

## Greater Norwich Call for Sites 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 no later than **5pm on Friday 8 July 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	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

<b>1b. I am...</b>	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent	Local Resident
Planning Consultant	Registered Social Landlord
Other (please specify):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
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)	
Grid reference (if known)	
Site area (hectares)	

<b>Site Ownership</b>		
<b>3a. I (or my client)....</b>		
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
<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	No
<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.)		
<b>4b. Has the site been previously developed?</b>	Yes	No

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

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**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)

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

Market Housing	Business & offices	Recreation & Leisure
Affordable Housing	General industrial	Community Use
Residential Care Home	Storage & distribution	Public Open Space
Gypsy & Traveller Pitches	Tourism	Other (Please Specify)

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

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

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<b>Local Green Space</b>
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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.
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<b>6a. Which community would the site serve and how would the designation of the site benefit that community.</b>
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<b>6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.</b>
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<b>Site Features and Constraints</b>
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Are there any features of the site or limitations that may constrain development on this site (please give details)?
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<b>7a. Site Access:</b> 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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<b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?
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<b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?
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<b>7d. Flood Risk:</b> 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?
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<b>7e. Legal Issues:</b> 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?
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**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?

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**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?

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

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

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

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**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			
Mains sewerage			
Electricity supply			
Gas supply			
Public highway			
Broadband internet			

Other (please specify):	
<b>8b. Please provide any further information on the utilities available on the site:</b>	

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
Immediately	
1 to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
<b>9b. Please give reasons for the answer given above.</b>	

<b>Market Interest</b>		
<b>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.</b>		
	Yes	Comments
Site is owned by a developer/promoter		
Site is under option to a developer/promoter		
Enquiries received		



Site is being marketed		
None		
Not known		

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
Up to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	

<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	No	Unsure
<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>			
<b>12c. If there are abnormal costs associated with the site please provide details:</b>			
<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 development costs associated with the site?</b>			

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

<b>Check List</b>	
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	

<b>14. Declaration</b>	
<p>I understand that:</p> <p><b>Data Protection and Freedom of Information</b></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	Date



Land to the South of Norwich Road, Hingham



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# Land to the South of Norwich Road, Hingham



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## 1. Introduction

- 1.1. Savills Planning is instructed by \_\_\_\_\_ to make a formal submission to South Norfolk District Council to promote the land to the south of Norwich Road, Hingham (the site) for residential allocation as part of the Call for Sites process informing the new Local Plan for the Greater Norwich area.
- 1.2. \_\_\_\_\_ is a local housebuilder which has been active in the Norfolk area for many years building high quality bespoke homes. \_\_\_\_\_ has a proven track record of delivery and is currently constructing 88 dwellings at Site Allocation HIN1 at Hingham.
- 1.3. This submission demonstrates that this site is suitable and available for residential development.
- 1.4. \_\_\_\_\_ has an option over all the land at the site and as such the site can be made available immediately for residential development. In addition there are no known constraints to development at this site.
- 1.5. This submission should be read in conjunction with the accompanying documents:
- Site Location Plan
  - Completed Site Registration Form
- 1.6. This document sets out the following:
- The Site and Surrounding Area
  - The proposal
  - Conclusion



## 2. The Site and Surrounding Area

### The Surrounding Area

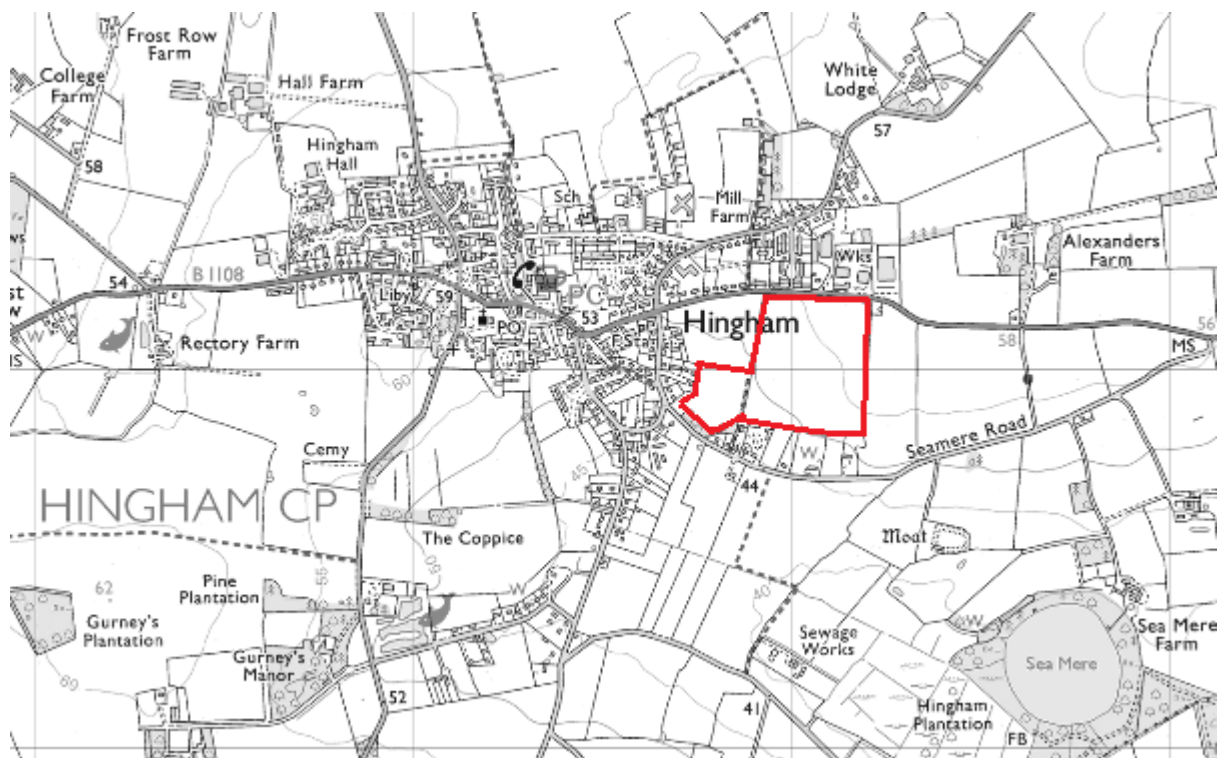
- 2.1. Hingham is identified as a 'Key Service Centre' within the adopted Greater Norwich Joint Core Strategy and as such it is recognised that it can support additional residential development.
- 2.2. The town has a Conservation Area at its historic core and the Sea Mere Hingham Site of Special Scientific Interest is approximately 400m to the south east of the town.
- 2.3. The town has a good range of facilities which can support additional residential development as set out in the table below. The estimated travel time and distance measured from north eastern corner of the site at Norwich Road.

Facility	Distance from the site and Travel Time
<b>Bus Stop</b> Opposite Ironside Way, Hingham	0.1 m 1 min walk
<b>Employment</b> Ironside Way, Hingham	0.3km 7 min walk
<b>Cafes</b> Chalfonts Tea Room	0.3km 7 min walk
<b>Pub</b> The White Hart	0.6km 8 min walk
<b>Dentist</b> Hingham Dental Practice, 20 Market Place, Hingham, NR9 4AF	0.6km 8 min walk
<b>Primary School</b> Hingham County Primary School, NR9 4JB	0.8km 10 min walk
<b>Mobile Post Office</b> Harrods of Hingham NR9 4HL	0.8km 10 min walk
<b>Doctors Surgery</b> Hardingham Street Hingham, NR9 4JB	0.8km 10 min walk
<b>Secondary School</b> Wymondham High, Folly Road, Wymondham NR18 0QT	10km 12 min (bus and walk)
<b>Supermarket</b> Waitrose, Norwich Road, Wymondham NR18 0SH	10.5km 27 mins (bus and walk)
(New Co-op Food Store 27 Norwich Street Hingham Norfolk NR9 4LJ (LPA ref: 2016/0474)	0.5km 5 min walk

- 2.4. The town is served by regular buses (Routes 3 and 6) providing twice hourly links to Norwich City Centre, Watton and surrounding settlements.
- 2.5. The nearest rail stations are at Wymondham (6.4 miles/10.2 km) and Attleborough (6.7miles/10.8km). Trains from these locations provide services to Cambridge, Norwich and by transfer, to the rest of the country.
- 2.6. Hingham is a sustainable location with good public transport links which can support additional residential development.

## The Site

- 2.7. The site is situated to the south east of Hingham, to the south of Norwich Road. It comprises of approximately 13ha of agricultural land comprising of 2 fields.
- 2.8. The site is well related to existing development at Hingham and is bound to the west of the site residential development at site allocation HIN 1 which is currently under construction by [redacted]. There is an existing hedgerow which runs along the southern boundary of the site, beyond which is residential development which fronts onto Seamere Road. The site is bound to the north by Norwich Road which has both residential and employment uses fronting onto it and there are agricultural fields to the east of the site.
- 2.9. The topography of the site is varied. There is a peak at the north eastern point of the site then the land slopes down towards the south west from this point.



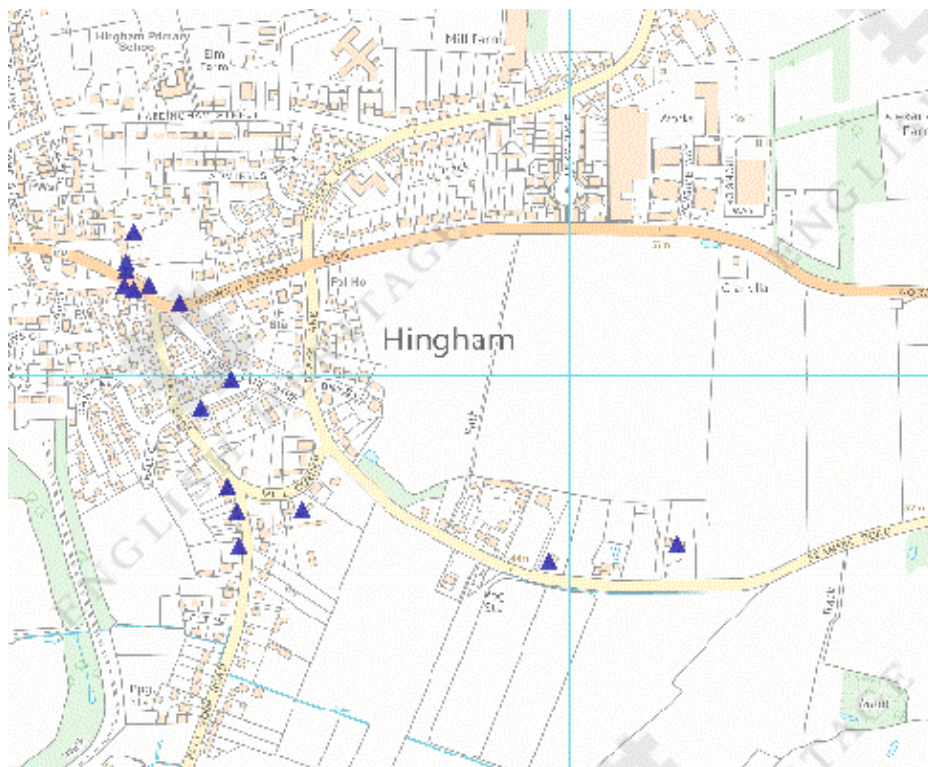
Source: Ordnance Survey

### Landscape

- 2.10. It is acknowledged that this site is currently open agricultural land and residential development at this site will have an impact upon the landscape as a consequence. However when considered in the context of the wider landscape, development of this site, adjacent to the built up area of the town, responds well to the extent of the built development along the eastern edge of the settlement. As such it is considered that that residential development can be accommodated at the site which will incorporate an appropriate landscape strategy to mitigate the landscape impact.

### Heritage

- 2.11. The site is not situated within or adjacent to the Hingham Conservation Area. The Historic England's Heritage Gateway maps illustrate that there are a couple of listed buildings in proximity to the site, Blenheim Cottage and Lilac Farmhouse (both Grade II Listed), as illustrated by blue triangles. However it is not considered likely that residential development of this site will not have a significant detrimental impact upon these heritage assets.



Source: Heritage Gateway

## Flood Risk and Drainage

- 2.12. The Environment Agency's mapping shows that the site is situated within Flood Zone 1, the least risk of flooding. In respect of surface water flooding, the Environment Agency's mapping illustrates that there is 'low risk' of surface water flooding at the south western section of the site which reflects the site's topography. It is considered that there is an opportunity through residential development at the site to seek to implement an enhanced drainage strategy which could reduce the risk of off site surface water flooding.
- 2.13. Accompanying this report is a Drainage Statement prepared on behalf of . This demonstrates that further development will not exacerbate the drainage situation at the pumping station to the south of the site.

## Pedestrian and Vehicular Access

- 2.14. There is an existing footpath (FP9) situated along the western boundary of the site providing a link between Seamere Road and Norwich Road.
- 2.15. At present there is a farm access to the site, it is proposed that vehicular access associated with residential development would be taken via Norwich Road. Initial access design demonstrates that the necessary visibility splays can be achieved. Engagement with Norfolk County Council will confirm the detailed requirements for the access arrangements and the scope brief to inform any planning application at the site.

## Utilities

- 2.16. is currently constructing new residential development to the west of this site. It is therefore envisaged that necessary utilities: water, electricity, and internet broadband can all be secured at the site.

## Other considerations

- 2.17. Given the agricultural use of the site it is considered unlikely that the site is contaminated and there are no known constraints to this site coming forward for residential development.

## Summary

- 2.18. It is considered that Hingham is a sustainable location to support additional residential development. As illustrated above this site is considered to be a suitable location for such residential development and should be considered for residential allocation within the emerging Local Plan.

## 3. The Proposal

### Residential Development

- 3.1. Land to the south of Norwich Road, Hingham is promoted by \_\_\_\_\_ for residential allocation within the emerging Local Plan.
- 3.2. The site allocation HIN 1 is being developed by \_\_\_\_\_ and was designed at a density of 23 dwellings per hectare therefore on this basis we anticipate a similar density at this site as a continuation, or Phase 2 of this development. As such the capacity of the site is approximately 250 to 300 dwellings depending on further detailed site analysis and masterplanning.
- 3.3. The proposal primarily provide a mixture of market and affordable housing and will incorporate the provision of onsite open space and play facilities for the benefit of existing and future residents.

### Availability

- 3.4. The site is promoted by \_\_\_\_\_, a developer who has an option over all of the land at the site. It has been stated that the site can be made available immediately for residential development.

### Viability

- 3.5. There are no known abnormal costs which could affect the viability and subsequent delivery of this site.

### Delivery

- 3.6. \_\_\_\_\_ is a local housebuilder which has been active in the area for many years building high quality bespoke homes. \_\_\_\_\_ has a proven track record of delivering the adjacent site and intends to continue to promote this site for residential allocation and submit a planning application for residential development.
- 3.7. Given the scale and nature of this greenfield site it is considered that development could start to be delivered within the five year period and it could continue to develop at an approximate rate of 40 to 50 dwellings per annum. It is likely that this site would be delivered in partnership with a Registered Provider.

## 4. Conclusion

- 4.1. This report has demonstrated that Hingham benefits from a number of existing facilities including a Primary School, a Doctors Surgery, and local employment opportunities. The town has regular public transport links to Norwich, Watton and Wymondham where other facilities and employment opportunities are located. As such it is considered that Hingham is a sustainable location to support additional residential development.
- 4.2. A detailed description has been provided of the site and consideration has been given to the possible impacts residential development will have. It is concluded that the land south of Norwich Road is the most suitable location for residential development at Hingham which can deliver approximately 250 to 300 dwellings. It is possible that this estimate of the site's capacity could reduce once mitigation measures are incorporated into the scheme.
- 4.3. [REDACTED] is a local housebuilder which has been active in the area for many years building high quality bespoke homes. [REDACTED] has a proven track record of delivering the adjacent site and intends to continue to promote this site for residential allocation and submit a planning application for residential development.
- 4.4. There are no known abnormal costs which could affect the viability and subsequent delivery of this site.
- 4.5. Given the scale and nature of this greenfield site it is considered that development could start to be delivered within the five year period and it could continue to develop at an approximate rate of 40 to 50 dwellings per annum potentially for a total of 5 to 8 years.
- 4.6. For the above reasons it is considered that the land at Norwich Road, Hingham is suitable, available and achievable to deliver residential development. The site should be allocated within the emerging Local Plan for sustainable residential development.