

Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

Flood Map for Planning (Rivers and Sea) 

 Flood Zone 3

 Flood Zone 2

 Flood defences (Not all may be shown*)

 Areas benefiting from flood defences (Not all may be shown*)

Main River Line 

 Main River Line

Other national environmental organisations 

 Natural Resources Wales Area of responsibility

 Scottish Environment Protection Agency Area of responsibility

Map of X: 611,984; Y: 303,209 at scale 1:10,000

[Other maps](#)  [Data search](#)  [Text only version](#) 

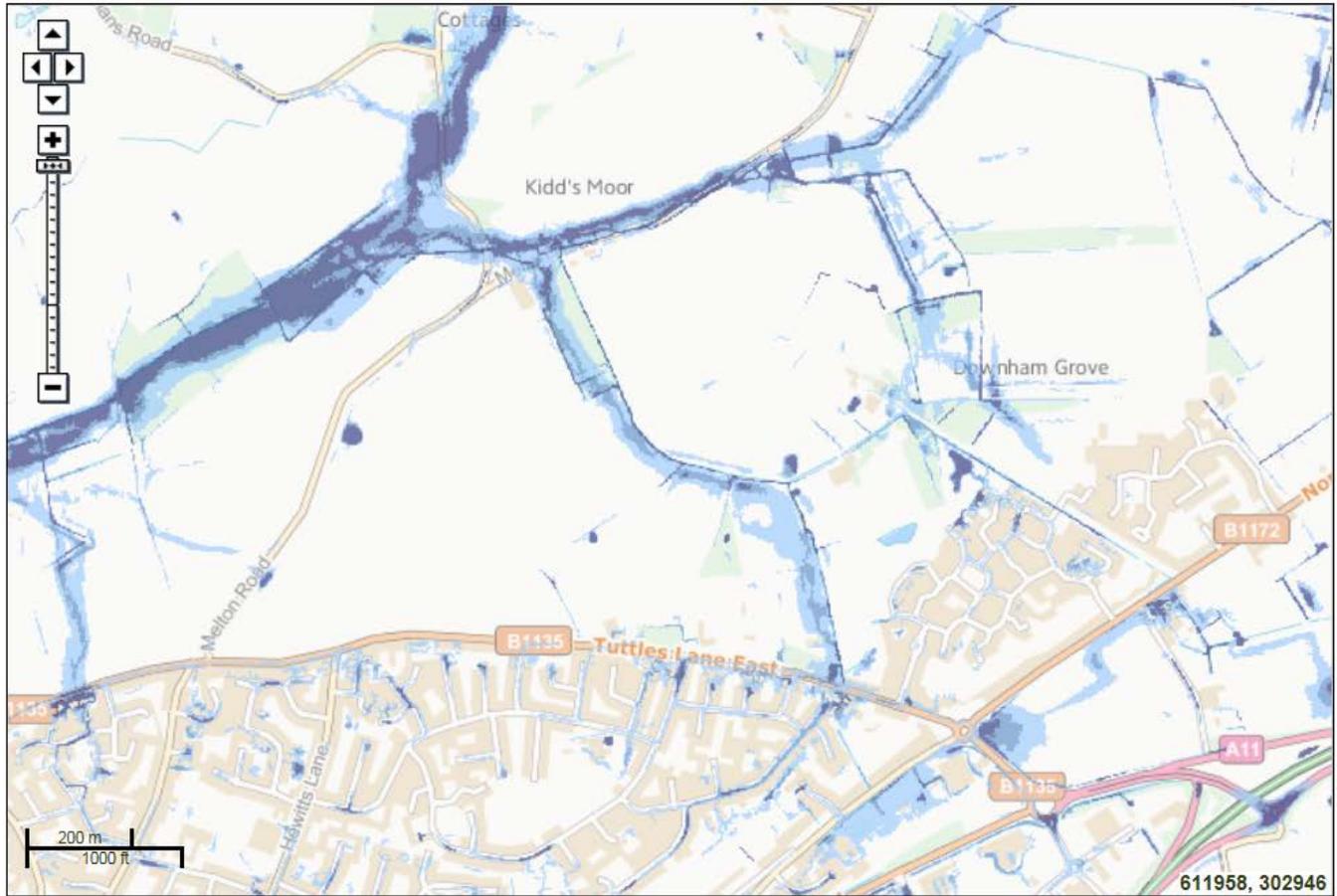


Map legend

- Risk of Flooding from Surface Water
 - High
 - Medium
 - Low
 - Very Low
- Other national environmental organisations
 - Natural Resources Wales Area of responsibility
 - Scottish Environment Protection Agency Area of responsibility

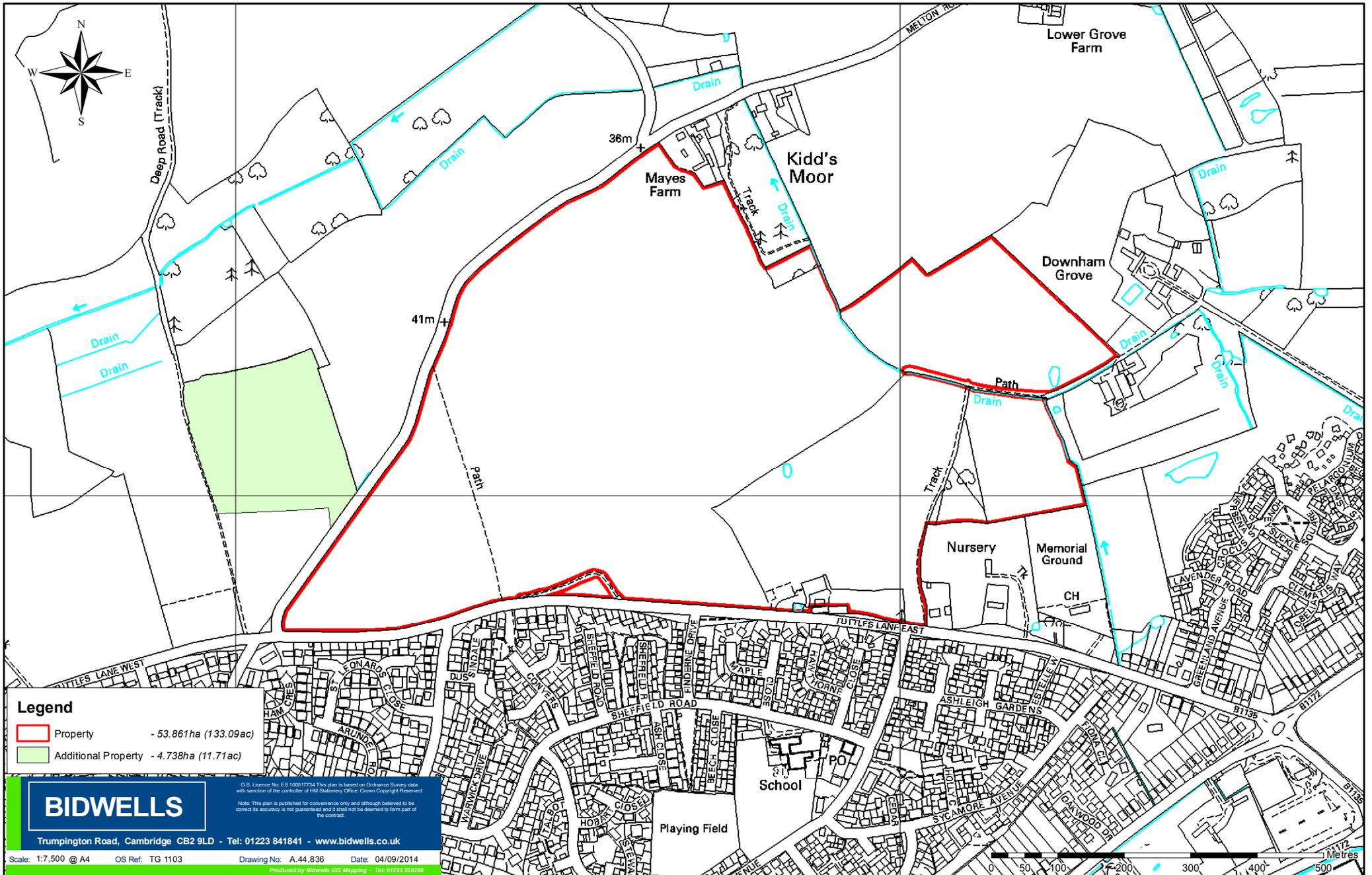
Map of X: 611,984; Y: 303,209 at scale 1:10,000

Data search



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) will take over the responsibilities of the Environment Agency in Wales.
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Land to the North of Tuttle Lane East, Wymondham



[Minor Amendments](#)

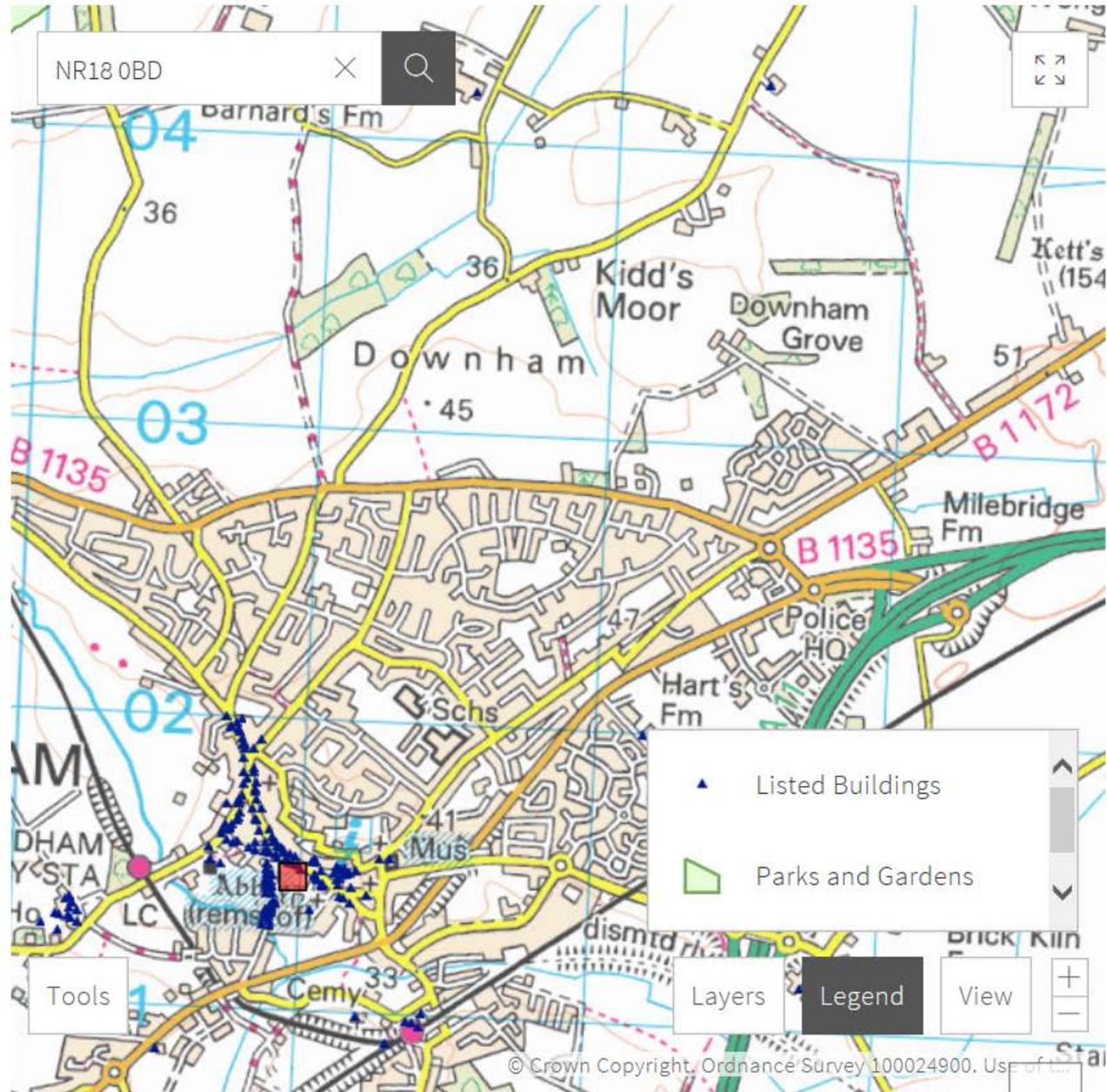
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Map Search



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Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0006
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 no later than **5pm on Friday 24 June 2016**.

By email: callforsites@gnlp.org.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 responses received as part of the Greater Norwich Local Plan Call for Sites 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.

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.greaternorwichlocalplan.org.uk

E-mail: callforsites@gnlp.org.uk

Telephone: 01603 306603

1a. Contact Details	
Title	Mrs
First Name	Rebecca
Last Name	Rejzek (Tuttles Lane East)
Job Title (where relevant)	
Organisation (where relevant)	
Address	16 Upper King Street NULL NULL Norwich Norfolk
Post Code	NR3 1HA
Telephone Number	01603 229409 NULL
Email Address	rebecca.rejzek@bidwells.co.uk

1b. I am...
Planning Consultant

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
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 to the North of Tuttlles Lane East NULL NULL Wymondham Norfolk
Grid reference (if known)	TG117032/TG1177103278

Site area (hectares)	53.86 ha
Site parish	Wymondham
Site district	South Norfolk

Site Ownership	
3a. I (or my client)...	
Is the sole owner of the site	
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
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.)

agriculture - arable land.

4b. Has the site been previously developed?

No

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

There is no relevant planning history relating to this land and no known previous uses of 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)

Residential development with associated mixed uses. The site comprises 53.86 ha of arable land which could provide a sustainable urban extension to Wymondham with sufficient land available to provide associated public open space, community

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

Market Housing	Yes
Affordable Housing	Yes
Residential Care Home	Yes
Gypsy and Traveller Pitches	No
Business and offices	No
General industrial	No
Storage and distribution	No
Tourism	No
Recreation & Leisure	No
Community Use	Yes
Public Open Space	Yes
Other (Please Specify)	NULL

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

It is considered that this site could provide up to approximately 1000 new homes. Further information will be submitted in due course to demonstrate how the site could be successfully delivered.

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

The site would contribute significantly towards the supply of both private market and affordable housing. It could also provide significant areas of open space and community facilities. Details of specific community benefits could be discussed and agreed in liaison with the town council and local community.

Local Green Space

If you are proposing 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. Are you proposing a site to be designated as a Local Green Space?

No

6b. Which community would the site serve and how would the designation of the site benefit that community.

NULL

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

NULL

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?

There are a number of gateways off Tuttle Lane. The main ones serve the garden centre and surrounding fields, and the section of former road, roughly in the middle

section of Tuttle Lane, which has now been bypassed by the road straightening. These accesses would need upgrading in order to serve residential development on the site.

The site has a 1000m site frontage onto Tuttle Lane so adequate visibility splays can be provided. There is also potential to improve pedestrian and cycle links to the town centre. The site is located in close proximity to the existing shops, pub and community centre on Lime Tree Avenue and Ashleigh Infant School on Sheffield Road.

There is a public footpath which crosses the western corner of the site. This could be incorporated within the future site layout.

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

The site rises gently from east to west but there are no significant level changes within the site which would be a constraint to future development.

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

The site has previously been in arable use and there are no known ground contamination issues or ground stability issues.
Further technical evidence will be submitted in due course.

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?

According to the Environment Agency's Flood Map for Planning, all of the site is located within Flood Zone 1 where flooding from rivers or the sea is very unlikely. The Environment Agency's Surface Water Flood Map shows that there are some limited areas of known surface water flooding, associated with field boundary ditches to the north and eastern corner of the site. The vast majority of the site area is not shown to be at any risk of surface water flooding.
Further technical evidence will be submitted in due course to demonstrate that Flood risk is not a constraint.
Please see supplied map extracts for further information.

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?

There is no third party ownership or access rights which must be acquired to develop the site and no restrictive covenants.
The garden centre which fronts onto Tuttle Lane is on a lease with approximately 10 years left to run. It may be possible to relocate the garden centre or alternatively it could be retained within its current use. Both of these options could be accommodated within any future masterplanning of the site.
There is a mobile phone mast which occupies a small site immediately adjacent to the garden centre on a lease. It may be possible to relocate the mast or it could be

retained in its current position. Both of these options could be accommodated within any future masterplanning of the site.

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?

There are none of the above within the site and none within close proximity of the site.
The attached plan shows the location of the nearest Listed Buildings 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?

There are none of the above within the site and none within close proximity of the site.
The attached plan shows the location of the nearest Listed Buildings to the site.

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

To the south of the site is Tuttlés Lane East beyond which is the existing built up area of Wymondham with significant residential development bordering the road.
To the west is Melton Road beyond which is open countryside.
To the north is Mayes Farm and a number of residential properties fronting Melton Road. There is also a small area of woodland.
To the east are a number of scattered residential and commercial properties and Wymondham Rugby Club. There is also a Neighbourhood Plan care home allocation to the south east of the site.

7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.

There is an existing garden centre fronting onto Tuttlés Lane. This could be relocated or retained in its current use. Either option could be incorporated within the future masterplanning of the site.

7j. Other: (please specify):

Site opportunities and constraints will be assessed through technical work to be undertaken shortly.

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.

Mains water supply	Yes
Mains sewerage	Yes
Electricity supply	Yes
Gas supply	Yes
Public highway	Yes
Broadband internet	Yes
Other (please specify):	NULL
8b. Please provide any further information on the utilities available on the site:	
More detailed assessment of utilities capacity will be undertaken shortly.	

Availability
9a. Please indicate when the site could be made available for the land use or development proposed.
1 to 5 years (by April 2021)
9b. Please give reasons for the answer given above.
The landowners are willing for the site to be made available for development as soon as possible. They are currently in discussions with promoters with regard to securing an option agreement.

Market Interest
10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.
Enquiries received

Comments	The landowners are currently in discussions with promoters regarding an option agreement for the site and details will be made available in due course.
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Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
	1 to 5 years (by April 2021)
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
	Not known at this stage.

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	Yes
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?	No
12c. If there are abnormal costs associated with the site please provide details:	
NULL	
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?	Yes

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.

Further work will be done on this in due course. However, at this stage we do not believe there are any significant constraints to delivery of the site and believe that it is viable to deliver.

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

Nothing

Check List

Your Details	
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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:	
<p>Data Protection and Freedom of Information</p> <p>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:</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>Disclaimer</p> <p>The responses received as part of the Greater Norwich Local Plan "Call for Sites" 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 Call for Sites Response Form Guidance Notes.</p>	
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 Rebecca Rejzek	Date 7/6/2016