

1a. Contact Details	
Title	Ms
First Name	Karen
Last Name	Beech
Job Title (where relevant)	
Organisation (where relevant)	CODE Development Planners Ltd
Address	17 Rosemary House Lanwades Business Park Kentford
Post Code	CB8 7PN
Telephone Number	01223 290138
Email Address	karenbeech@codedp.co.uk

1b. I am...	
Owner of the site	Parish/Town Council
Developer	Community Group <input type="checkbox"/>
Land Agent	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	
First Name	
Last Name	
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 an scaled OS base with the boundaries of the site clearly shown)	Land south of Drayton Lane, Horsford (see drawing number 180313 HrsfrdRtl – Illustrative Concept Masterplan)
Grid reference (if known)	N/K
Site area (hectares)	2.6 ha

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
X		
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.		
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.)		
Agriculture		
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)

None

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)

Retail development with associated car parking 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) Retail

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

Retail development with associated car parking.

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

The proposed development will help to support and improve existing local services and facilities in Horsford.

The submission draft Horsford Neighbourhood Plan indicates that the existing supermarket is not adequate in size for meeting the needs of the current population and a new, or expanded supermarket is needed as Horsford grows. Policy BUS1 states that more shops will be encouraged to locate within the parish and Policy BUS2 encourages the provision of a new or expanded supermarket or convenience store to meet the needs of the parish and to reduce the additional journeys outside the village.

Retail development on the site would help to meet the needs identified in the draft submission Horsford Neighbourhood Plan, subject to further discussions with the parish council and local planning authority.

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 vehicular access is proposed from Holt Road as shown on Drawing 180313 HrsfrdRtl – Illustrative Concept Masterplan.
7b. Topography: Are there any slopes or significant changes in levels that could affect the development of the site?
None
7c. Ground Conditions: 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.
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 in Flood Zone 1 with a low probability of flooding. There is one small area of low probability surface water flooding on the site close to Holt Road shown on the Surface Water Flood Map but recent changes in the drainage resulting from the NNDR works are likely to have resolved this.
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?
The site is in single ownership and there are no legal issues affecting its delivery.
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?
The site is not located next to a watercourse or mature woodland. It is currently used for agriculture and there are no significant trees or hedgerows bordering the site. The Illustrative Concept Masterplan shows structural landscaping along the northern and southern boundaries of the site which would help to reduce the visual impact of the development and also retain and enhance ecological habitats.
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 site is not in a conservation area and there are no listed buildings, historic parklands or scheduled ancient monuments on the land or nearby.

7h. Neighbouring Uses: 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. To the immediate north and west is the new NNDR link road (new Drayton Lane) and to the east is Holt Road. Glebe Farm is to the south. The site is well placed for a retail development with good pedestrian access along Holt Road, which has been improved as part of the NNDR works.

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):

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	X		
Mains sewerage	X		
Electricity supply	X		
Gas supply	X		
Public highway	X		
Broadband internet	X		
Others (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 the short term.

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)?	
Retail development on the site could commence within a 5 year time period.	

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			X
	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:			
N/A			
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"/>		

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.

Based upon current understanding and given the lack of physical site constraints and the fact that significant up-front infrastructure will not be required, retail use on the land is considered to be viable.

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

Please see comments on General Response Form.

Check List	
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

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

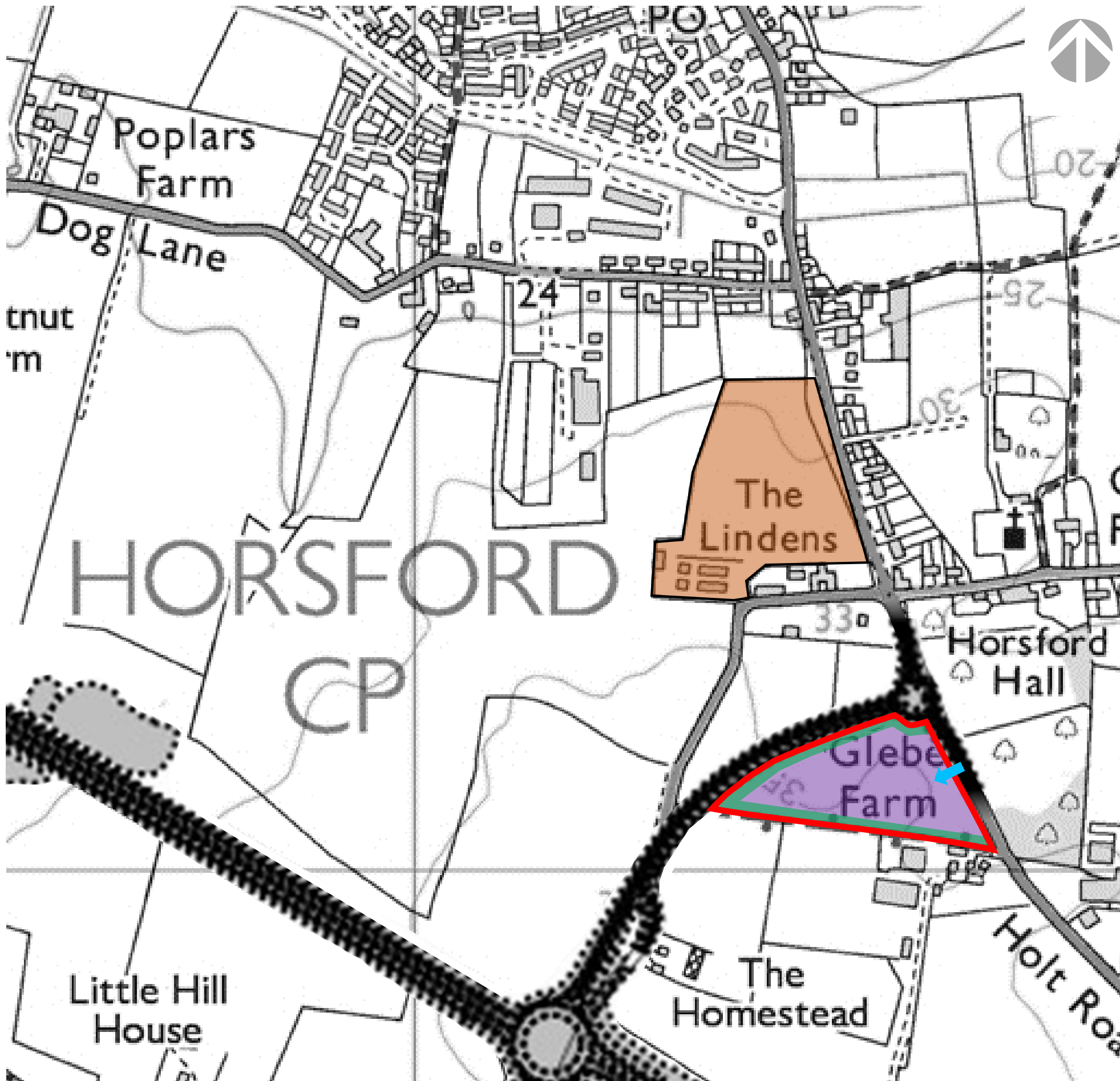
Disclaimer

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
Karen Beech

Date
14 March 2018



Key

-  Site redline boundary
-  Norwich Northern Distributor Road (NDR)
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Ordnance Survey 100019340
-  Proposed vehicular access
-  Potential retail allocation
-  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 180313 HrsfrdRtl	Revision
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Date 13 March 2018	Scale NTS
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CODE Development Planners Ltd
17 Rosemary House, Lanwades
Business Park, CB8 7PN

E: info@codedp.co.uk
W: www.codedp.co.uk

