

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 owner ships. 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	Mr
First Name	Simon
Last Name	Wheatman
Job Title (where relevant)	Director
Organisation (where relevant)	Wheatman Planning Ltd
Address	Beacon Innovation Centre Camelot Road Beacon Business Park Gorleston
Post Code	NR31 7RA
Telephone Number	01493 656836
Email Address	simon@wheatmanplanning.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	
First Name	Charlotte, Laura & Luke
Last Name	Garden

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)	Land off Green Fall, Poringland
Grid reference (if known)	TG 27365 01986
Site area (hectares)	0.6ha.

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). Land Registry title attached. Landowner as identified in 1c above. Contact details also as above, or via agent (1a).		

3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	<p style="text-align: center;">Yes</p> <p style="text-align: center;"><input checked="" type="checkbox"/></p>	<p style="text-align: center;">No</p> <p style="text-align: center;"><input type="checkbox"/></p>
<p>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.</p>		

Current and Historic Land Uses			
<p>4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)</p>			
<p>Paddocks</p>			
<p>4b. Has the site been previously developed?</p>		<p style="text-align: center;">Yes</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p style="text-align: center;">No</p> <p style="text-align: center;"><input checked="" type="checkbox"/></p>
<p>4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)</p>			
<p>Currently the site is used as paddocks.</p> <p>Planning History affecting part of the site -</p> <p>2018/1803 Outline Application for Dwelling and Garage – refused 8.10.2018</p> <p>2019/2542 Outline Application for Dwelling and Garage – decision pending</p>			

Proposed Future Uses	
<p>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).</p>	
<p>The proposal is for up to 5 plots for residential properties, specifically for the self-build market. According to the Guidance Notes, a site in excess of 0.5ha., and this site is approximately 0.6ha, should be promoted as an Allocation.</p>	

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

Market Housing <input checked="" 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 checked="" type="checkbox"/> Self Build

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

Envisaged up to 5 plots specifically for self build purposes. The proposal is as a phased scheme whereby the access driveway and installation of services would constitute the first phase of the development proposal with each individual plot also constituting separate phases of the development proposal.

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

The proposed dwellings will all be for the self build market, thereby meeting a specific demand for this type of plot, and supported by the NPPF advice on provision of self/custom built housing.

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

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?
<p>Access is provided into the site from Green Fall, an adopted highway. No third parties are involved.</p> <p>An access drive of appropriate standard for the small group of dwellings would need to be constructed.</p>
7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
Generally flat, with slight inclination to south.
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
None
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>The site is located within an area of glacial sand and gravels. Infiltration method of surface water disposal, together with water re-use measures, is proposed.</p> <p>It could be possible to utilise shallow trench soakaways over a larger area of ground will generally mean slower dispersal into the soils and the use of water butts, a holding tank or rainwater harvesting system with an overflow to the soakaway would further slow flows.</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?
No legal constraints on the site or access from the adopted highway.
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?
Trees are located on or close to the northern boundary, where these are off site they are located in adjacent gardens. An Arboricultural Impact Assessment has been undertaken and concluded the trees located along or adjacent to the northern boundary would not be affected by the construction of the proposed dwellings, if they are situated outside the root protection zones which is possible due to the size of the site. Likewise the Hawthorne hedge within the garden of no. 11 Green Fall, to the west. The access drive would require a no dig method of construction.
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?

None on the site or in close proximity to be affected by the proposed development.

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

Residential development to west of the site, either side of the access. To the east are the grounds and church of Our Lady of Annunciation, including cemetery to east and north. To the south the paddocks continue.

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):

None

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 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:

Initial investigations with the utility supplies have confirmed availability of services.

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 2038)	<input type="checkbox"/>

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

The owners are looking to make plots available and have already had some interest from self-builders, hence the recent planning applications.

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"/>	Interested self builders have expressed interest to the land owners.
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 2038)	<input type="checkbox"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
2 – 3 years maximum on a plot by plot phased basis. Potentially two or more plots being built-out simultaneously.	

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 checked="" 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 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.			
The landowners having conducted initial investigations with utility supplies and reviewed the nature of the site, are of the opinion the site is viable for the proposed development of self-build housing.			

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

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:

- 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

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.

See our Privacy notice here <http://www.greaternorwichlocalplan.org.uk/> for information on how we manage your personal information

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.

Name Simon Wheatman	Date 16 March 2020
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LEGEND

 AREA OF SITE

GRID REFERENCE

TG 2729 0198



NORTH

SCALE 1 : 1250



Wheatman Planning Limited
 Beacon Innovation Centre
 Beacon Park Gorleston
 Norfolk NR31 7RA

01493 656 835

info@wheatmanplanning.com

Rev.	Revision History	Drawn	Date	Chkd.	Date	Appr.	Date
Org.	FIRST ISSUE	SBa	Oct '19	SW	Oct '19	SW	Oct '19
A							
B							
C							
D							
E							
F							
G							

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WHEATMANPLANNING
 Town & Environmental Planning Consultants

Client: to be confirmed
Site: Green Fall, Poringland
Project: Proposed Dwellings
Scale: 1:1250 **Original Paper Size:** A3

Title:
 Block Plan for land to east of Rectory Lane Poringland
Drawing No.: to be confirmed