

*Town & Country Planning and  
Development Consultancy*



## SUPPORTING STATEMENT: 'CALL FOR SITES'

*Residential and Commercial*

*Renewables and Sustainable*

*Education and Health*

*Leisure, Recreation and Tourism*

*Agriculture and Farms*

*Rural and Countryside*

*Mixed use and diversification*

*Charity and Community*

*Site Potential and Assessment*

**Land North of Heath Loke and to the West  
of the Street  
Poringland  
Norfolk**

**July 2016**

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**01603 516319**

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Ketteringham Hall  
Ketteringham  
Norfolk,  
NR18 9SR

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**01473 356297**

Parker Planning Services Ltd  
The Suffolk Enterprise Centre,  
Felaw Maltings,  
Ipswich, Suffolk,  
IP2 8SJ

## INFORMATION

<b>Date</b>	June 2016
<b>Local Planning Authority</b>	South Norfolk
<b>Client</b>	Steve Kittle and Jane Liddle
<b>Proposal Description</b>	Residential Development Site Allocations
<b>Site Address</b>	Land to the North of Heath Loke and to the West of the Street, Poringland

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## **1 INTRODUCTION**

The following Supporting Statement has been prepared in support of a 'Call for Sites' application by Parker Planning Services Ltd in relation to a site on land north of Heath Loke and west of the street, Poringland located in the administrative boundary of South Norfolk District Council. It is proposed the site be used to accommodate residential development. The purpose of this report is to demonstrate that the principle of development is acceptable on the proposed site.

## 2 SITE AND CONTEXT

The proposal site is situated on agricultural land, with no landscape features. To the east of the site is a newly built residential development and to the west is further agricultural land.

The site is located 300 metres to the west of Poringland village centre, where there are a variety of services and facilities easily accessible. Designated as a key service centre in South Norfolk, the village is identified as being situated amongst settled plateau farmland. The site is well related to the existing residential development of Heath close and is located just outside of Poringland development boundary.

The site is not identified by the Environment agency as being within a flood zone and there are no features or designations found on the MAGIC database.



Figure 1 – Aerial View of site and its relationship to Poringland. (OS Maps Online)



Figure 2 – Aerial image of site and the surrounding area

Site

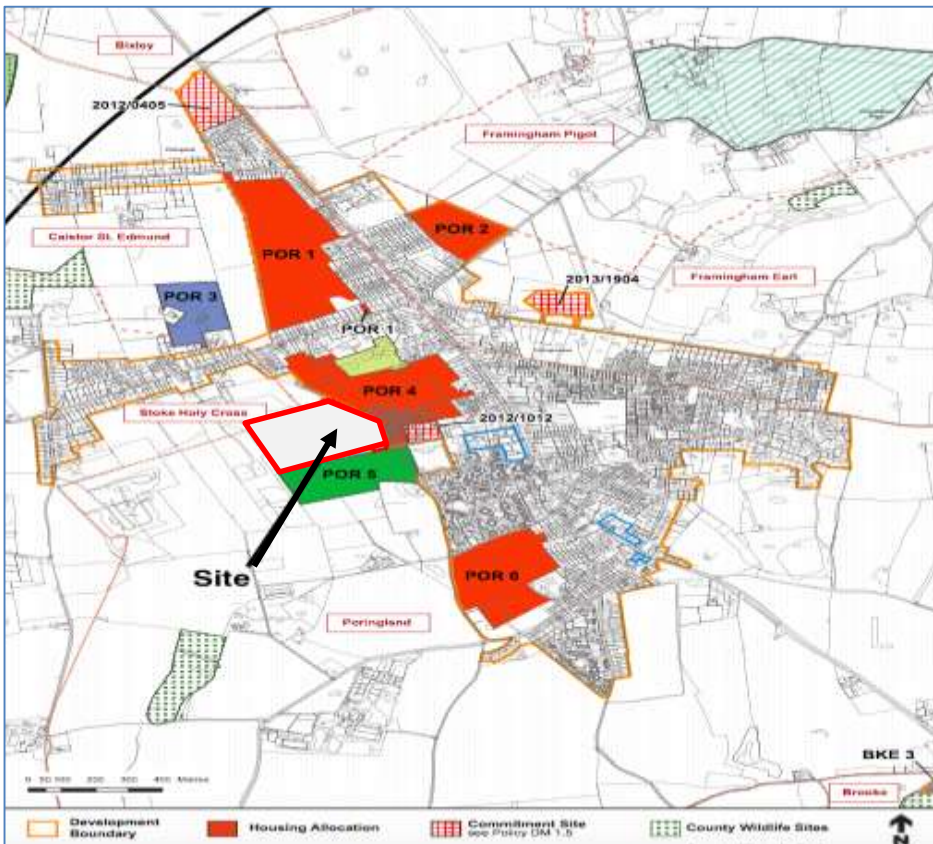


Figure 3: Map extract showing the settlement boundary of Poringland (South Norfolk District Council)



Figure 4: Map extract showing Flood zones near the site (Environment Agency)

### 3 ACCESSIBILITY

It is proposed that the primary access for this site be situated to the north of the site, attaching it to the road network of the new Heath Close development. Of which access points from this estate lead onto Heath Loke and Stoke road. This allows access to the main services in Poringland on The St and is 3 miles drive to the A146 and A47. Any development of the site will result in increased traffic movement on these highways.



Figure 5: Plan displaying the proposed access point into the development as well as a suggested site layout for part of the site, which will be the subject of a planning application shortly. We are proposing the whole site as a site allocations.



## **4 NATIONAL PLANNING POLICY**

### **4.1 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

Paragraph 14 of the NPPF states that, 'at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking'. Paragraph 7 of the NPPF goes on to define three dimensions of sustainable development:

- Economic - Contributing to building a strong, responsive and competitive economy.
- Social - Supporting strong, vibrant and healthy communities.
- Environmental - Contributing to protecting and enhancing our natural, built and historic environment.

It further goes onto state that sites that are to be considered acceptable for development should also be:

- Available
- Suitable
- Achievable

### **4.2 ASSESSMENT**

The NPPF promotes in favour of sustainable development where a wide variety of services and facilities are on offer within the locality of the site. Taking into consideration the NPPF when looking at the proposed site, it is considered that there is a strong argument in support of the proposal site constituting a sustainable location. Further details of how the proposal constitutes sustainable development can be found in Section 5 'Assessment of Sustainable Development'.

## 5 ASSESSMENT OF SUSTAINABLE DEVELOPMENT

### 5.1 DELIVERABILITY OF THE SITE

**Available** - There are no known issues with the site; services are easily connectable and readily available.

**Suitable** - The site is located on the edge of a designated principal settlement with a good range of services and facilities available. It is therefore highly suitable for development. The delivery of the site would contribute towards meeting central government desires for the provision of further housing across the country.

**Achievable** – The site is suitable and available for development. Development of the site will commence and shall be delivered within the 5 year required period.

### 5.2 ECONOMIC CONSIDERATIONS

It is considered that the proposal will result in economic benefits directly within Poringland but also within the wider area of North Norfolk.

Work and employment will be created for local persons and businesses involved in the physical construction of any development. It is also considered that construction workers will make use of local services and facilities during the construction period. Furthermore, in the long-term it is likely that trades people will be required to help maintain the development.

Additionally, it is considered that any occupiers of a development would make use of local services and facilities ensuring their vitality, viability and longevity thus contributing significantly to the local economy.

### **5.3 SOCIAL CONSIDERATIONS**

The site is located next to a principal settlement. It is considered the development of the site would help contribute to the supporting and maintaining local services and communities.

It should be further highlighted that a rising population and an increased life expectancy will require more homes, services and facilities. Household sizes are becoming smaller as more people remain single for longer or become single and thus require more homes to cater for this trend. Increased life expectancy further means that more sheltered housing and elderly care facilities are required.

Creating more supply and choice of housing will help to lower the price and affordability of housing. If the house price – income ratio continues to widen, home owners will have less disposable income as mortgages/rents increase.

### **5.4 ACCESS TO SERVICES AND FACILITIES**

There is a pressing need to find the best location for new development to have access to services and facilities. Services must be provided for an increasingly aging population, and all services must take into account the rising levels of disability in the population. This includes building homes to lifetime homes standards as well as providing specialised accommodation.

The site has good access to local services and facilities within walking distance. The most important services and facilities to consider when assessing whether the site is a sustainable location is key community facilities such as education, religion, employment, groceries, transportation, community uses and recreation.

Services, facilities and employment opportunities within a 1-mile radius include:

- Bus stop on The St. Hourly services to Norwich, Bungay and Southwold. (Distance: 0.2 miles)
- Heathgate Doctor's Surgeries. (Distance: 0.2 miles)

## Land North of Heath Loke, Poringland Supporting Statement: 'Call for Sites'

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- Poringland Library (Distance: 0.2 miles)
- Recycling centre at The St. (Distance 0.2 miles)
- Poringland Primary School and Nursery. (Distance 0.4 miles)
- Framingham Earl High School. (Distance 0.7 miles)
- The Royal Oak. Public House. (Distance 0.4 miles)
- Poringland Village Hall. (Distance 0.3 miles)
- Budgens, Village Store. (Distance 0.3 miles)
- Lucca Hair, Hairdressers. (Distance 0.3 miles)
- Goodfellas Barber Shop. (Distance 0.3 miles)
- The Co-operative Pharmacy. (Distance 0.5 miles)
- Poringland Insurance and Financial Consultants. (Distance 0.5 miles)

In Poringland, there is a variety of services and facilities on offer to sustain this new development, it is therefore considered that this is a sustainable location in line with National Planning Policy Framework.

As such it is considered that the site has by far enough services and facilities on offer for new development to be provided and for the site to be considered a sustainable location in line with the National Planning Policy Framework. Policy 5 of Norfolk's 3<sup>rd</sup> Local Transport Plan states,

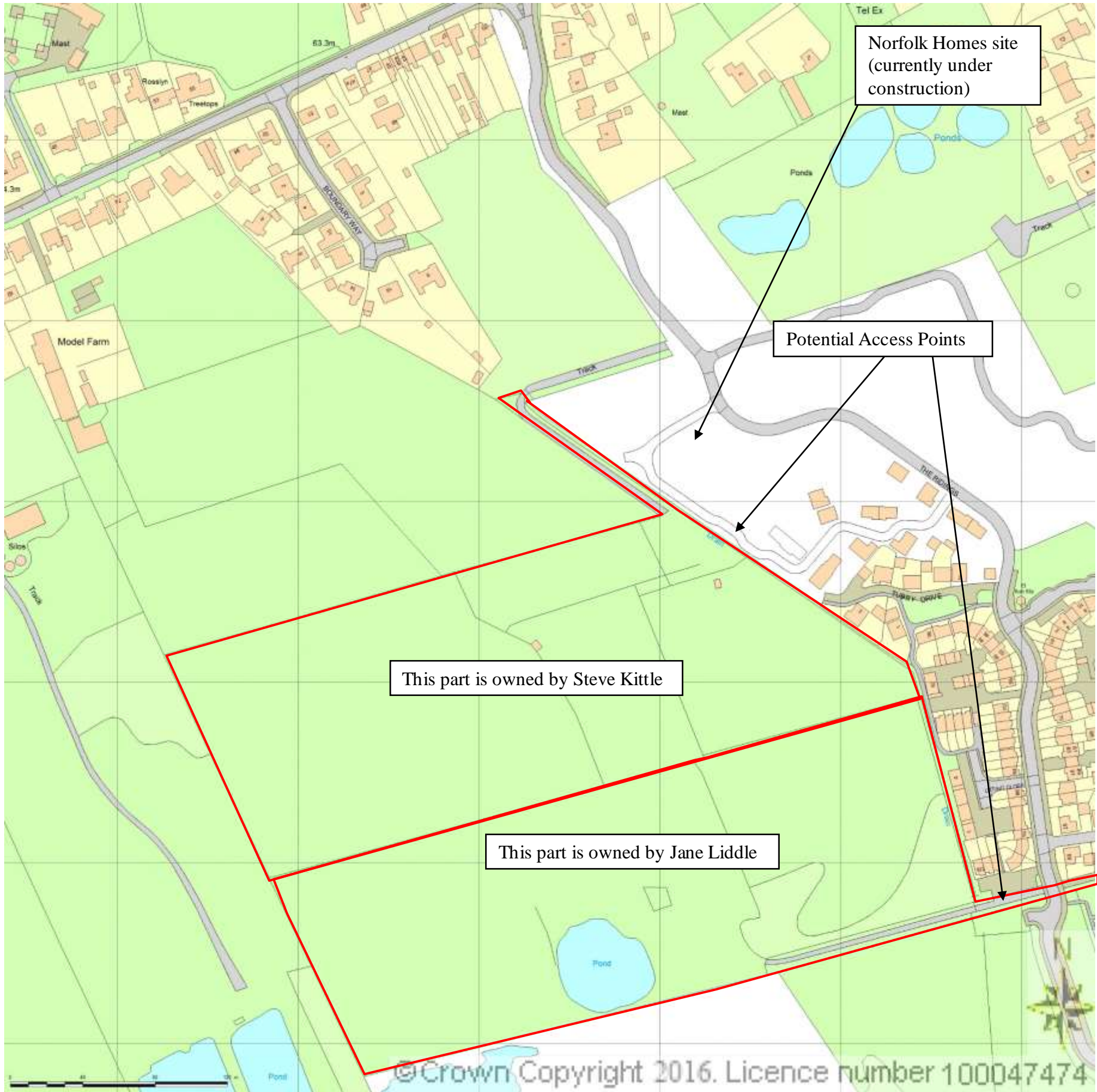
*"New development should be well located and connected to existing facilities so as to minimise the need to travel and reduce reliance on the private car or the need for new infrastructure. Local planning authorities should implement policies as part of their Local Development Frameworks to help achieve this."*

With this in mind it is considered that the level of facilities and services within walking distance is proportional to the size of this development. There will be footpaths running from this site to these services, thus allowing residents to access these safely by foot. Overall it is considered, that this development will help reduce the over reliance of cars for travel and equally that there is by far enough services located within Poringland to sustain residential development in this location.

## 6 CONCLUSIONS

We believe that this report demonstrates that the principle of development on this site is appropriate, achievable and sustainable in line with the NPPF. This site represents a natural extension to the newly built form of this area of Poringland and is therefore the ideal location for any new residential development. There are no constraints upon the site and it is situated within a sustainable location that is serviced by plenty of amenities, therefore we consider this site will allow for the controlled and sustainable growth of housing within the village of Poringland.

SITE LOCATION PLAN  
AREA 36 HA  
SCALE 1:2500 on A3  
CENTRE COORDINATES: 626139, 302374



Land Off Heath Loke, Poringland



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## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0223
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](mailto: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](http://www.greaternorwichlocalplan.org.uk)

E-mail: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Telephone: 01603 306603

<b>1a. Contact Details</b>	
Title	Mr
First Name	james
Last Name	collister
Job Title (where relevant)	
Organisation (where relevant)	
Address	Parker Planning Services Ketteringham Hall NULL Ketteringham Norfolk
Post Code	NR189RS
Telephone Number	1603516319 NULL
Email Address	james@parkerplanningservices.co.uk

<b>1b. I am...</b>
Planning Consultant



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<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
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 North of Heath Loke and the west of the Street  NULL  NULL  Poringland  Norfolk
Grid reference (if known)	TG262022

Site area (hectares)	9.2
Site parish	Poringland
Site district	South Norfolk

<b>Site Ownership</b>	
<b>3a. I (or my client)...</b>	
Is the sole owner of the site	
<b>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).</b>	
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes
<b>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.</b>	

<b>Current and Historic Land Uses</b>
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

pasture land	
<b>4b. Has the site been previously developed?</b>	No
<b>4c. Describe any previous uses of the site.</b> (please provide details of any relevant historic planning applications, including application numbers if known)	
Pasture agricultural land	

<b>Proposed Future Uses</b>	
<b>5a. Please provide a short description of the development or land use you proposed</b> (if you are proposing a site to be designated as local green space please go directly to question 6)	
Housing	
<b>5b. Which of the following use or uses are you proposing?</b>	
Market Housing	Yes
Affordable Housing	Yes
Residential Care Home	No
Gypsy and Traveller Pitches	No
Business and offices	No
General industrial	No
Storage and distribution	No
Tourism	No
Recreation & Leisure	No
Community Use	No
Public Open Space	Yes
Other (Please Specify)	NULL
<b>5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.</b>	

between 20-200

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

controlled and sustainable growth of housing for the area as housing is required in the area. Also a nice public space could be provided for the local people to use.

**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. 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?

no public rights of way. It is proposed that the primary access for this site be situated to the north of the site, attaching it to the road network of the new Heath Close

development. Of which access points from this estate lead onto Heath Loke and Stoke road. This allows access to the main services in Poringland on The St and is 3 miles drive to the A146 and A47.

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

No constraints.

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

stable site.

**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?

No flood risk

**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 issues

**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?

watercourse down the east side. A few type B trees situated throughout the site which would be protected.

**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?

No listed buildings.

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

to the east is a new housing development. The rest of the land is agriculture.

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

no

**7j. Other:** (please specify):

no constraints.

**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	Unsure
Public highway	Yes
Broadband internet	Yes
Other (please specify):	NULL

**8b. Please provide any further information on the utilities available on the site:**

thats all

**Availability**

**9a. Please indicate when the site could be made available for the land use or development proposed.**

Immediately

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

The owners are looking to develop the site as can be seen with a development proposal put forward.

<b>Market Interest</b>	
<b>10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.</b>	
Site is being marketed	
<b>Comments</b>	Already in discussion with Norfolk Homes.

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
Immediately	
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
unsure	

<b>Viability</b>	
<b>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 &amp; Children's Play Space and Community Infrastructure Levy</b>	Yes
<b>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?</b>	No
<b>12c. If there are abnormal costs associated with the site please provide details:</b>	
NULL	
<b>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</b>	Yes

development costs associated with the site?

**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.**

Please see Call for Sites document

**Other Relevant Information**

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

Please see call for sites document

**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	

<p><b>14. Declaration</b></p> <p>I understand that:</p> <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"> <li>• to assist in the preparation of the Greater Norwich Local Plan</li> <li>• to contact you, if necessary, regarding the answers given in your form</li> <li>• to evaluate the development potential of the submitted site for the uses proposed within the form</li> </ul> <p><b>Disclaimer</b></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> <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.</p>	
Name James Collister	Date 7/7/2016