

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

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 type="checkbox"/>	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 a scaled OS base with the boundaries of the site clearly shown)	
Grid reference (if known)	
Site area (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"/>	<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.)		
4b. Has the site been previously developed?	Yes <input type="checkbox"/>	No <input 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).

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

Market Housing <input type="checkbox"/>	Business and offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input 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 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.

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

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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.

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

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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?

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7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?

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

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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?
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?
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?
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?
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.
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"/>	<input type="checkbox"/>
Mains sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Electricity supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input type="checkbox"/>	<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	<input 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 2038)	<input type="checkbox"/>
9b. Please give reasons for the answer given above.	

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 type="checkbox"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up 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 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 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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

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	Date



Issue Status			
This drawing is copyright. Only figured dimensions to be worked to.			
Revision	Drawn	Check	Date

client	Mr P Dunn		
project	Land to the west of Chapel Lane		
drawing	Location Plan		
date	Mar 20	scale	1:1250 @ A3
drawn	IRK	check	NDM

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Greater Norwich Local Plan Regulation 18 Consultation
March 2020

Land off Chapel Lane, Wymondham

Representations on behalf of Mr P Dunn

Prepared by Nick Moys, Senior Associate

Checked by: Emma Griffiths, Graduate Planner

Brown & Co is a leading provider of agency, professional and consultancy services across the whole range of rural, commercial, residential, and agricultural markets.

Reference: PP20/028428

Date: 16th March 2020

Introduction

1. Brown & Co act for the landowner, Mr P Dunn, in connection with land at Chapel Lane, Wymondham.
2. The following representations support the suggested allocation of the land at Chapel Lane for housing in response to the Greater Norwich Local Plan Regulation 18 consultation.

The Site & Location

3. The land proposed for allocation lies on the western edge of Wymondham (see Figure 1 and Appendix 1). The site is irregular in shape and extends to around 1.8 hectares. The land currently comprises grazing land and forms part of a larger parcel of land that extends to the north and west, amounting to some 14.5 hectares of land in total. The land falls from east to west and from north to south. The site boundary to the north-west is open, but otherwise the site is defined by a mixture of hedging, fencing and a ditch.

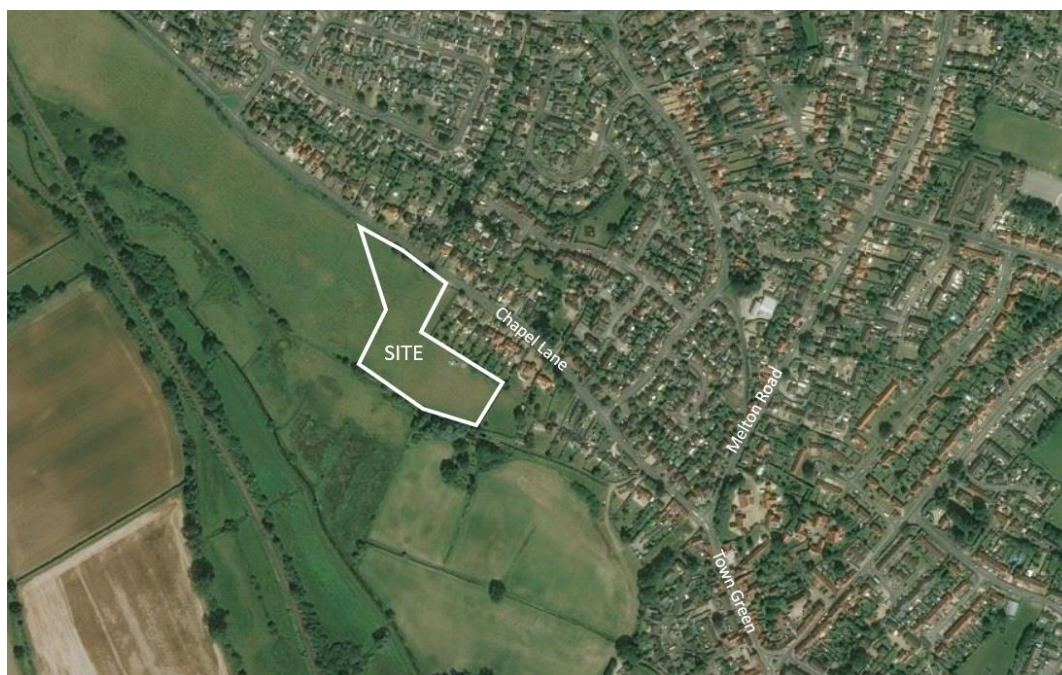


Figure 1 – Aerial view [Bing Maps]

4. Wymondham is identified as a ‘main town’ in the Greater Norwich Local Plan Draft Strategy, alongside Aylsham, Diss, Harleston and Long Stratton. The draft plan proposes to allocate land for at least 1,250 dwellings in these towns. In Wymondham, allocations are currently proposed for around 100 dwellings in total, with a contingency of 1,000 dwellings on unspecified sites if needed to support the delivery of housing in the area.
5. As a market town, Wymondham benefits from a range of higher order services, including retail, leisure and community/social facilities, together with employment mainly within the town centre and at the Gateway 11 Business Park. The town also has good access to high quality employment opportunities at the Norwich Research Park and the Hethel Engineering Centre, which are both a short distance away. The town is well-served by public transport, with frequent bus services providing links to Norwich, Attleborough, Thetford and Watton, and Wymondham Station providing rail links to Norwich and Cambridge, and other main line destinations beyond.

6. The site has a planning history which includes refusals of planning permission for housing on larger portions of the wider sites, including proposals for 70 dwellings refused on appeal in 2013 and a scheme for 320 dwellings rejected in 1989. The current proposal would represent a significant reduction in the scale of development proposed in terms of dwelling numbers, site area and building heights. At the appropriate stage, further design work, master planning, landscape and ecological assessments, and other technical studies would be undertaken to support the proposals and address previous objections to the impact of development on the surrounding river valley landscape and setting of Wymondham Abbey.

Proposal development

7. A low-rise residential development is envisaged, together with extensive open space and allotments. It is anticipated that up to 24 dwellings would be provided on around 1 hectare of the site. The housing would be limited to a single storey. The development would comprise a mixture of open market and affordable housing, with predominantly smaller units of 1 and 2 bedrooms, but with generous space standards. The scheme would be designed to be suitable for older people, though not exclusively.
8. Areas of public open space, community gardens and allotments would be provided to the south of the proposed housing on about 0.8 hectares. To the west, an area of land comprising marshland grazing would be managed as a nature reserve. Discussions are proposed with Norfolk Wildlife Trust in this respect.
9. Vehicular access would be provided by a new entrance onto Chapel Lane. New footpaths are proposed through the development and into adjoining meadow land to provide enhanced access to the countryside, including connection to the Tiffey Trail river walk.
10. Achieving a high standard of design and sustainable construction is considered to be integral to the proposed development, using locally distinctive materials, including red brick, clay pantiles and sawn timber, together with some contemporary elements such as green roofs. Principles of community architecture would be employed, and it is intended that the scheme would include elements of co-living such as community gardens, a meeting space and workshops/greenhouses.
11. In terms of sustainable construction, it is intended that the dwellings would be constructed to meet Passivhaus standards. Community recycling schemes, electric car sharing and on-site PV recharging would also be explored.

Assessment

12. For the reasons set out below, it is considered that the land proposed for development at Chapel Lane would be suitable for a modestly-scaled housing scheme, which would:
 - be consistent with the overall housing strategy,
 - help to support the delivery of housing (including specialist housing);
 - provide an opportunity to enhance green infrastructure provision in the locality; and
 - respect the character of the surrounding area.
13. The site proposed for development is closely-related to the existing built up area of the town, with established housing immediately to south-east, and on the opposite side of Chapel Lane to north-east. The main town centre shopping area is some 800 metres to the south-east of the site, or about an 11-minute walk away. Local schools, leisure centre and medical practice would be around a 15-20 minute walk from the site. The allocation of the site would not

result in an isolated development therefore, and new residents would enjoy good access to local facilities. The site would thus provide a sustainable location for new housing.

- 14.** The scheme would also make a positive contribution to the supply of housing in the area, including affordable housing, which it is considered could viably be provided as part of the development. It is envisaged that up to 24 dwellings could be accommodated, depending on the size and mix of housing, including affordable housing in line with local planning policies (i.e. up to 8 dwellings equating to 33 per cent of the total). Due to the site's location and the form of development proposed, it is considered that the site would be suitable for specialist housing, including housing for the elderly or for a co-living scheme. Its modest scale could also provide opportunities for small to medium sized builders and/or self-build or custom build housing.



Figure 2 – Indicative land use layout

- 15.** The scheme would thus accord with the housing policies of the draft Local Plan, which support both the provision of housing to meet the needs of older people and others with support needs, and community-led housing initiatives. Policy also seeks to increase the supply of smaller housing sites. The proposal would add to the range of housing sites available in the town, including land suitable for smaller developers and self-builders, thus strengthening the local supply of housing land.
- 16.** The construction of the development would provide some economic benefits, albeit short-term. Additionally, local businesses and services would be likely to derive some modest support from the development due to increased patronage and the addition to the local economy of the spending power of new residents. New residents would also contribute generally to the vitality of the community.
- 17.** As already noted, a single storey housing scheme is proposed, with generous provision of green space, in order to provide a suitable transition between the existing built up area of the town and the open countryside beyond the site. The line of existing housing fronting along

Chapel Lane would be continued across the site, albeit at a lower level, supplemented by a relatively modestly-size close of housing to the rear. This would respect the established general pattern of development in the vicinity, which includes housing along road frontages and small estates. Further master planning would be undertaken to support planning proposals and ensure a high quality design which respects its local context.

- 18.** It is recognised that the landscape to the south and west of Chapel Lane is sensitive to new development, given its open aspect and scenic qualities, forming part of the valley of the River Tiffey. For this reason, development is proposed only in the south-eastern portion of the landholding, on a much reduced site compared to previous proposals. Built development would be limited to the upper slopes of the river valley, where it would be seen as a modest addition to the existing built up area of the town. The remainder of the land would remain open and provided as green space and managed sensitively to maintain and enhance its biodiversity value.
- 19.** It is proposed that all new housing should be single storey to minimise its impact. Due to the sloping nature of the site, the proposed housing would also be set a lower level than Chapel Lane and the adjacent housing, further reducing its impact. New tree and hedge planting to the boundaries of the new development would help further to assimilate it into its surroundings. To support planning proposals, a landscape assessment and detailed planting proposals would be prepared.
- 20.** Approaching from the north along Chapel Lane, views of the proposed development would be filtered by existing roadside vegetation, which would be supplemented by new planting. Taking advantage of the local topography, much of the proposed housing adjacent to Chapel Lane would sit approximately 1.5-2 metres lower than the road level. The development would also be seen against the backdrop of existing housing to the south. Approaching from the south, the scheme would be obscured by adjacent housing, other than in the immediate vicinity of the site, where it would be seen in the context of existing housing adjacent and opposite.
- 21.** Views towards Wymondham Abbey, which acts as notable local landmark, are a key element of the character of the landscape along Chapel Lane. The Tiffey Valley provides an open, rural setting to the Abbey, which contributes to its significance, emphasising its scale and dominance, and contributing to its pastoral context. Approaching the town, extensive views of the Abbey are available to the north of the site proposed, but these become more intermittent and then obscured close to the existing built up area. For this reasons, it is proposed to configure the development layout to effectively round-off the existing built up area to minimise its effects on important views. Limiting the development to a single storey and utilising areas of lower ground would also assist in this respect.
- 22.** Access to the development would be gained from a new entrance onto Chapel Lane, positioned just to the north-west of the existing field entrance. This section of Chapel Lane is straight, with wide verges and footways, and so visibility for emerging vehicles is good in both directions. Chapel Lane is constructed to a good standard and benefits from streetlighting and a 30mph speed limit. It is proposed to extend the existing footway on the western side of the road would be extended to connect with the proposed development. Pedestrian access would also be available along Frogshall Lane (which is maintained by the highway authority as an unsurfaced road), which would be linked to the proposed housing by internal footways.

- 23.** On this basis, it is considered that safe and suitable access to the proposed development could be achieved. Safe and convenient pedestrian routes would also be available to the town centre and local schools.
- 24.** There are no statutorily designated nature conservation sites within the immediate vicinity of the site. The closest statutorily-designated site, Lower Wood Ashwellthorpe SSSI, is located some 5.4km to the north-west. Closer to the site, land to the west of the River Tiffey is designated as a County Wildlife Site. The site itself is considered to be of low ecological value, comprising mainly improved grassland. Existing hedgerows have some value for wildlife, but would be retained as part of the development as far as possible. The introduction of gardens, allotments and the native landscaping to the site perimeter would offer an opportunity to enhance biodiversity. As already noted, it is proposed to manage the marshland areas adjacent to the River Tiffey sensitively, working with ecologists to enhance biodiversity through habitat creation, including hedgerow planting and the formation of a series of shallow lakes for amphibians, insects and birds, to form a nature reserve covering around 1.7 hectares of land.
- 25.** There are no listed buildings in the immediate vicinity of the site, the nearest being located on Cock Street, some 300 metres to the south-east. The site does not fall within a conservation area. The closest part of the Wymondham Conservation Area is around 200 metres to the south-east. Given this degree of separation and the screening effects of intervening buildings, it is not considered that the proposal would have a material effect on the setting of these heritage assets.
- 26.** At this stage, no technical constraints have been identified that would prevent the development of the site for housing. The site falls within Flood Zone 1 on the Environment Agency's flood risk maps, and so is considered to be at low risk from fluvial flooding. A small part of the site is shown as being at low risk of surface water flooding. However, it is considered that this risk could be suitably addressed through the provision of comprehensive drainage proposals for the site.
- 27.** In terms of delivery, the site is available for development now and houses could be constructed in the short-term subject to planning permission being granted. The site is in a single ownership and no further land needs to be acquired in order to facilitate the development. The landowner has received developer enquiries about the site and has confirmed strong market demand for the type of housing proposed through established local agents in Wymondham.

Conclusion

- 28.** To conclude, it is considered that the proposed site would provide an opportunity to create an attractive and well-designed housing scheme, which would be sensitive to the character of the surrounding area and help to meet the need for additional housing, including affordable housing and dwellings suitable for older people. The development would be sustainably located, with convenient access to local services, facilities and employment, and a range of transport options available.
- 29.** A high standard of sustainable construction is proposed, and the scheme would provide an opportunity to explore the principles of community architecture and best practice environmental design, with reference to Passivhaus standards. The development would seek to protect and enhance the adjacent river valley landscape and the setting of Wymondham

Abbey through sensitive design and master planning, extensive new landscaping and biodiversity enhancements, including the creation of a nature reserve with public access via permissive routes through to the Tiffey Trail. Improved public access to the river valley would be secured, together with new public green space.

- 30.** For the reasons set out above, the site is considered to be suitable in principle for housing. Its development for this purpose would represent sustainable development. Accordingly, it is requested that the site is allocated for housing development.

