

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0366
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

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	Mr
First Name	Neil
Last Name	Walker
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

1b. I am...	
Owner of the site <input checked="" 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 type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
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 an scaled OS base with the boundaries of the site clearly shown)	Location plans attached
Grid reference (if known)	
Site area (hectares)	Approx 0.58 hectares

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 type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
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 <input checked="" type="radio"/>	No <input type="radio"/>
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.)		
Amenity land. It is cut for hay annually but has held no other purpose for 65 years		
4b. Has the site been previously developed?	Yes <input type="radio"/>	No <input checked="" type="radio"/>

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

2014/0025 Application to SNC for erection of eight houses. Refused
 2016/1163 Application to SNC for erection of three houses. Not yet determined.

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)

Housing and open space

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

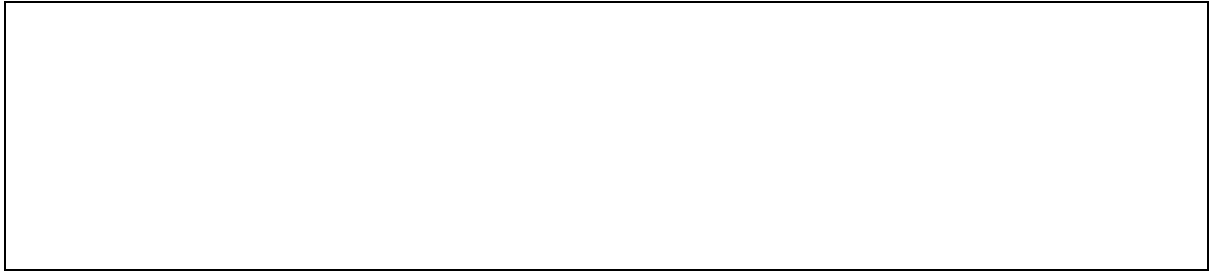
Market Housing	<input checked="" type="checkbox"/>	Business & offices	<input type="checkbox"/>	Recreation & Leisure	<input type="checkbox"/>
Affordable Housing	<input checked="" type="checkbox"/>	General industrial	<input type="checkbox"/>	Community Use	<input type="checkbox"/>
Residential Care Home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

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

The site plan attached is from the 2014 application which was refused. That proposal involved development too close to the listed building Orchard House which is Grade II. A future development would need to include an open space close to the boundary with Orchard House's garden and be sympathetic to the historical setting of the house and conservation area.

This land could take six houses of varying size in a low density development in keeping with the development pattern of Bramerton. This proposal would be at odds with the preferred option of linear development in Bramerton. However, situated next to a complex of barn conversions at Church Farm as well as new development of nine houses recently constructed along the entire southern boundary of the proposed site it would not be incongruous as a total entity. It must also be borne in mind that this site is at the centre of historic development in the village. Previous suggestions of development areas along linear lines have been thwarted by objections from the Highway Authority and currently Bramerton is unable to supply housing for the 10-20 designation attributed to a Service Village. The local authority raised objections to development here on grounds of access but these were rejected by a planning appeal. Those objections have now been dropped by Highways.

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



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

Situated away from the main highway this proposal is the epitome of the quiet village environment so many people crave. Careful design can achieve an appearance similar to the many barn complex conversions which abound (Grange Farm Barns and Church Farm Barns are situated with a quarter of a mile) but will offer good gardens and open space rather than the pinched (almost terraced housing) seen elsewhere in the village.

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?

Site constraint: Planning officers are concerned about the effect on the setting of a listed building, but in my opinion have used this as a lever to oppose what they term as backland development. The listed building in question has one acre of garden situated to the rear. It is therefore fairly well shielded from the effect of development. Good planting, positioning, and landscaping can minimise any effect on the setting. As the owner of the listed building and the proposed site, I am in a position to influence design to achieve the best effect.

Site access will be through the adjacent development known as Church Farm Close and the owner of this site is offering full access.

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

No

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

No issues

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?

This is not a 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?

See above regarding access.
No covenants

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 mature trees and hedges bordering the site which will all be retained. High hedges shield this site from the conservation area.
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?
Orchard House is the only listed building and is situated some distance from the nearest boundary
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
There are four boundaries. To the north it borders an amenity field belonging to Squirrel's Drift, but is shielded by mature trees and shrubs. To the east it borders farmland. To the South it borders a new housing development. To the west it borders the garden of Orchard House.
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):
Bramerton offers few suitable sites for development. All will present issues of one kind. The only issue with this site is with regard to setting. All others have been dismissed by previous planning appeals.

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="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Other (please specify):	
<p>8b. Please provide any further information on the utilities available on the site: Sewer pipes have already been laid to one corner of the site. Other connections are possible through the proposed road. Electricity cable linking Bramerton and Surlingham runs along the southern boundary beneath the gardens of the adjacent new development but dangerously close to the surface. UK Power Networks would like to lay a new cable through the proposed site to remove this danger.</p>	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input checked="" type="radio"/>
1 to 5 years (by April 2021)	<input type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 – 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
9b. Please give reasons for the answer given above.	
Myself and a developer have been arguing the case for this development for three years and are ready to proceed.	

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="radio"/>	
Site is under option to a developer/promoter	<input type="radio"/>	
Enquiries received	<input type="radio"/>	

Site is being marketed	<input type="radio"/>	
None	<input checked="" type="radio"/>	
Not known	<input type="radio"/>	

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

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.

See attached site plan which shows the original development proposal in 2014 (2014/0025)

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	<input checked="" type="checkbox"/>	
Site Details (including site location plan)	<input checked="" type="checkbox"/>	
Site Ownership	<input checked="" type="checkbox"/>	
Current and Historic Land Uses	<input checked="" type="checkbox"/>	
Proposed Future Uses	<input checked="" type="checkbox"/>	
Local Green Space (Only to be completed for proposed Local Green Space Designations)	<input type="checkbox"/>	
Site Features and Constraints	<input checked="" type="checkbox"/>	
Utilities	<input checked="" type="checkbox"/>	
Availability	<input checked="" type="checkbox"/>	
Market Interest	<input checked="" type="checkbox"/>	
Delivery	<input checked="" type="checkbox"/>	
Viability	<input checked="" type="checkbox"/>	
Other Relevant Information	<input type="checkbox"/>	
Declaration	<input checked="" type="checkbox"/>	

14. Declaration	
<p>I understand that:</p> <p>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:</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 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 Neil Walker	Date 8 July 2016



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