

1a. Contact Details	
Title	MR.
First Name	ANDREW
Last Name	CHAM.
Job Title (where relevant)	DIRECTOR.
Organisation (where relevant)	PLANNING DIRECT.
Address	FERRIS MALLS FERRIS STREET, IPSWICH
Post Code	IP2 8SJ
Telephone Number	01525 281 140
Email Address	andrew@planningdirect.co.uk
1b. I am...	
<input type="checkbox"/> 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 type="checkbox"/> Registered Social Landlord
Other (please specify):	

**1c. Client/Landowner Details (if different from question 1a)**

Title	[REDACTED]
First Name	[REDACTED]
Last Name	[REDACTED]
Job Title (where relevant)	N/A
Organisation (where relevant)	N/A
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
Post Code	[REDACTED]
Telephone Number	[REDACTED]
Email Address	[REDACTED]

**2. Site Details**

Site location / address and post code	AS PER ATTACHED SITE LOCATIONS PLANS. SITE 2.
(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)	DSS BOARD IP22 SRP.
Grid reference (if known)	52° 24' 3.23" N 1° 8' 5.17" E
Site area (hectares)	0.87 ha.

**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="radio"/>	<input 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).

As per LC.

3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input type="radio"/>	N/A.	No <input type="radio"/>
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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.)

Agriculture

4b. Has the site been previously developed?	Yes <input type="radio"/>	No <input checked="" type="radio"/>
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4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

\_\_\_\_\_

**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)

30 X 2 GARAGE / STABLE HOUSING - PLEASE SEE ATTACHED REPORT FROM THORNTON AND PARTNER FOR JUL 2016. THESE HOMES ARE AFFORDABLE AND TRAVELLER SUBJECT TO THE GREENFIELD POLICY.

THORNTON  
PARTNER

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

Market Housing	<input 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.

30 X 2 GARAGE STABLE HOMES WITH GARAGES PATIOS AND AMENITY SPACE.

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

PROVISION OF AFFORDABLE HOUSING.

\_\_\_\_\_

**Local Green Space**

If you are proposing 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, tranquility or richness in wildlife.**

*(This section contains a large handwritten 'X' mark.)*

**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. ACCESS AS FOR LOCAL ROAD PLAN RE CAPACITY STUDY.**

**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?

**ARE YES. NO 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?

**NO**

**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**

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?

No

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

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

AGRICULTURE & RESIDENTIAL. NO IMPLICATIONS.

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):

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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	<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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

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

<b>Availability</b>	
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 checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input checked="" type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input checked="" type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input checked="" type="radio"/>
9b. Please give reasons for the answer given above.	
<del>SITS</del> SITS AVAILOUS FROM NOW.	

<b>Market Interest</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.		
	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"/>	SITES HAS NOT BEEN MARKETING.
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 checked="" type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input checked="" type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input checked="" type="radio"/>

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

2-3 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

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?

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?

Yes	<input checked="" type="radio"/>	No	<input type="radio"/>	Unsure	<input type="radio"/>
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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 CAPACITY STUDY.

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

THE INTENTION IS TO DEVELOP BOTH SITES  
1 AND THIS SITE (SITE 2) IN CONJUNCTION.  
HOWEVER THE APPLICANT IS GOING TO DISCUSS  
A/N/T COMBINATION.  
IT IS FEEL THIS APPLICATION FAILS WITHOUT  
WITH 'STRONGER TONES' LEGISLATION AND  
LOCAL POLICY ON EXPEDITIOUS APPROVALS  
STEPS.

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 checked="" 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 checked="" type="checkbox"/>
Declaration	<input checked="" type="checkbox"/>

**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	Date
Andrew Ann ABC	30. 9. 16.

## Appendix 1.

### Chapter One of the Housing and Planning Act 2016; 'Starter Homes':

#### CHAPTER 1

##### Starter homes

###### 1 Purpose of this Chapter

The purpose of this Chapter is to promote the supply of starter homes in England.

###### 2 What is a starter home?

(1) In this Chapter "starter home" means a building or part of a building that—

- (a) is a new dwelling;
- (b) is available for purchase by qualifying first-time buyers only,
- (c) is to be sold at a discount of at least 20% of the market value,
- (d) is to be sold for less than the price cap, and
- (e) is subject to any restrictions on sale or letting specified in regulations made by the Secretary of State (for more about regulations under this paragraph, see section 3).

(2) "New dwelling" means a building or part of a building that—

- (a) has been constructed for use as a single dwelling and has not previously been occupied, or
- (b) has been adapted for use as a single dwelling and has not been occupied since its adaptation.

(3) "Qualifying first-time buyer" means an individual who—

- (a) is a first-time buyer,
- (b) is at least 23 years old but has not yet reached the age of 40, and
- (c) meets any other criteria specified in regulations made by the Secretary of State (for example, relating to nationality).

(4) "First-time buyer" has the meaning given by section 57A(2) of the Finance Act 2003.

(5) "Purchase" the reference to a building or part of a building being available for purchase is to a freehold or a leasehold interest in the building or part being available for purchase.

(6) The "price cap" is set out in the table.

*Location of starter home*

*Price cap*

Greater London  
£450,000



Outside Greater London  
£250,000

(7) The Secretary of State may by regulations—

- (a) amend the definition of “first-time buyer”;
- (b) disapply the age requirement in subsection (3)(b) in relation to specified categories of people;
- (c) specify circumstances in which a dwelling may still be a starter home even if it is available for purchase by joint purchasers not all of whom meet the age requirement.

(8) The Secretary of State may by regulations amend the price cap; and the regulations may provide for different price caps to apply—

- (a) for starter homes in different areas in Greater London;
- (b) for starter homes in different areas outside Greater London.

(9) Before making regulations under subsection (8) the Secretary of State must consult—

- (a) each local planning authority in England,
- (b) the Mayor of London, and
- (c) any other person the Secretary of State thinks appropriate.

(10) Regulations under this section may amend this Chapter.

### 3 Power to require payments or discounts on resale (subject to tapering) etc

(1) The restrictions on sale that may be specified by regulations under section 2(1)(e) in relation to a dwelling that has been sold to a qualifying first-time buyer include, in particular, restrictions—

- (a) requiring a person who sells the dwelling within a specified period to make a payment to a specified person in respect of the starter homes discount, or
- (b) prohibiting a person from selling the dwelling within a specified period unless the dwelling is sold to a qualifying first-time buyer at a discount.

(2) Regulations made by virtue of subsection (1) must—

- (a) set out how the amount of the payment or discount is to be determined, and
- (b) provide for reductions in the amount of the payment or discount according to the length of time since the dwelling was first sold to a qualifying first-time buyer.

(3) The person specified in regulations under subsection (1)(a) may be the Secretary of State, a local planning authority in England or any other person.

(4) Regulations under section 2(1)(e) may impose restrictions that require a person selling the dwelling to sell it subject to any restrictions to which he or she is subject.



- (5) Regulations under section 2(1)(e) may include provision about the legal mechanism by which any requirement is to be imposed.
- (6) The Secretary of State may by regulations make provision about the use of sums that are paid to a person in accordance with a requirement imposed by regulations made by virtue of subsection (1)(a) (including provision permitting or requiring the payment of sums into the Consolidated Fund).

(7) In subsection (1)(a) "starter homes discount" means the discount mentioned in section 2(1)(c) or subsection (1)(b) above.

#### **4 General duty to promote supply of starter homes**

(1) An English planning authority must carry out its relevant planning functions with a view to promoting the supply of starter homes in England.

(2) A local planning authority in England must have regard to any guidance given by the Secretary of State in carrying out that duty.

(3) "English planning authority" means—

- (a) a local planning authority in England, or
- (b) the Secretary of State when exercising a function relating to the grant of planning permission on an application in respect of land in England.

(4) "Relevant planning functions" means—

- (a) functions under Part 3 of the Town and Country Planning Act 1990, other than functions relating to the grant of permission in principle;
- (b) functions under Part 8 of the Greater London Authority Act 1999;
- (c) functions under Part 2 of the Planning and Compulsory Purchase Act 2004.

(5) The Secretary of State may by regulations—

- (a) amend the definition of "English planning authority" in subsection (3);
- (b) amend the definition of "relevant planning functions" in subsection (4).

#### **5 Planning permission: provision of starter homes**

(1) The Secretary of State may by regulations provide that an English planning authority may only grant planning permission for a residential development of a specified description if the starter homes requirement is met.

(2) Where the Secretary of State makes regulations under this section, the regulations must give an English planning authority power to dispense with the condition requiring the starter homes requirement to be met where—

- (a) an application is made for planning permission in respect of a rural exception site, and
- (b) the application falls to be determined wholly or partly on the basis of a policy contained in a development plan for the provision of housing on rural exception sites.



(3) "English planning authority" means—

(a) a local planning authority in England, or  
(b) the Secretary of State when exercising a function relating to the grant of planning permission on an application in respect of land in England.

(4) "The starter homes requirement" means a requirement, specified in the regulations, relating to the provision of starter homes in England.

(5) Regulations under this section may, for example, provide that an English planning authority may grant planning permission only if a person has entered into a planning obligation to provide a certain number of starter homes or to pay a sum to be used by the authority for providing starter homes.

(6) The regulations may confer discretions on an English planning authority.

(7) The regulations may make different provision for different areas.

(8) In section 70 of the Town and Country Planning Act 1990 (determination of applications: general considerations), for subsection (3) substitute—

"(3) Subsection (1) has effect subject to the following—

(a) section 65 and the following provisions of this Act;

(b) section 15 of the Health Services Act 1976;

(c) sections 66, 67, 72 and 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990;

(d) regulations under section 5 of the Housing and Planning Act 2016 (starter homes requirements)."

## **6 Monitoring**

(1) A local planning authority in England must prepare reports containing information about the carrying out of its functions in relation to starter homes.

(2) The Secretary of State may by regulations make provision about reports under this section, including—

(a) provision about their form and content;

(b) provision about their timing;

(c) provision requiring them to be combined with reports under section 35 of the Planning and Compulsory Purchase Act 2004.

(3) The regulations may require a report to contain information about applications to which regulations under section 5 apply and details of how those applications have been dealt with.

(4) An authority must make its reports under this section available to the public.



## 7 Compliance directions

- (1) The Secretary of State may make a compliance direction if satisfied that—
  - (a) a local planning authority has failed to carry out its functions in relation to starter homes or has failed to carry them out adequately, and
  - (b) a policy contained in a local development document for the authority is incompatible with those functions.
- (2) A "compliance direction" is a direction that no regard is to be had to the policy for the purposes of any determination to be made under the planning Acts.
- (3) A compliance direction remains in force until revoked by a further direction given by the Secretary of State.
- (4) A direction under this section must include the Secretary of State's reasons for making it.
- (5) The Secretary of State must publish any direction under this section and give a copy to the local planning authority.

## 8 Interpretation of this Chapter

In this Chapter—

- "development" has the meaning given by section 336 of the Town and Country Planning Act 1990;
- "functions in relation to starter homes", in relation to a local planning authority, means the authority's functions under—
- (a) section 4, and
  - (b) regulations under section 5;

"local development document" is to be read in accordance with sections 17 and 18(3) of the Planning and Compulsory Purchase Act 2004;

"local planning authority" means a person who is a local planning authority for the purposes of any provision of Part 3 of the Town and Country Planning Act 1990;

"the planning Acts" has the meaning given by section 117(4) of the Planning and Compulsory Purchase Act 2004;

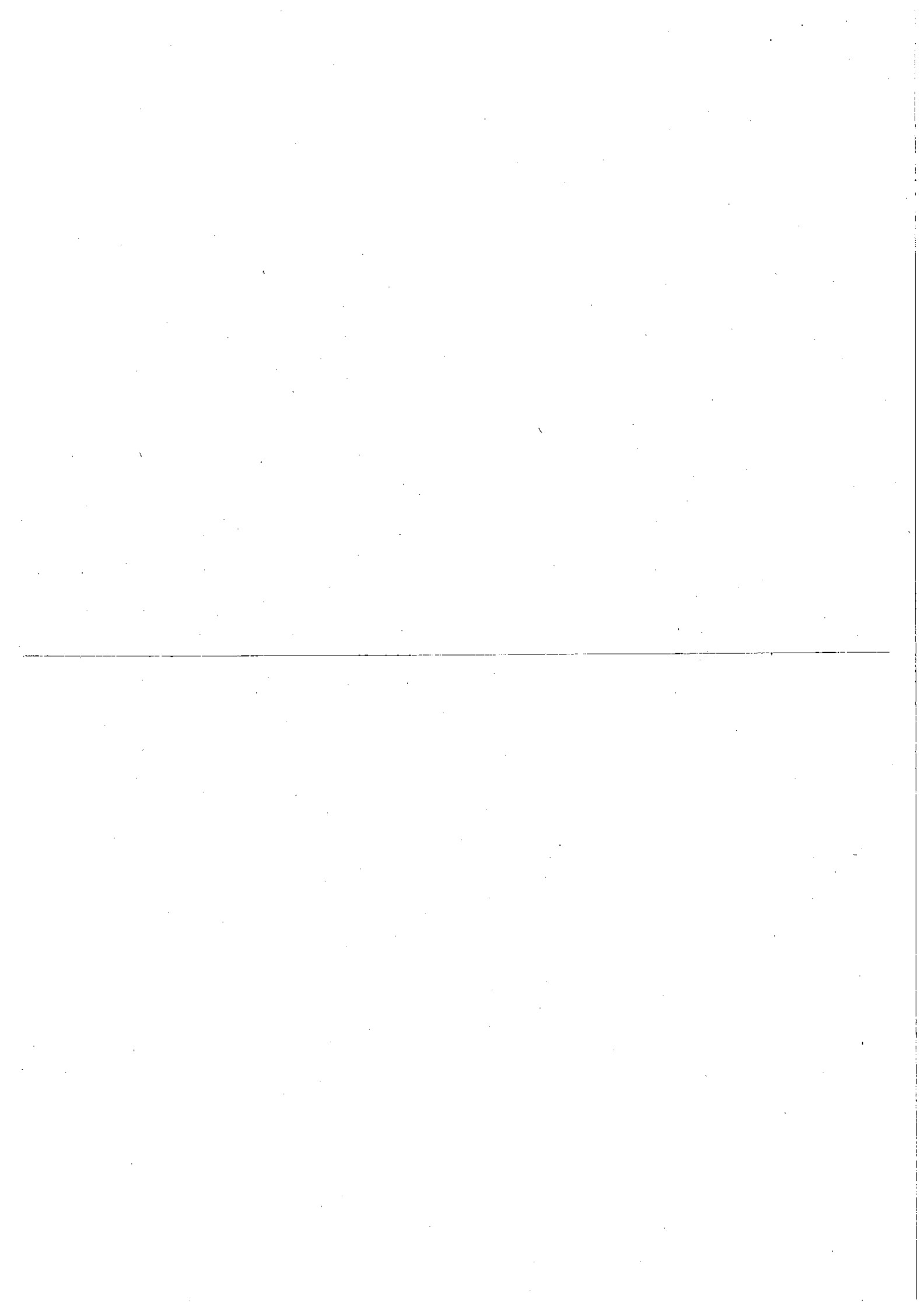
"planning obligation" means a planning obligation under section 106 of the Town and Country Planning Act 1990;

"planning permission" has the meaning given by section 336 of the Town and Country Planning Act 1990;

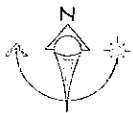
"residential development" means a development that includes at least one dwelling;

"starter home" has the meaning given by section 2.









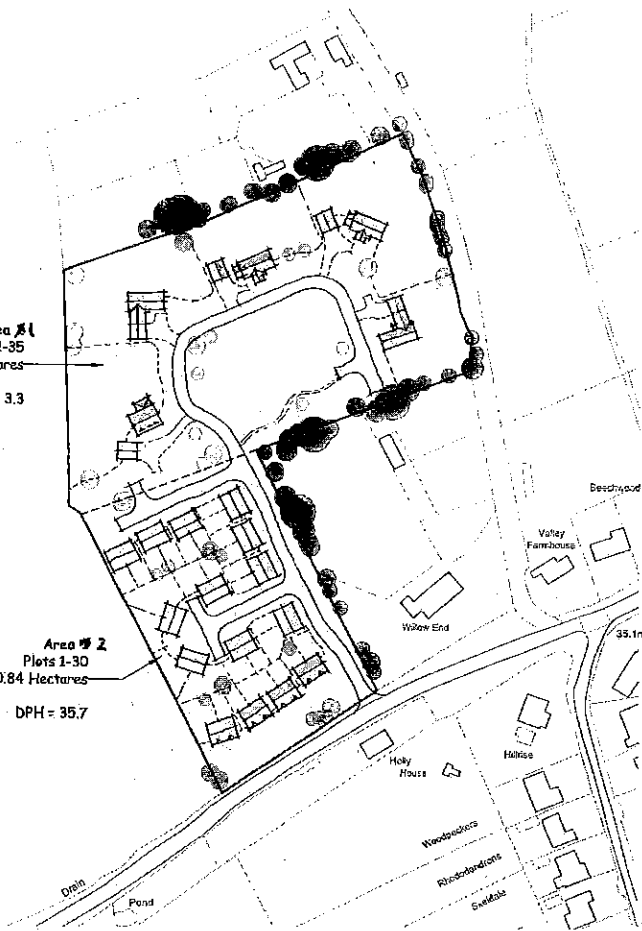
# Land off Diss Road, Burston Capacity Study

June 2016

1:2000 @ A4

Area #1  
Plots 31-35  
1.52 Hectares  
DPH = 3.3

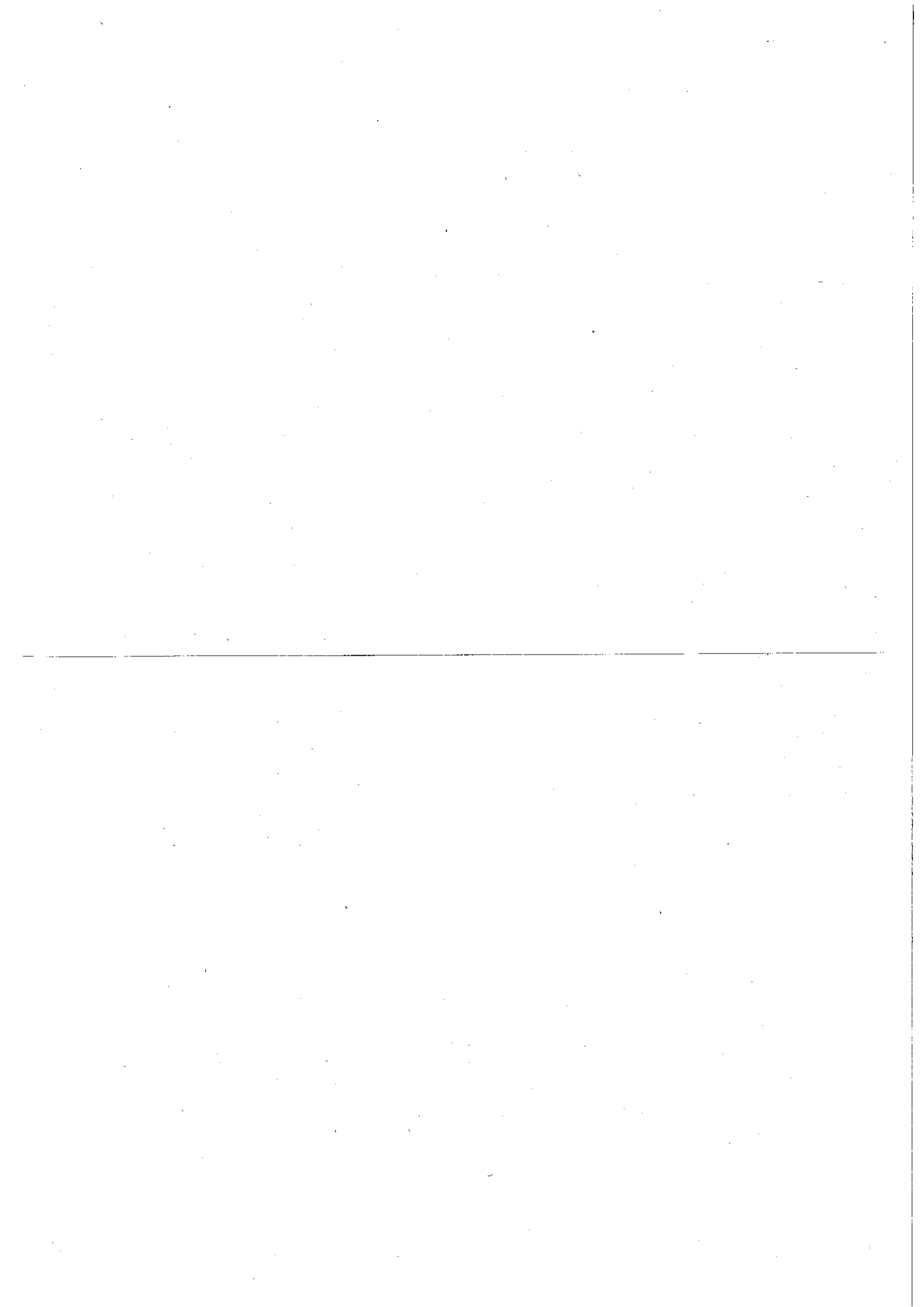
Area #2  
Plots 1-30  
0.84 Hectares  
DPH = 35.7



## Scheme Summary




35 Units Comprising:  
30no. 2 Bed Houses  
5no 5 Bed Houses

Overall Site Area = 2.36 Hectares  
DPH = 14.8



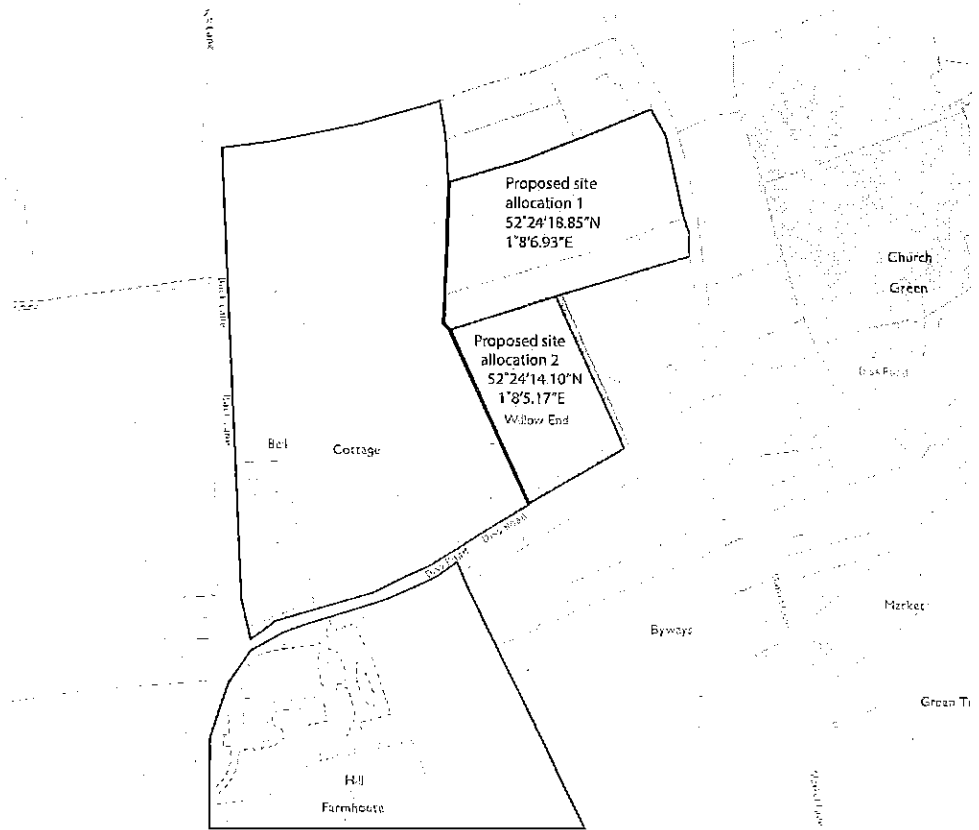
The Farmhouse  
 Durbidge's Hill  
 Burston Diss  
 Norfolk IP22 5RP.  
**Proposed site  
 allocations 1 & 2**



**Key:**  
 Proposed sites  
 Other land owned by land owner  
 Site access

Meters  
 0 20 40 60 80 100

SCALE: 1:5000



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10/10/10