

## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0122
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	Mark
Last Name	Thompson
Job Title (where relevant)	
Organisation (where relevant)	
Address	24 Old Lakenham Hall Drive NULL NULL Norwich Norfolk
Post Code	NR1 2NW
Telephone Number	01603 618353 07939 448806
Email Address	mark.thompson@smallfish.org.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)	Cooke's Road  NULL  NULL  Bergh Apton  Norfolk
Grid reference (if known)	TG308013

Site area (hectares)	0.32ha
Site parish	Bergh Apton
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.)

Unused/ vacant

**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)

None that are known of

**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

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

Market Housing	Yes
Affordable Housing	No
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	No
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.**

Six 2 or 3 bedroomed dwellings served off a private drive

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

There is a need for new housing and so new dwellings will provide a benefit for those seeking to live in the village.

The site is in close proximity to a number of local services. It is adjacent to the village hall, the primary school is around one mile away, whilst the church as well as Green pastures with its shopping facilities are both just over one mile away. Future occupiers will therefore likely use the local facilities and services and will contribute to the vitality of this rural community.

**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?

There is a small access that enables access on foot. A new access would need to be provided to enable vehicular access and improved access by foot. Highway access

onto Cooke's Road appears acceptable in principle as the development to the south (2015/2836) includes a new access onto Cooke's Road.No PRoW cross or adjoin the site.

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

No obvious physical constraints. Access appears possible with good visibility in both directions, though with some realignment of the road frontage hedge. There are trees around the boundary in places but these would largely be retained and would afford screening. The interior of the site has a couple of ash trees and some self seeded saplings. There is an area to the rear (north) of the site where water collects during the wetter seasons, but which dries out in the summer

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

The ground conditions are stable and there is no known contamination

**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?

There have been no known incidents of flooding. The site does not appear to lie within a flood risk zone.

There is an area to the rear (north) of the site within the boundary where water collects during the wetter seasons, but which dries out in the summer [...]

**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?

None of the above

**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?

Bergh Apton Manor House is a grade II listed, and is around 160m from the nearest site boundary across agricultural fields. The trees and vegetation around the site boundary generally obscure views into the site, as do other trees around the village hall. Around 160m to the east/ north east are Washingford House and an outbuilding/ stable, both of which are Grade II listed. Views into the site from these is almost completely obscured by intervening trees and other vegetation.

**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?

Bergh Apton Manor House is a grade II listed, and is around 160m from the nearest site boundary across agricultural fields. The trees and vegetation around the site boundary generally obscure views into the site, as do other trees around the village hall.

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

To the north and west is agriculture, to the east and south east is residential, and to the south on the other side of Cooke's Road is a planning permission for 11 new dwellings (2015/2836).

**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 other known 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	Unsure
Other (please specify):	NULL

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



Not available on the site, but available in the nearby vicinity.

#### 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 land is not used at the moment, there are no significant constraints, and the landowner is keen to progress an application.

#### 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.**

None

#### Comments

The site is being promoted by the landowners. They promoted the site before during a previous call for sites. Its reference number was 1023, although it should be noted that this site now being put forward is slightly larger than that which was put forward before (0.32ha compared to 0.24ha).

#### 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)?**

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

**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.**

Services and utilities should be available in close proximity.

No physical constraints

No policy constraints such as flood risk or nature conservation designations.

Good highway access onto a quiet road with low traffic speeds

**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	
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:

Data Protection and Freedom of Information

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:

- 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

**Disclaimer**

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.

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 Mark Thompson	Date 6/27/2016
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**Ragan, Anita**

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**From:** Mark Thompson <mark.thompson@smallfish.org.uk>  
**Sent:** 29 June 2016 12:42  
**To:** Broadhead, Amy  
**Cc:** [REDACTED]  
**Subject:** RE: Call for sites WEB-GNLP-122

**Categories:** Acknowledgment Sent

Hi Amy

Thanks for helping.

The section asks "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 answer should be:

"The site is not next to a watercourse or mature woodland. The interior of the site has a few self-seeded saplings and there are a couple of ash trees which are likely to succumb to ash die-back. The site is bordered by trees and hedging, including a small number of significant trees. There are no known features of ecological importance on or adjacent to the site, and certainly no areas with a nature conservation designation. However, there is a pond on the adjacent land to the east, and there is a depression to the north of the site (within the boundary) which fills with water during the wetter seasons but which dries out in the summer. There are no features of geological importance on or adjacent to the site."

Thanks again, and kind regards

**Mark Thompson**  
**Strategy Consultant**  
**Small Fish**  
**Tel: 01603 618353**  
**Mbl: 07939 448806**

[www.smallfish.org.uk](http://www.smallfish.org.uk)



SMALL FISH

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**From:** Broadhead, Amy [mailto:amy.broadhead@norfolk.gov.uk]  
**Sent:** 29 June 2016 12:24  
**To:** Mark Thompson  
**Subject:** RE: Call for sites WEB-GNLP-122

Hi Mark

We're currently experiencing a technical issue with the web form which may well be behind the issue you describe too.

Please send me the text you refer to and I will ensure that it is included correctly in your submission.

Kind regards

Amy

**Amy Broadhead**  
**Project Manager**

Greater Norwich Projects Team  
Tel: 01603 222727  
E-mail: [amy.broadhead@norfolk.gov.uk](mailto:amy.broadhead@norfolk.gov.uk)

**From:** Mark Thompson [<mailto:mark.thompson@smallfish.org.uk>]  
**Sent:** 29 June 2016 12:18  
**To:** [info@gnlp.org.uk](mailto:info@gnlp.org.uk)  
**Subject:** Call for sites WEB-GNLP-122

Hello

I submitted a site on 27/06/16, and which has been allocated the reference number WEB-GNLP-122. I happened to look at it again this morning and I noticed that the text from one section (environment issues) had disappeared and been replaced with duplicated text from another section (heritage issues). Unfortunately I can't amend it. What shall I do? Shall I send the text for the 'environment issues' to yourself for you to cut and paste it into the form?

Many thanks

**Mark Thompson**  
**Strategy Consultant**  
**Small Fish**  
**Tel: 01603 618353**  
**Mbl: 07939 448806**

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