

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	Miss
First Name	Heather
Last Name	Byrne
Job Title (where relevant)	Senior Planning Consultant
Organisation (where relevant)	One Planning Consultants
Address	Gateway (Unit 3), 83-87 Pottergate, Norwich, Norfolk
Post Code	NR2 1DZ
Telephone Number	01603 518 333
Email Address	info@oneplanning.co.uk

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

1c. Client/Landowner Details (if different from question 1a)	
Title	Mr and Mrs
First Name	Gwyn and Teresa

Last Name	Stallard
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

2. Site Details	
Site location / address and post code (please include as an attachment to this response form a location plan of the site on a scaled OS base with the boundaries of the site clearly shown)	Land at Rookery Nook, Drayton Lane, Horsford, Norfolk, NR10 3AN
Grid reference (if known)	
Site area (hectares)	0.59

Site Ownership		
3a. I (or my client)...		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available). N/A		

3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	<p style="text-align: center;">Yes</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p style="text-align: center;">No</p> <p style="text-align: center;"><input type="checkbox"/></p>
<p>3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.</p> <p>N/A</p>		

Current and Historic Land Uses		
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
<p>Amenity Land in association with the existing dwelling known as Rookery Nook. The existing dwelling sits central within the plot.</p>		
4b. Has the site been previously developed?	<p style="text-align: center;">Yes</p> <p style="text-align: center;"><input type="checkbox"/></p>	<p style="text-align: center;">No</p> <p style="text-align: center;"><input checked="" type="checkbox"/></p>
4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)		

The site comprises a broadly rectangular parcel of land to the south of Drayton Lane, which is currently bounded by post and rail fencing and hedgerows. The site has historically been used as amenity space associated with the existing dwelling, known as Rookery Nook. The existing dwelling will be retained.

An outline planning application, reference 20191056, was refused on the 23rd August 2019 for the erection of a detached dwelling and creation of new access onto Drayton Lane on land to the south of Crown Bungalow and East of Rookery Nook, Horsford. This application is currently subject of an appeal.

A further outline planning application, reference 20190288, for the erection of three detached dwellings and creation of two new access points onto Drayton Lane was dismissed at appeal (appeal reference APP/K2610/W/19/3234936).

A full planning application for the conversion of an existing garage to holiday let, reference 20191133, was approved by Broadland District Council on the 30th August 2019. The garage sits adjacent to the existing dwelling to the west, Rookery Nook.

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).

Settlement Boundary Extension

The site is being put forward as a proposed settlement boundary extension to Horsford. The extension would be to the south west of the existing settlement limit and extend along the southern side of Drayton Lane to include the proposed site. It is our clients view that the site is suitable for the development of three dwellings with the existing dwelling being retained.

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

Market Housing <input checked="" type="checkbox"/>	Business and offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage and distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) <input type="checkbox"/>

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

It is considered the site can accommodate upto three residential dwellings with the existing dwelling being retained. The site is suitable for the proposed residential use, it is available and achievable within the next 5 years, which makes the site deliverable.

The site is well related to the defined Horsford settlement limit, which lies to the north east of the site on the east side of Holt Road. Horsford, Felthorpe and Haveringland form a village cluster in the merging Greater Norwich Local Plan. Horsford contains a good level of services and facilities which include a shop and Post Office, Primary School, Village Hall, Church, Pharmacy, Bakery, Public House, Restaurants and takeaways. An existing footpath along Holt Road connects the site to these services and facilities. A regular bus service also operates along Holt Road to the east of the site, providing school services and public services to Norwich and beyond.

The site is located adjacent to existing residential dwellings along Drayton Lane and would simply extend this pattern of development and is closely related in a visual sense to the village. The proposed low density of development reflects the existing character of development within this part of the village and Drayton Lane and is considered appropriate to the size and context of the site.

The application site currently appears as residential curtilage to the existing dwelling and therefore it is considered the development would not encroach into the open countryside to such a degree that this would be harmful to the environment. The boundaries currently consist of post and rail fencing and planting, which would be enhanced as part of the development to ensure the development remains in keeping with its rural setting. This would also help mitigate against any visual impact and could also have biodiversity and habitat creation benefits.

Within the Inspector's decision for Appeal Decision APP/K2610/W/19/3234936, relating to the development of this site for three dwellings, they stated the site does not represent an appropriate location for housing. It should be noted residential development of 84 dwellings has been approved to the north of the site (outline approval reference: 20170409 and reserved matters approval reference: 20181136), which further extends the settlement limit of Horsford towards this site. The reality is the wider area surrounding the site is being put forward for development making this site a natural extension of the village as a consequence. This also further reinforces the fact that the site is not isolated as the Appeal Inspector alleged and is acceptable for development.

There is an existing access onto Drayton Lane, which serves the existing dwelling. Whilst the existing access could be utilised, two new vehicular access points would be proposed to provide access onto Drayton Lane. Acceptable visibility splays can be achieved and as part of the layout of any development vehicles would be able to enter and exit the site in a forward gear and off-street parking would be provided in accordance with the Council parking standards.

The site is not within a Conservation Area. To the north west of the site on the opposite side of Drayton Lane is The Lindens, which is a grade II listed building. It should be noted within the Inspector's decision for Appeal Decision APP/K2610/W/19/3234936, they stated '*subject to any potential scheme being*

brought forward at a low scale, I find that 3 dwellings could be accommodated upon the appeal site whilst satisfying the statutory duty to have special regard to the desirability of preserving a listed building's setting. For these reasons, the proposal would not cause harm to the setting of The Lindens nor lead to a loss of heritage significance.' It is therefore considered due to the proposed low density development, separation distances and existing vegetation and boundary treatments that the site can be developed whilst preserving the setting of the listed building.

The proposed settlement extension would allow development of the site making efficient use of a sustainably located site, making a positive contribution to the Council's housing supply and providing economic, social and environmental benefits.

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

The proposal would generate turnover and employment for construction firms and related trades during the construction phase of the development. An increase in population would also generate additional household expenditure which will bring benefits to local shops and services, therefore promoting and encouraging sustainable economic growth. The proposal would also lead to an increase in Council Tax revenue and New Homes Bonus Payments, providing the Council with additional resources to spend on Schools, infrastructure and other services.

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.

N/A

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

N/A

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 is an existing access onto Drayton Lane, which serves the existing dwelling. Whilst the existing access could be utilised, two new vehicular access points would be proposed to provide access onto Drayton Lane. Acceptable visibility splays can be achieved and as part of the layout of any development vehicles would be able to enter and exit the site in a forward gear and off-street parking would be provided in accordance with the Council parking standards. It should be noted the Highways Authority had no objections to the previous applications on site.

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

The site is flat and therefore the topography of the site would not affect the development of the site.

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

Ground conditions on the site are stable and there are no known ground contamination issues. It should be noted the Pollution Control Officer has no objections to the previous planning applications on 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?

The site is located within Flood Zone 1 and is not liable to flooding from any other sources. Where possible, SUDs would be used throughout the development and a drainage strategy would form part of any detailed application to provide an improvement over the current situation by reducing flood risk through the management of run off and on-site water storage.

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 are no legal issues which would prevent the site from coming forward for development.

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?

The site is not located next to a watercourse or mature woodland. The site is regularly mown and is currently bounded by post and rail fencing and hedgerows, which can be incorporated and enhanced as part of any development of the site. The site is not protected and there are no protected areas such as SSSI or County Wildlife Sites in close proximity of it. It is therefore considered that the development of the site would not result in harm to biodiversity or habitats.

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?

The site is not within a Conservation Area. To the north west of the site on the opposite side of Drayton Lane is The Lindens, which is a grade II listed building. It is considered due to the separation distances and existing vegetation and boundary treatments that the development of the site would not cause harm or impact on the significance of the setting of the listed building.

It should be noted within the Inspector's decision for Appeal Decision APP/K2610/W/19/3234936, they stated '*subject to any potential scheme being brought forward at a low scale, I find that 3 dwellings could be accommodated upon the appeal site whilst satisfying the statutory duty to have special regard to the desirability of preserving a listed building's setting. For these reasons, the proposal would not cause harm to the setting of The Lindens nor lead to a loss of heritage significance.*' It is therefore considered the site can be developed whilst preserving the setting of the listed building.

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

The site is bounded to the north by Drayton Lane, to the east by an existing dwelling known as Crown Bungalow (not within the applicant's ownership) and beyond Holt Road, to the south by agricultural land and the balancing ponds in association with the NDR, and to the west by Drayton Lane and beyond agricultural land. The site is of sufficient size to ensure a low density development can be achieved whilst providing adequate separation distances to safeguard amenity and good levels of private amenity space. The development plot can accommodate dwellings that would not give rise to any issues of overlooking or loss of amenity to existing or future neighbouring residential occupiers.

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

The existing dwelling would remain and there are no other buildings or uses that would need to be relocated before the site can be developed. It is the clients view that the site to the east and west of the existing dwelling can accommodate up to three dwellings.

7j. Other: (please specify):

N/A

Utilities

8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.

	Yes	No	Unsure
Mains water supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			

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

Availability

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

Immediately	<input checked="" type="checkbox"/>
1 to 5 years (by April 2021)	<input type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>

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

The site is owned by the applicant and is available now. There are no financial or environmental reasons why the proposed development cannot be delivered within the immediate future.

The site is adjacent to existing residential development and is within close proximity to the existing settlement limit for Horsford. The site is therefore considered to be a suitable location for new housing and its development for housing would bring significant planning benefits to the District. There are no known reasons to prevent a viable development from coming forward at the site as proposed.

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 checked="" type="checkbox"/>	

Delivery

11a. Please indicate when you anticipate the proposed development could be begun.

Up to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>

11b. Once started, how many years do you think it would take to complete the proposed development (if known)?

One - two years.

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	No	Unsure
12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12c. If there are abnormal costs associated with the site please provide details:

12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?



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	X
Site Details (including site location plan)	X
Site Ownership	X
Current and Historic Land Uses	X
Proposed Future Uses	X
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	X
Utilities	X
Availability	X
Market Interest	X
Delivery	X
Viability	X
Other Relevant Information	X
Declaration	X

14. Disclaimer

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:

- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan: Regulation 18 “- Site Submission Guidance Notes.

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

Declaration

I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above.

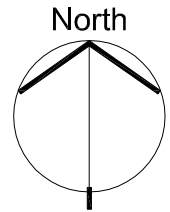
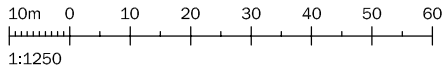
Name H.Byrne

Date 09.03.2020



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Location Plan



revisions: _____

<p>Roger Adcock Architectural Design Ltd.</p> <p>Sycamore House, The Street. Fritton. Norwich, Norfolk. NR15 2QT. T: 01508 218248 M: 07747 000343 E: rogeradcock@btinternet.com</p>	<p>client: One Planning Consultants.</p>
	<p>project: Land at Rookery Nook. Drayton Road. Horsford. Norwich. Norfolk. NR10 3AN.</p>
<p>drawing: Location Plan.</p>	<p>drawing number: 1860 - 01.</p>
<p>scale @ A3: 1:1250.</p>	<p>Company No. 09570140 Registered in England & Wales. Registered office: King Street House, 15 Upper King Street, Norwich, NR3 1RB.</p>

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