

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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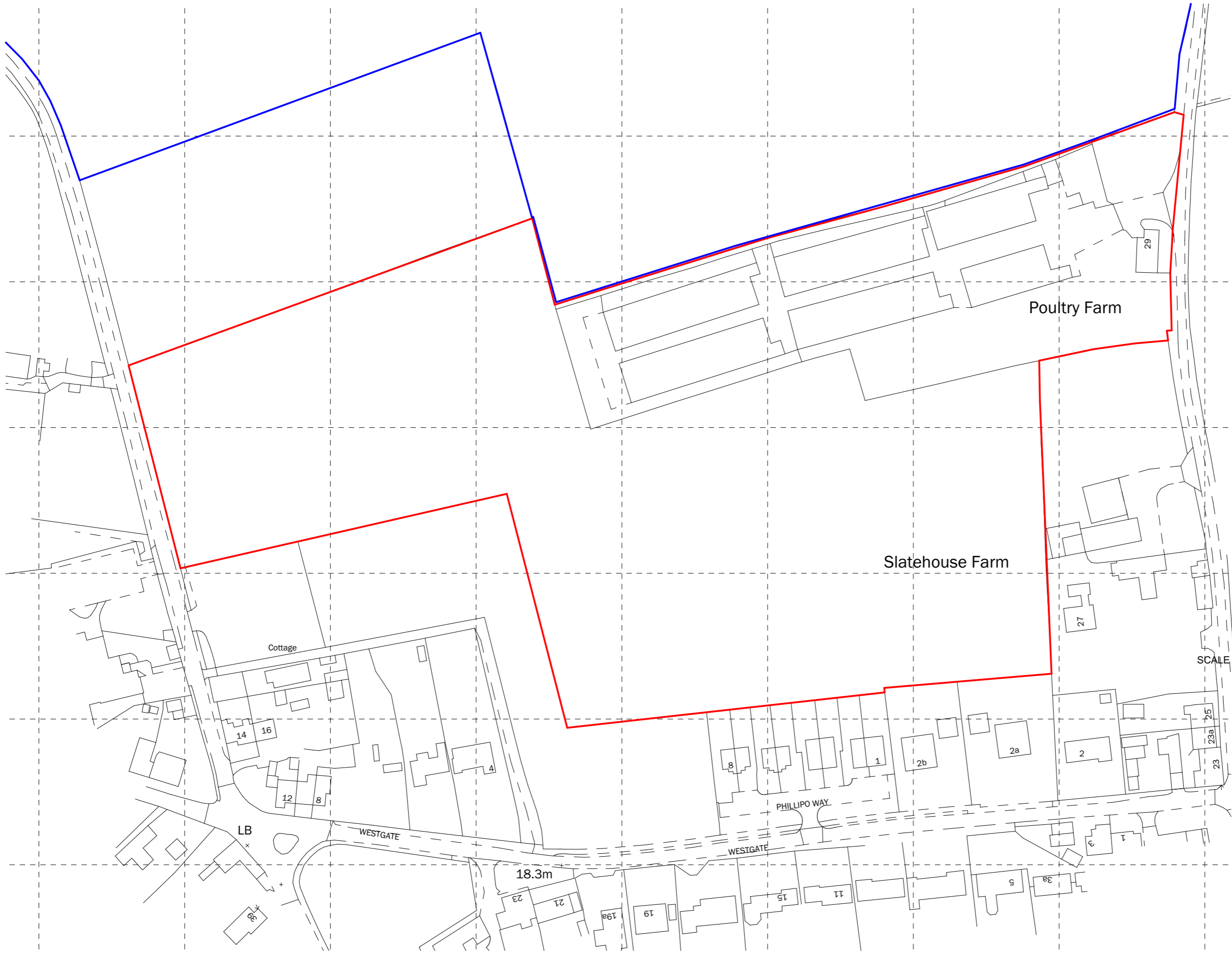
12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

Other Relevant Information

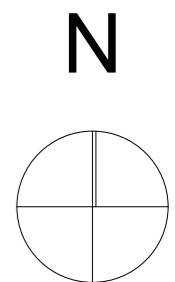
13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

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



SCALE 1:1250
0 10 20 30 40 50 60m

client	Mr J Fowell	
project	Land at Slate House Farm, Hevingham	
drawing	Sketch Option	
date	Mar 20	scale 1:1250 @ A3
drawn	IRK	check NDM

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Residential development on land at Slate House Farm, Hevingham

**Representations to the Greater Norwich Local Plan
on behalf of Messrs J and R Fowell**

Prepared by: Nick Moys, Senior Associate

For and on behalf of Brown & Co.

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

Date: March 2020

Reference: PP19/094.

INTRODUCTION

1. Brown & Co act for the landowners, James and Robert Fowell, in connection with land off Halls Corner Road and New Road, Hevingham.

SITE & SURROUNDINGS

2. The land proposed for allocation comprises an existing poultry breeding farm and an area of adjacent agricultural land on the edge of the village of Hevingham.

3. The site is irregular in shape and extends to approximately 4.3 hectares, though only part of the land is proposed for built development. The north-eastern portion of the site is occupied by an existing poultry breeding unit. This includes six poultry sheds and associated plant and hardstandings, and a residential dwelling. The site is generally enclosed by hedgerows. The remainder of the site is open and presently in arable in cultivation.

4. The village of Hevingham is located off the A140, Norwich to Cromer road, some 11km to the north of the city of Norwich and around 6km to the south of the market town on Aylsham. In 2011, the village had a population of 1,260 people in 485 households.

5. Village facilities include a primary school, public house, village hall, playing fields and places of worship. A number of small businesses are located in the village, providing some employment

opportunities. Regular bus services operate through the village (along the A140), providing public transport links to Norwich, Aylsham, Cromer, Sheringham, Reepham and Holt.



Figure 1—Site Location

Site Review Constraints + Opportunities

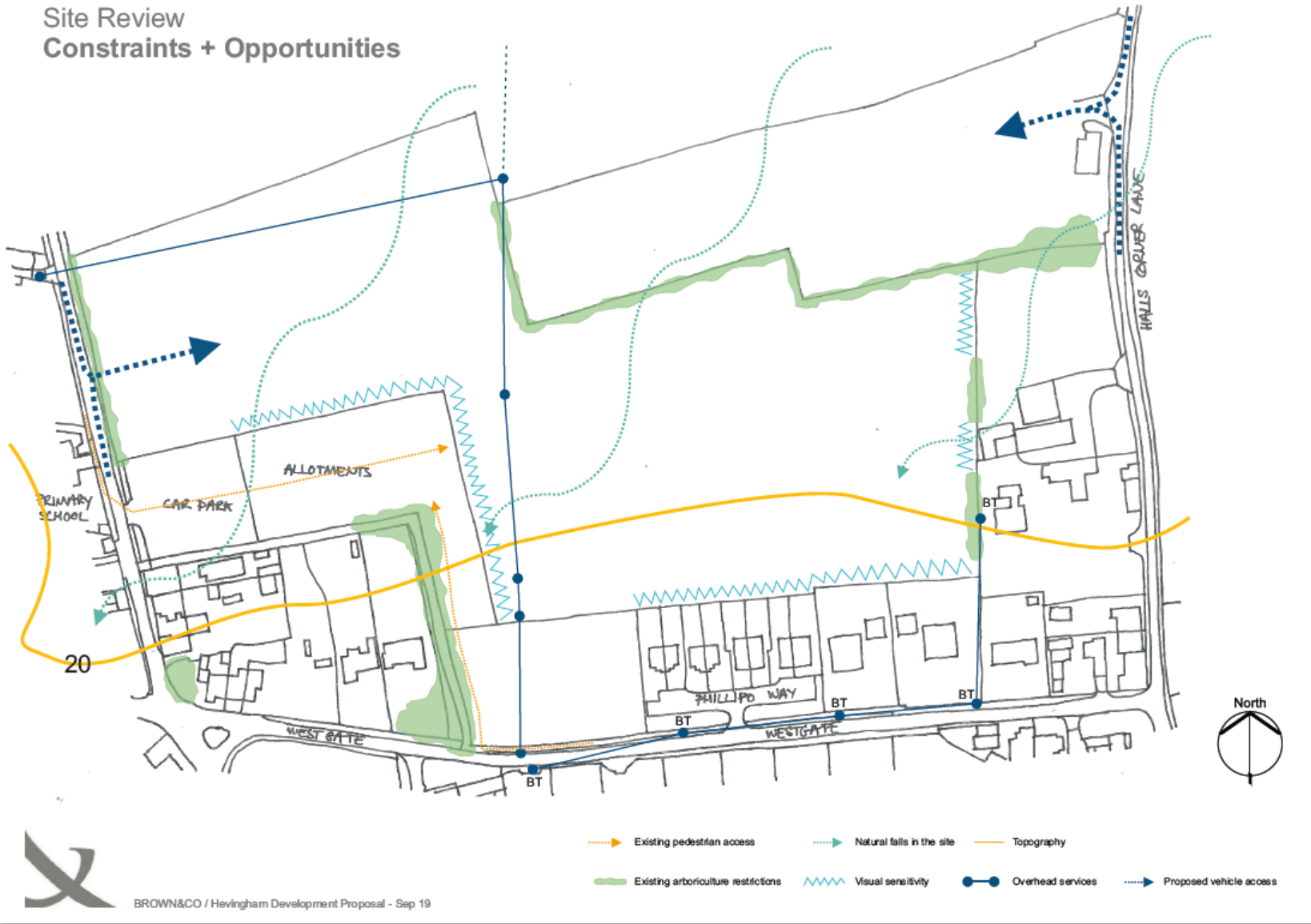


Figure 2—Site review.
Constraints & Opportunities



PROPOSED DEVELOPMENT

- 6.** It is proposed to demolish the existing poultry farm and to redevelop the site, and adjoining land, for residential purposes and other community uses.
- 7.** A development of up to 25 dwellings is proposed on around a quarter of the site (approximately 1 hectare). The development would comprise a mixture of open market and affordable housing, with a range of house types provided, included smaller houses suitable for young couples and families.
- 8.** It is envisaged that a range of community uses would be accommodated on part, or all, of the remainder of the site. Subject to local consultation, such uses could include public open space, additional allotments and community woodland.

REPRESENTATIONS

- 9.** The Great Norwich Local Plan Draft Strategy proposes to allocate land for at least 480 dwellings in 'village clusters' in Broadland. This level of development aims to promote social sustainability by supporting rural life and services, and providing opportunities for local builders and widening choice in the housing market. This approach is supported in principle.
- 10.** Hevingham is identified as a village cluster in the emerging Local Plan. Hevingham has a number of local facilities including a primary school, village hall, pub and public transport services. It is understood that the school is close to capacity currently, but could be extended. On this basis, the Hevingham village cluster is considered to be able to accommodate additional development of up to 25-50 dwellings, depending on the quality of the site.
- 11.** Currently, the Draft Strategy does not propose the allocation of any land in Hevingham. There are no previous allocations to be carried forward.
- 12.** For the reasons set out below, it is considered that the land proposed for development off Halls Corner Road and New Road would be suitable for a small scale housing scheme under the emerging village clusters policy.

Removal of poultry farm

- 13.** The proposed development would secure the permanent removal of the existing poultry farm, which currently accommodates around 30,000 breeding birds. Although well-managed, the operation of the farm, due to its close proximity the village, clearly has the potential to impact on the amenities local residents as a result of odour emissions, general disturbance and HGV traffic.
- 14.** The closest outlying residential property to the poultry farm is located around 65 metres to the south. The main body of the village is around 100-120 metres away. A good number of houses fall within a 400 metre radius of the farm.
- 15.** The impacts of the farm on local amenity would be even greater should the farm be used for broiler chickens, rather for poultry breeding, as in this scenario the number of birds would double approximately compared to existing stocking rates.
- 16.** Given the strong demand for poultry products in the UK, there is every prospect that the use of the site for poultry rearing will continue for many years to come, unless a suitable alternative use can be identified. The amenity benefits of removing the existing poultry farm would not be insignificant therefore.

Suitability of site for housing

17. The site proposed for development is well-related to the existing built form of Hevingham, with established housing development immediately to the south, east and west. The centre of the village is close by, and the primary school is almost directly opposite. The proposal would not therefore result in an isolated development in the countryside.

18. As already noted, Hevingham benefits from a number of local services, including a primary school, pub, village hall, playing fields and places of worship. These facilities would be within easy reach of the proposed development. Existing small businesses provide local employment opportunities.

19. Given their proximity, existing village services would be likely to derive 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.

20. The proposal would thus be consistent with the guidance set out in paragraph 78 of the NPPF which indicates that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. The proposal would also provide some economic benefits (albeit temporary) through the construction of the development. In these respects,

the proposal would support the social and economic dimensions of sustainability as defined in the NPPF.

21. Village facilities would be accessible on foot or by cycle, and bus services operate along the A140 providing links to Norwich, Aylsham, Holt, Sheringham and Cromer. Therefore, alternative sustainable transport options would be available, though new residents, like existing ones, would be reliant to a degree on use of the private car.

22. Importantly, the proposed development would make a positive contribution to the supply of housing land in the area and would broaden the range of new housing available in Hevingham, including affordable housing and smaller houses suitable for young couples and families.

23. The proposal would thus support the social objective of sustainable development and be consistent with national planning policy, which seeks to significantly boost the supply of housing. In terms of delivery, the site is available for development and dwellings could be constructed in the short-term. The site itself is in a single ownership and no further land is required in order to secure its development.

24. To conclude, 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.

Local character and amenity

25. As already noted, although located outside the settlement boundary, the site proposed is well-related to the built up area of the village, and is in part contained visually by established trees and hedging.

26. Approaching from the south on Halls Corner Road, the site would be effectively obscured by existing buildings and boundary hedging, other than in the immediate vicinity of the site. Here, the new development would be seen in the context of the existing farm dwelling and would replace views of the poultry sheds.

27. From the north, the existing poultry sheds are clearly visible across adjacent open fields, creating a hard edge to this part of the village. The proposed housing could be set away from this boundary with generous new landscaping provided to create a soft edge to the edge of the village.

28. On New Road, views of the proposed development from the south would only be available in the immediate vicinity of the site. Here, the proposed houses would be seen in the context of existing development nearby, including the village school and car park.

29. From the north, the proposed housing would be visible in short to medium distance views across adjacent open fields, but the scheme would be set against the backdrop of existing development and sit below the skyline. Again, comprehensive landscaping would create a soft edge to the village and help to assimilate the development into its surroundings. There is scope to provide an area of community woodland within the site, which if located in the northern part of the site would help to assimilate the proposed housing into its rural setting.

30. It is considered therefore that whilst the proposal would inevitably result in the loss of some openness, any landscape impacts would be limited and localised. Furthermore, in the relation to the poultry farm land, the scheme offers an opportunity to significantly enhance the appearance of the area. Consequently, the proposal would not appear as a significant intrusion into the countryside or cause unacceptable harm to landscape character.

31. Given the area of land available a relatively low could be accommodated, with houses set well back from the road in good sized plots. This would reflect the existing pattern of development, and maintain the generally spacious character of the area.

Amenity

32. Generous separation distances could be achieved between the proposed dwellings and nearby properties. Existing boundary screening could also be retained and supplemented. No adverse impacts in terms of overlooking or loss of light are anticipated therefore. Some noise would be generated by comings and goings and general activity, but given the scale of the proposal, this would not exceed levels that would normally be expected within a village of this size. Noise from activities associated with the poultry farm would also be removed. No significant impacts on the amenities of neighbouring residents are anticipated therefore.

Access

33. A full access strategy will be developed for the site in due course, but at this stage it is envisaged that the principal access will be from New Road to the north of the primary school. Ample space is available here to accommodate a new access junction, together with appropriate visibility splays. The existing footway would be extended to link to the site and localised road widening could be provided, as necessary.

34. There is an existing access on Halls Corner Road which serves the poultry farm and associated dwelling. Due to the limitations of Halls Corner Road, it is envisaged that only part, if any, of the proposed

development would be served from this access, corresponding to the level of traffic generated by the existing use.


35. It is considered therefore that, subject to further technical work, safe and suitable access to the development could be provided.

Other matters

36. At this stage no technical obstacles to the proposed development have been identified. The site falls within Flood Zone 1 and is therefore at low risk of fluvial flooding. None of the site is identified as being at risk from surface water flooding in the Environment Agency's Flood Risk maps.

37. The ecological value of the site is contained principally in boundary trees and hedges, which would be retained as part of the development. The closest statutorily designated nature conservation site is located around 1.4km to the north-west (Buxton Heath SSSI). Given the separation distance, the presence of intervening development and the relatively modest scale of the proposal, no material effects on the SSSI are anticipated.

38. In relation to heritage matters, it is noted that there are no listed buildings in the immediate vicinity of the site. The nearest listed building is located around 275 metres to the south-east of the site (Pound Farmhouse). Due to the separation distance



and the screening effects of intervening development, it is considered that the proposal would have no material impact on the setting of this listed building.