an access strategy through the neighbouring undeveloped part of allocation POR 4 and incomplete supporting technical information in relation to trees, archaeological and flood risk. This site submission details how these concerns can be addressed through, amongst other things, a holistic approach with the neighbouring undeveloped part of site allocation POR 4.

5. 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)

This site offers an opportunity to allocate land for residential development in a highly sustainable location.

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

- Market Housing
- Affordable Housing

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

Based on the site area of 1.73ha, and Poringland's role as a Key Service Centre positioned within the Norwich Policy Area, the site could accommodate approximately 80 units.

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

The development of this site will bring about numerous community benefits. It will contribute market and affordable housing to the local area, in line with Poringland's position within the Norwich Policy Area as a Key Service Centre. Financial contributions from the development through CIL will be used to improve local health, community and cultural facilities.

6. 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

7. 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 benefits from being immediately adjacent to the existing residential allocation reference POR 4. Primary access to the site will be through the allocation and will come forward as a holistic application incorporating the adjacent allocated land.

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 there are no significant slopes or changes in levels which would adversely affect the development of the site as a whole.

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

Ground conditions on the site are stable. Any potential ground contamination issues on the site will be investigated, and evidence provided, in due course.

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 Environment Agency Flood Risk Map indicates that the site is not located in a high level flood risk area (Flood Zone 1). There is no record of flooding on the site. A planning application would identify an appropriate surface water drainage strategy.

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?

There are no known legal 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?

There are a small number of mature trees and hedgerows on the boundaries of the site which will be retained where necessary. There are no known ecological or geological features within the site.

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?

There are no listed buildings, conservation areas, historic parklands or scheduled monuments either on the site or nearby.

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

There is a mixture of agricultural and existing residential areas surrounding the site.

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

N/A

7j. Other: (please specify):

N/A

8. 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.

Mains water supply Yes

Mains sewerage Yes

Electricity supply Yes

Gas supply Yes

Public highway Yes

Broadband internet Yes

9. Availability

9a. Please indicate when the site could be made available for the land use or development proposed. 1 to 5 years (by April 2021)

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

Whilst the site is available immediately, it is considered that it would take approximately one year to secure planning permission for the development of the site.

10. 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.

Site is owned by a developer/promoter

11. Delivery

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

Up to 5 years (by April 2021)

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

Based on a development of 80 units, it is considered that the site would be developed in two years. This would be extended to 2 and a half years if the adjacent site were incorporated.

12. Viability

This is the description of your section break.

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

- I agree

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?

No

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?

Yes

13. 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

The site is considered to be entirely developable, and capable of making a significant contribution towards satisfying the Councils' housing needs during the period to 2036. In accordance with the National Planning Policy Framework's (NPPF) definition of 'developable', set out in footnote 12 to paragraph 47, the site represents a suitable location for housing development, and there is a reasonable prospect that the site is available and will be developed during the plan period.

The site is located within Poringland, one of the Norwich Policy Area Key Service Centre's identified in the Joint Core Strategy as a suitable location for additional development.

Economically, the site represents the right land in the right place at the right time. Residential development here in the period 2026-2030 and beyond would help support the planned long-term economic growth of the Greater Norwich Area. This would provide high-quality and desirable homes within easy reach of these key employment areas.

Socially, the scale of development envisaged is such that it will enable the creation of a strong, vibrant and healthy community alongside the existing allocation and development, with easy access to existing and planned local services and facilities. A mix of dwelling types, sizes and tenures will be provided to meet local needs, and CIL payments will ensure the provision of the necessary health and cultural facilities.

Environmentally, the site is located close to a wide range of employment opportunities, and enjoys excellent access to a range of sustainable transport options providing easy access to the extensive array of facilities and services available within Norwich city centre. Residents will be able to meet their day-to-day needs easily and without the need to use their car, assisting in reducing pollution and minimising the contribution to climate change.

On this basis, the site is capable of making a significant contribution to the planned growth of Norwich in the period to 2036.

14. Declaration

I understand that:

Data Protection and Freedom of Information

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:

- 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

Disclaimer

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.

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.

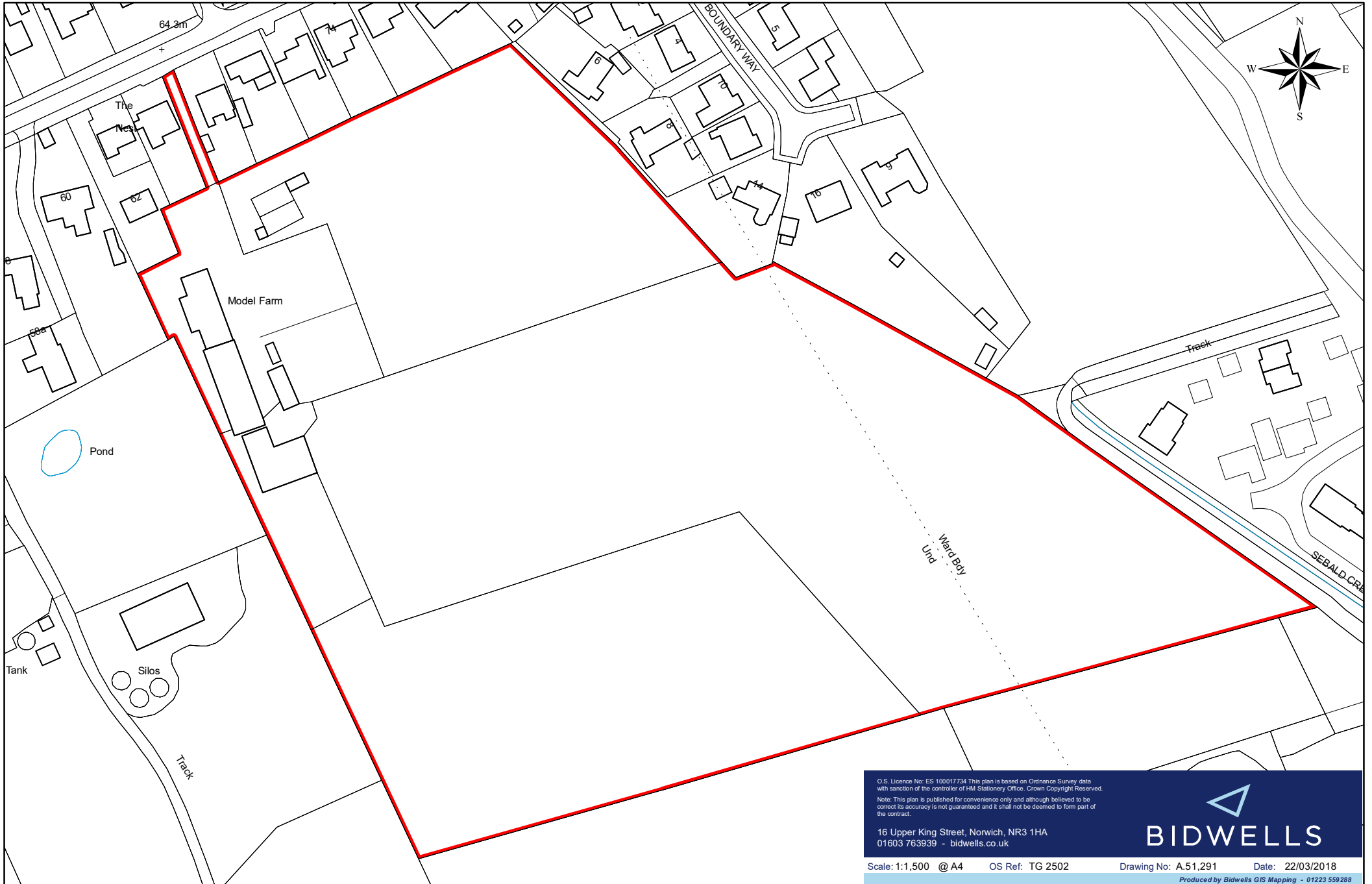
Name

Simon Henry

Date

Mar 22, 2018

Land off The Ridings, Poringland, Norfolk



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