

1a. Contact Details	
Title	Mr
First Name	Iain
Last Name	Hill
Job Title (where relevant)	Partner
Organisation (where relevant)	Bidwells
Address	16 Upper King Street Norwich
Post Code	Nr3 1HA
Telephone Number	01603229409
Email Address	iain.hill@bidwells.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	Mrs

First Name	Rachel
Last Name	Foley
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

2. Site Details	
<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>Glebe Farm North, Land between B1149 Holt Road and the Norwich Distributor Road, Horsford.</p>
Grid reference (if known)	Easting: 619704, Northing: 31489
Site area (hectares)	26.088ha.

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 checked="" type="checkbox"/>	<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 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.		

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 used as arable farmland. There is no existing formal access to the site.		
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)		

The site has been most recently used as arable farmland. A search of Broadland District Council's Planning Application Search Portal did not reveal any relevant planning history for the site.

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)			
A mixed-use development, comprising a variety of employment, leisure, retail, education and potentially residential uses.			
5b. Which of the following use or uses are you proposing?			
Market Housing <input type="checkbox"/>	Business and offices <input checked="" type="checkbox"/>	Recreation & Leisure <input checked="" type="checkbox"/>	
Affordable Housing <input type="checkbox"/>	General industrial <input checked="" type="checkbox"/>	Community Use <input type="checkbox"/>	
Residential Care Home <input type="checkbox"/>	Storage & distribution <input checked="" type="checkbox"/>	Public Open Space <input type="checkbox"/>	
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	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 26.088 hectares, and lies within close proximity of the defined Settlement Boundary of Horsford, which is identified in the Joint Core Strategy as a Key Service Village. The site is proposed for an employment led development, with roadside retail / services, leisure, along with ancillary training and education facilities.			
5d. Please describe any benefits to the Local Area that the development of the site could provide.			

A commercial led development on this site will bring a variety of benefits. The site holds significant potential to supply employment land, which would support the long-term planned economic growth of the Greater Norwich Area. In addition, the development of the site would provide a significant number of jobs during construction, and jobs in the long term, generated by the businesses who would locate on the site.

Based on the size of the site, it has the potential to provide open space, which is a key aspiration of the Horsford Neighbourhood Plan.

Development on the site will also be CIL chargeable, which will provide funds for wider community improvements in Horsford, in accordance with the aspirations set out in the Horsford Neighbourhood Plan.

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?

Informal vehicular access is in place to the site from Holt Road. In support of this submission, Orari Limited have produced an Access Appraisal which details how multiple T-junctions could be provided along Holt Road, which would provide sufficient access to the proposed site.

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 in terms of topography.

<p>7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?</p>
<p>Ground conditions on the site are stable. There is no evidence to suggest that the site would be contaminated. However, potential ground contamination issues on the site will be investigated and addressed, as necessary, as part of a planning application.</p>
<p>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?</p>
<p>The site, in its entirety, falls within Flood Zone 1. There is, therefore, a low probability of flooding on the site.</p>
<p>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?</p>
<p>The site, in its entirety, is owned by Rachel Foley.</p>
<p>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?</p>
<p>There is no evidence to suggest that the site holds any ecological importance. It would be envisaged that the site holds limited ecological value given that it has been intensively farmed for a considerable period of time techniques.</p> <p>There are a few mature trees or hedgerows interspersed on the site which could potentially be retained as part of any redevelopment.</p> <p>The site is not subject to any landscape designations.</p>
<p>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?</p>
<p>There are no Listed Buildings on, or within close proximity, of the site. The site does not fall within, nor is in close proximity to, a Conservation Area.</p>
<p>7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?</p>
<p>To the north of the site is Glebe Farm. The site is bound to the east by Holt Road, to the south by the Northern Distributor Road, and to the west by Drayton Lane.</p> <p>The location of the site being adjacent to the NDR is highly compatible, as it makes the site highly accessible and, therefore, an extremely suitable location for future development.</p>

The site's location means that it would have a minimal impact on the amenity of residential properties.

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:

Whilst it has not been assessed as to whether the site is served by the existing utilities, it is envisaged that the above services would be in place given proximity of the site to Glebe Farm.

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 2036)	<input type="checkbox"/>
9b. Please give reasons for the answer given above.	
The site is owned, in its entirety, by Rachel Foley, and is leased to an agricultural tenant, whose tenancy can be terminated at 3 months notice. Therefore, the site is considered to be readily available for development.	

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 checked="" type="checkbox"/>	Interest in occupying part of the site for employment purposes, incorporating ancillary education facility, has been received.
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 2036)	<input type="checkbox"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
Based on the scale of the site, development on the site may come forward in a period of phases which will depend on occupier demand.	

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 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.

Development of the site for employment led development is considered viable, taking into consideration the various policy requirements in relation to matters such as CIL contributions. Further evidence on viability can be provided on a strict private and confidential basis, should this be deemed necessary.

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

On behalf of Rachel Foley, we strongly recommend that land at Glebe Farm 'North' is allocated for a mixed-use development, comprising a variety of employment, leisure, retail, education uses, and potentially residential uses. The site is envisaged predominately as employment-led development, however, to make the site viable, there may be an element of residential development on the site. The site is considered to be entirely deliverable, and capable of making a significant contribution towards satisfying the Councils' growth forecasts during the period to 2036.

Whilst the National Planning Policy Framework (NPPF) states that when drawing up Local Plans, local planning authorities should, amongst other things:

- identify sites for local inward investment to match the economic strategy and meet anticipated needs over the plan period;
- support existing business sectors, and where possible identify and plan for new or emerging sectors likely to locate in an area; &
- plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries,

it contains no specific guidance on what is considered to be a 'deliverable' site in terms of non-residential uses. Accordingly, the definition of 'deliverable', set out in footnote 11 to paragraph 47, is used for the purposes of this representation to demonstrate that the site represents a suitable location for development now, is available immediately, is achievable with a realistic prospect of development being delivered on it, which is viable.

The site falls within the parish boundary of Horsford, but is located between the settlements of Drayton and Horsford. The two settlements are divided by the recently completed Norwich Distributor Road (NDR); with the site falling on the Horsford side of the new road. The site is immediately adjacent to the NDR and the interchanges between the NDR and Drayton Lane, and the NDR and the A140. The site is approximately 1.20km from the Settlement Boundaries of Drayton and 610m from Horsford. Norwich Airport and the associated Employment Area is located approximately 2km from the site.

The site lies within close proximity of both Horsford and Drayton, in a sustainable location. Horsford is identified as a Key Service Village, and benefits from a variety of existing services, such as a: Post Office; Bakery; Primary School; Village Hall; Pharmacy; Co-op; and a pub; all of which highlight how Horsford benefits from being a sustainable location, which could support future growth. The site is also in close proximity to Drayton, which is identified as an Urban Fringe Parish, benefits from a wealth of existing services, in particular: a Supermarket; Bakery; Bank; multiple Pubs; Pharmacy; Medical Practice; Junior School; and, Infant School.

The Greater Norwich Local Plan (GNLP) Regulation 18 Consultation document outlines how the GNLP will help to drive economic growth, to support the delivery of 45,000 additional jobs by 2036, enable growth in the economy, and support a thriving rural economy. The document acknowledges that there is significant potential for economic growth in the Greater Norwich area.

Greater Norwich: Employment, Town Centres and Retail Study (2017) concludes that the overall need for employment land (114 hectares) is significantly less than land currently allocated or permitted (340 hectares). On this basis, the GNLP Regulation 18 Consultation document states that there is no evidence to justify increasing the overall supply of employment land. However, the document states that whilst there is no need for additional land, there could be need for new allocations i.e. larger sites to target specific economic sectors. It also recognises that there is a need for supply to exceed demand to provide choice and competition and to provide for the full range and scale of business requirements, and to ensure that there is a good distribution of local opportunities across the urban and rural area.

As detailed above, the site is immediately adjacent to the NDR. The NDR is envisaged as a catalyst to support growth across the region, through increasing accessibility, and unlocking new sites to support future growth for the area, particularly those which lie around the NDR. The NDR aims to bring £1 billion of economic benefits to Norwich, through providing jobs and supporting businesses in the area.

The location of the site in relation to the NDR is highly beneficial; as it makes the site highly accessible and, therefore, an extremely suitable location for future development. The site also falls within a location which is well related to Norwich City Centre, the Airport Business Park, and falls within the Cambridge – North Tech Corridor. This would ensure that the site is attractive to a range of potential occupiers, whilst also being complementary to existing employment allocations.

The size of the site also means that it is capable of satisfying a range of employment / business needs. More specifically, the site has the potential to accommodate large scale employment development that is required by new economic sectors, to small scale start up units. In terms of the latter, the site's location means that it also has potential to assist with the rural economy.

In addition, it should also be noted that the GNLP document recognises that a limited number of brownfield sites have been put forward for residential development. The NPPF requires Councils to make the most efficient use of land.

On this basis, it is critical that the best possible use is made of brownfield land, which is mainly within Norwich and the urban fringe.

It is currently estimated that there is capacity on brownfield land for 1,500 additional homes in Norwich, along with 200 in the Broadland part of the urban fringe. The various Councils are undertaking work to see if any more brownfield sites can be identified for development.

Employment sites located within the urban area are often constrained due to, amongst other things, issues relating to access and amenity. As a result, they are unattractive to potential developers and occupiers. The reallocation of these sites to residential provides a unique opportunity for the Council to 'free up' brownfield land in the urban area for residential development. In order to ensure that the loss of such sites does not result in a shortage of suitable employment sites, it is recommended that the site, which is capable of accommodating a range of business requirements, is allocated, in part, for employment purposes.

Given the scale of the site, it also provides an opportunity to provide development which both utilises the sites location to the NDR and provides an opportunity to complement proposed employment uses. This could include small scale retail, particularly roadside retail / services and leisure, as well as education.

The site lies to the south of Horsford, and to the north east of Drayton, being outside of the Settlement Limit. However, the site is bound to the south by the NDR, and Drayton Lane to the west, which provides access to Drayton.

The Horsford Neighbourhood Plan Submission Draft (2017) advocates a variety of aspirations for Horsford, in particular: the need for community meeting space; new outdoor recreation space; provision of additional education and health care facilities; provision of mixed housing; enhancement of walkability and bike ability in the community; new business which fits in with the surroundings; and a new or expanded supermarket. Development on this site could help achieve, and exceed in places, the aspirations and objectives of the Neighbourhood Plan.

As part of any planning application, the installation of footpaths along Drayton Lane could be explored. This would connect the site to the centre of Horsford, by connecting with the existing footpaths on Holt Road; and connect the site to Drayton, by connecting to existing footpaths on Hall Lane. This would be in accordance with the aims of the Horsford Neighbourhood Plan, and Drayton Neighbourhood Plan, which both aspire to increase walkability in the area, through providing a sustainable alternative to using a car.

The site is not currently served by any form of public transport. However, as part of any development, a bus stop could be provided. The site benefits from being on a variety of bus routes: the 36 bus route which provides a frequent connection between Horsford and Norwich City Centre; 43a which provides a connection between Norwich City Centre and Reepham; and the 904 which connects

Hellesdon and Horsford. Therefore, a new bus stop could be provided on the existing bus routes to serve the site, and provide a further mode of sustainable transport, as an alternative to using a car.

The site also provides access to a range of services. In particular, the NDR provides a high quality transport network to the wider area, which aims to reduce congestion and increase accessibility across Norwich. The A140 provides a direct link from the site into the centre of Norwich, which provides a wealth of shops, services and employment opportunities. The site is also well related to the Norwich Airport Business Park.

Horsford contains two significant heritage assets which hold important value in regards to the character of the local townscape: Horsford Parish Church of All Saints, a Grade II* Listed building (approximately 580m from the site), and Horsford Castle, a Scheduled Ancient Monument (approximately 980m from the site). Considering the distance of the site from these assets, and the presence of the NDR, it is considered that development on the site will not impinge on the setting and character of the heritage assets on the local townscape.

The development can be designed in a way which respected the form and character of the local vernacular, and the sites relationship to the surrounding setting. The site lies in an area of relatively open countryside, with Glebe Farmhouse to the north, Holt Road bordering to the east, the NDR bordering the site to the south, and Drayton Lane bordering to the west. Therefore, the impact on the character of the townscape will be minimal, as the presence of the surrounding road network, already adversely impacts upon the setting of the townscape. However, to mitigate the impact of the NDR, consideration could be given to the provision of landscape screening, which will both reduce the impact of the NDR on the site, and help to obscure views of the site from the wider townscape. To the north, further landscape screening could be provided, to reduce the impact of development on the site on Glebe Farmhouse and the wider townscape.

In addition, as detailed above, the site is likely to come forward in conjunction with development of land to the to the east, which has also been put forward within the Greater Norwich Local Plan Regulation 18. Therefore, any impact on the townscape to the east would need be addressed as part of a wider development.

As outlined above, the site is suitable, available, achievable and viable, and is therefore developable. Development in this location would represent sustainable development, as defined within the National Planning Policy Framework.

Horsford, as a Key Service Centre, is identified as a suitable and sustainable location which can help satisfy identified growth requirement during the period up to 2036. The foregoing text demonstrates that this specific site is a suitable location for further development in all respects and is capable of accommodating an employment

led development, which can help satisfy identified growth requirement during the period up to 2036.

Economically, the site holds significant potential to supply employment land, which would support the long-term planned economic growth of the Greater Norwich Area. Development on the site would work towards unlocking and utilising the potential of the NDR. In addition, the development of the site would provide a significant number of jobs during construction, and jobs in the long term, generated by the businesses who would locate on the site.

Socially, the scale of development envisaged is such that it will create a sustainable community, through providing a range of employment-led development. Development on the site will be CIL chargeable, which will help to provide and enhance the local facilities on offer in Horsford, as identified as key aspirations in the Horsford Neighbourhood Plan Submission Draft.

Environmentally, sustainable means of transport could be provided, such as the installation of a new bus stop; which would be served by existing bus services. These services provide relatively frequent services into Norwich City Centre, Reepham and Horsford. This would provide future residents, employees and visitors to the site the option to utilise sustainable transport methods, as well as connecting to a variety of employment opportunities, particularly to those on offer in Norwich City Centre. In regard to the environment, the site holds limited ecological value due to being intensively farmed, and therefore development on the site would not impose any environment impacts.

On this basis, we request that the site should be taken forward as an allocation for mixed use development in the emerging Local Plan.

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. 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

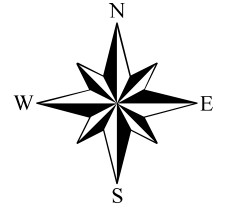
The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, 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
Iain Hill

Date
21/03/2018

Glebe Farm North, Horsford



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