

**Mr. Adam Banham
Greater Norwich Local Plan Team
PO Box 3466
NORWICH
NR7 7NX**

27 August 2016

Dear Mr Banham,

Call for Sites Submission Form.

Thank you very much for your very helpful e mail, and I apologies again for the lateness of the enclosed submission form and attachment, due to my lack of familiarity with the on line submission system.

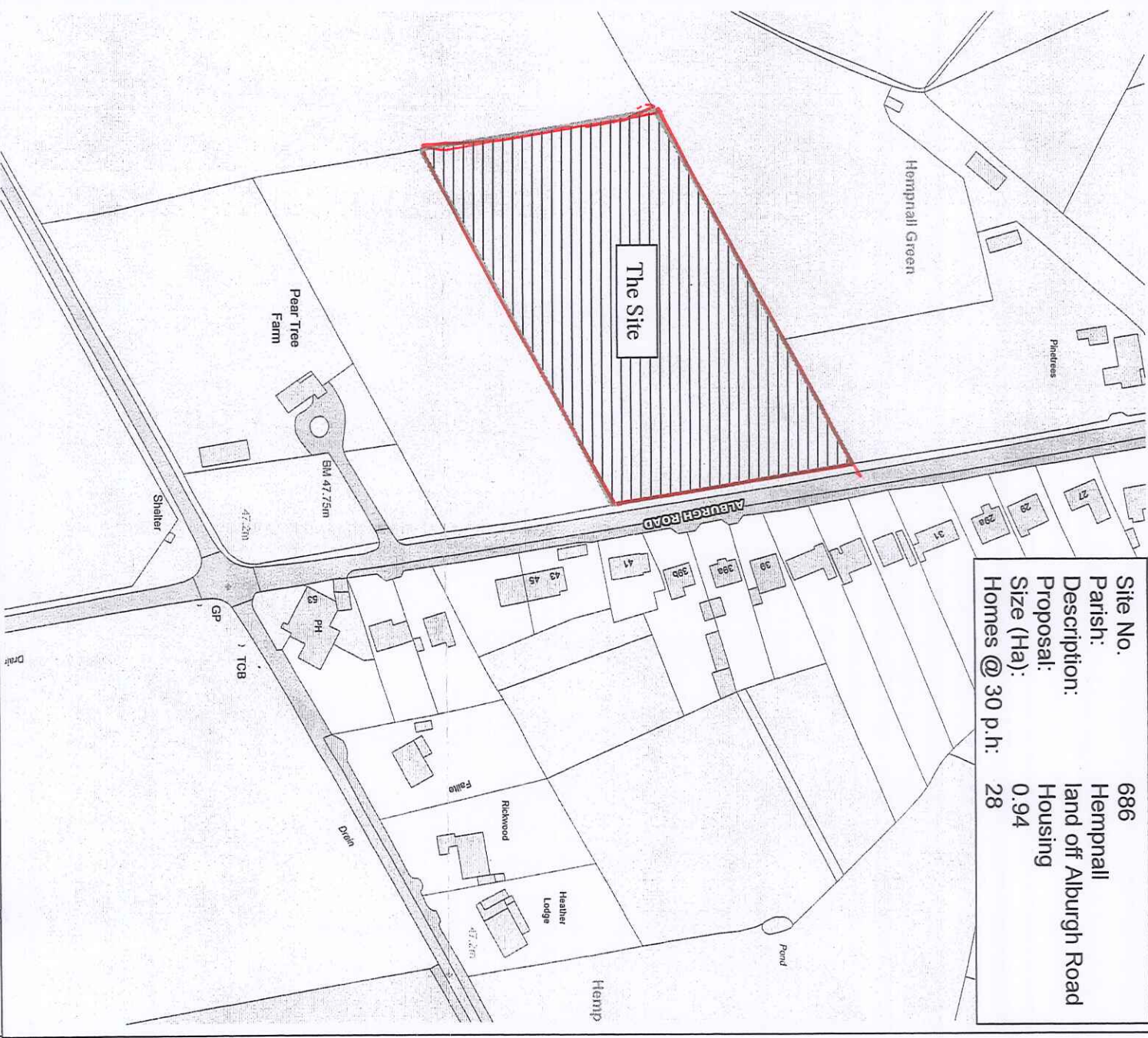
I hope that all is now as it should be, and that the registration of the site will proceed as normal.

Yours sincerely,

P P D Stone

SITES SUGGESTED BY LANDOWNERS AND DEVELOPERS

Scale 1:1734



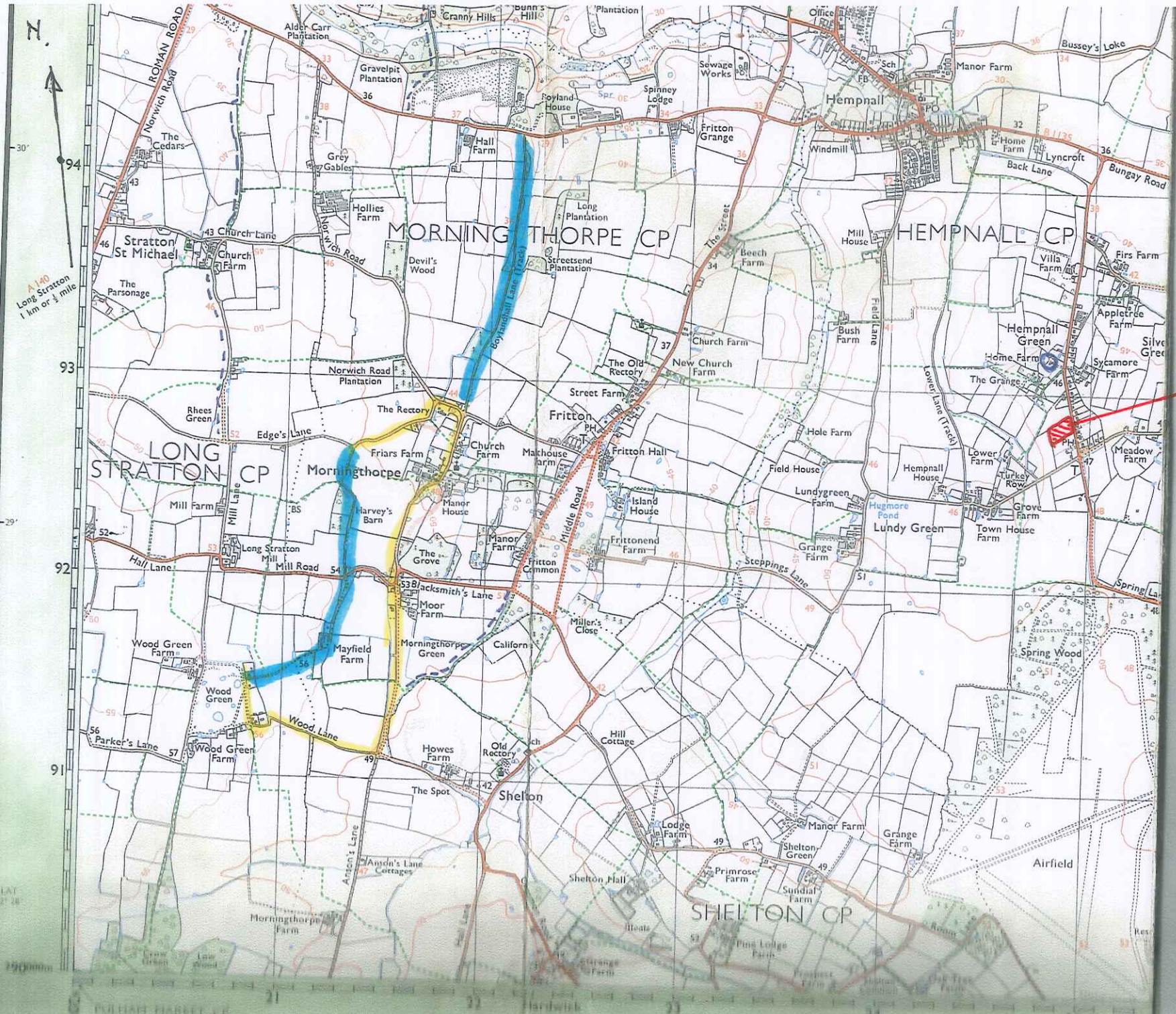
Site No.	686
Parish:	Hemprall
Description:	land off Alburgh Road
Proposal:	Housing
Size (Ha):	0.94
Homes @ 30 p.h.:	28



The material contained in this plan has been reproduced from Ordnance Survey digital map data with the permission of the controller of HM Stationery Office, © Crown Copyright. This copy has been produced for South Norfolk Council purposes. No further copies may be made. Licence No. 100019483



South Norfolk Council, Long Stratton, Norwich, Norfolk, NR15 2XE Tel (01508) 533633 Fax (01508) 533625



A 140
Long Stratton
1 km or 3/4 mile

PROPOSED
SITE

30°

94

93

29°

92

91

141°

57° 28'

POLHAM PARCEL CP

MORNINGTHORPE CP

HEMPNALL CP

SHELTON CP

Alder Carr Plantation

Gravelpit Plantation

Cranny Hills

Bunn's Hill

Plantation

Office

Sewage Works

Sch

Manor Farm

Bussey's Lake

Stratton St Michael

Church Farm

Hollies Farm

Hall Farm

Long Plantation

Spinney Lodge

Fritton Grange

Hempnall

Manor Farm

Home Farm

Lyncroft

LONG STRATTON CP

Morningthorpe

Fritton

Fritton Hall

Hempnall Green

Home Farm

Wood Green Farm

Wood Green

Mayfield Farm

Morningthorpe Green

California

Hill Cottage

Steppings Lane

Lundy Green

Hugmore Pond

Lundy Green

Spring Wood

Wood Green Farm

Wood Green

Howes Farm

Old Rectory

Shelton

Lodge Farm

Manor Farm

Grange Farm

Shelton Green

Grange Farm

Airfield

Morningthorpe Farm

Shelton Hall

Shelton

Shelton

Shelton

Shelton

Shelton

Shelton

Shelton

Shelton

Shelton

Call for sites

Your details

Save << Back Next >>

Items marked must be completed

I am ...

Owner of the site Other

Your name

Title: Other

Forename(s): Patrick Phillip Dennant

Surname: STONE

Your address

Postcode:

Address line 1:

Address line 2:

Address line 3:

Town/city:

County:

Postcode:

Your contact details

Telephone:

Mobile:

* You must provide at least one telephone number

Uploading files

The form will automatically save your progress; however, any documents you upload are not saved. Please upload your files in the 'File Upload' section before you submit your final application. This is the next-to-last section on the form.

Save << Back Next >>



Call for sites

Site information

Items marked **must be completed**

Save << Back Next >>

Site ownership

I (or my client)...

- is the sole owner of the site
 is a part owner of the site
 does not own (or hold any legal interest in) the site whatsoever

Site details

Please provide a full postal address for the site wherever possible. If the site does not have a postal address then please provide a grid reference and describe its location as clearly as possible, e.g. Land to the south of Middle Lane. If the site covers two or more parishes or districts, please select the parish or district it is mostly in.

Postcode:

Find Address

Market Interest

Delivery

Viability

Relevant information

File Upload

Declaration

Address line 1:

Home Farm

Address line 2:

Alburgh Road

Address line 3:

Hemphall

Town/city:

Norwich

County:

Norfolk

Postcode:

NR15 2NP

Clear Address

Grid reference:

247928 South Norfolk Site Number 686

Site area (hectares):

0.94

Parish

Hemphall

District

South Norfolk

Uploading files

The form will automatically save your progress, however, any documents you upload are not saved. Please upload your files in the 'File Upload' section before you submit your final application. This is the next-to-last section on the form.

Save << Back Next >>

Call for sites

Current and historic land uses

Save << Back Next >>

Items marked must be completed

Current uses

Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.

Grazing horses and hay/silage production

Save your progress

Your details

Site information

Land uses

Proposed future uses

Features / constraints

Utilities

Availability

Market interest

Delivery

Viability

Relevant information

File Upload

Declaration

Previous uses

Has the site been previously developed? (Please click the question mark for the definition of previously developed land in the National Planning Policy Framework.)

Yes

No

Describe any previous uses of the site. Please provide details of any relevant historic planning applications, including application numbers if known.

Always used for grazing

Uploading files

The form will automatically save your progress; however, any documents you upload are not saved. Please upload your files in the 'File Upload' section before you submit your final application. This is the next-to-last section on the form.

Save << Back Next >>

www.greaternorwichlocalplan.org.uk



Call for sites

Proposed future uses

Items marked must be completed

[Save](#) [<< Back](#) [Next >>](#)

Save your progress

Your details

Site information

Land uses

Proposed future uses

Features / constraints

Utilities

Availability

Market interest

Delivery

Viability

Relevant information

File Upload

Declaration

Are you proposing a site to be designated as a Local Green Space?

Yes

No

Please provide a short description of the development or land use you are proposing.

Five or six nice houses with gardens. Would also consider affordable housing.

* Please tick the use(s) that you are proposing.

Affordable Housing

Public Open Space

Business & offices

Residential Care Home

Community Use

Recreation & Leisure

General industrial

Storage & Distribution

Gypsy & Traveller Pitches

Tourism

Housing

Other:

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

Five or six four bedroom houses would fit onto the space well and form a neat and containable community, Alburgh road is already well developed, but sadly in a strip, there is little depth to the houses.

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

Good quality housing in a thriving village which is already short of houses.

Uploading files

The form will automatically save your progress; however, any documents you upload are not saved. Please upload your files in the 'File Upload' section before you submit your final application. This is the next-to-last section on the form.

Save | << Back | Next >>

www.greaternorwichlocalplan.org.uk



Call for sites

Site features constraints

Items marked must be completed

Save your progress

Your details

Site information

Land uses

Proposed future uses

Features / constraints

Utilities

Availability

Market interest

Delivery

Viability

Relevant information

File Upload

Declaration

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?

Access directly from Alburgh Road through well established gate way. No public rights of way cross or adjoin the site.

Topography

Please describe any potential physical constraints to development including the surface features of the site, including whether there is any significant change in levels across the site. Explain how these constraints could affect the development proposed.

No problems - flat field with good access.

Ground conditions

Are ground conditions on the site stable? Are there potential ground contamination issues?

No contamination issues, Drainage adequate. Field has never flooded.

Flood risk

Please confirm whether the site is liable to flooding from any source including if it lies within an identified flood zone and if there have been any historic flooding incidents on the site. If you have undertaken any flood risk assessment work then please attach this to the response form.

Never flooded in 25years we have owned the land.

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

Environment 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?

Non of these

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?

Non of these

Neighbouring uses

What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
Houses and grazing. The proposal should have very little if any impact on the current area.

Existing uses and buildings

Are there any existing buildings or uses that need to be relocated before the site can be developed?

No

Other

Please explain any other site constraints not covered above and their implications for the development of the site.

I can think of no constraints not covered above.

Uploading files

The form will automatically save your progress; however, any documents you upload are not saved. Please upload your files in the 'File Upload' section before you submit your final application. This is the next-to-last section on the form.

Save

<< Back

Next >>

www.greetermorwichlocalplan.org.uk



Call for sites

Utilities

Items marked must be completed

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

- Save your progress
- Your details
- Site information
- Land uses
- Proposed future uses
- Features / constraints
- Utilities
- Availability
- Market interest
- Delivery
- Viability
- Relevant information
- File Upload
- Declaration

- Mains water supply Yes No Unsure
- Mains sewerage Yes No Unsure
- Electricity supply Yes No Unsure
- Gas supply Yes No Unsure
- Public highway Yes No Unsure
- Broadband internet Yes No Unsure

Other:

Please provide further information on the utilities available on the site:
All the normal utilities are available and well established except mains sewerage, and mains gas, (mains water is available).

Uploading files

The form will automatically save your progress, however, any documents you upload are not saved. Please upload your files in the 'File Upload' section before you submit your final application. This is the next-to-last section on the form.

www.greaternorwichlocalplan.org.uk



Call for sites

Availability

Items marked must be completed

Save << Back Next >>

Save your progress
Your details

Site information
Land uses

Proposed future uses
Features / constraints

Utilities
Availability

Market interest
Delivery

Viability

Relevant information

File Upload
Declaration

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

- 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)

Please give reasons for the answer given above.

We no longer use the field for grazing and would like to see it developed.

Uploading files

The form will automatically save your progress; however, any documents you upload are not saved. Please upload your files in the 'File Upload' section before you submit your final application. This is the next-to-last section on the form.

Save << Back Next >>

www.greeter Norwich Local Plan .org.uk



Call for sites

Market interest

Items marked must be completed

Save << Back Next >>

Save your progress

Your details

Site information

Land uses

Proposed future uses

Features / constraints

Utilities

Availability

Market interest

Delivery

Viability

Relevant information

File Upload

Declaration

Please choose the most appropriate category below to indicate what level of developer/market interest there is/has been in the site. Please provide relevant information and any dates in the comments section.

- Site is owned by a developer/promoter
- Site is under option to a developer/promoter
- Enquiries received
- Site is being marketed
- None
- Not known

Please include relevant information and any dates in the box below:

I would imagine that market interest would be high as the field is in the middle of a developing area, offers excellent access to the sight, and is a popular and expanding area.

Uploading files

The form will automatically save your progress, however, any documents you upload are not saved. Please upload your files in the 'File Upload' section before you submit your final application. This is the next-to-last section on the form.

Save << Back Next >>

www.greternorwichlocalplan.org.uk



Call for sites

Delivery

Items marked must be completed

Save << Back Next >>

Save your progress

Your details

Site information

Land uses

Proposed future uses

Features / constraints

Utilities

Availability

Market interest

Delivery

Viability

Relevant information

File Upload

Declaration

Please indicate when you anticipate the proposed development could begin.

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)

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

I am not a builder, but I would think 1 to 3 years

Uploading files

The form will automatically save your progress; however, any documents you upload are not saved. Please upload your files in the 'File Upload' section before you submit your final application. This is the next-to-last section on the form.

Save << Back Next >>

www.greaternorwichlocalplan.org.uk



Call for sites

Viability

Items marked must be completed

Save << Back Next >>

Please tick the box below to confirm that you understand that there will be policy requirements and Community Infrastructure Levy (CIL) contributions that will need to be met in addition to the other development costs of the site.

- Save your progress
- Your details
- Site information
- Land uses
- Proposed future uses
- Features / constraints

Could there be any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?

Yes No Unsure

Utilities

Availability

Market Interest

Delivery

Viability

Relevant information

File Upload

Declaration

Please detail in the box below any evidence you consider helps demonstrate the viability of the site. Please attach any viability assessment or development appraisal you have undertaken for the site in the 'File Upload' section.
It is in the middle of an area which has been steadily developed for at least the last twenty years. It has good communications

Uploading files

The form will automatically save your progress; however, any documents you upload are not saved. Please upload your files in the 'File Upload' section before you submit your final application. This is the next-to-last section on the form.

Save << Back Next >>



Call for sites

Other relevant information

Save << Back Next >>

Items marked must be completed

- Save your progress
- Your details
- Site information
- Land uses
- Proposed future uses
- Features / constraints
- Utilities
- Availability
- Market interest
- Delivery
- Viability
- Relevant information
- File Upload
- Declaration

Please use the space below to provide additional information and/or further explanations on any of the topics covered in this form (if there is no further information please write "Nothing").

Nothing

Uploading files

The form will automatically save your progress; however, any documents you upload are not saved. Please upload your files in the 'File Upload' section before you submit your final application. This is the next-to-last section on the form.

Save << Back Next >>

www.greaternorwichlocalplan.org.uk



Call for sites

File Upload

Items marked must be completed

Save << Back Next >>

File upload

Please note that the total file upload limit is 50MB.

The files you may need to upload:

- **Save your progress**
- **Your details**
- **Site information**
- **Land uses**
- **Proposed future uses**
- **Features / constraints**

- **Site details**
All 'Call for Sites' response forms must be accompanied by an acceptable Location Plan. To be acceptable, a location plan must be on a scaled base map, typically at a scale of 1:1,250 or 1:2,500. Each plan should show the direction of north.

- **Utilities**
- **Availability**
- **Market Interest**
- **Delivery**
- **Viability**

The promoted site must be edged clearly with a red line on the location plan. The identified site should, wherever possible, include all land necessary to carry out the proposed development, including but not limited to: access to the public highway including visibility splays, landscaping, car parking and areas of open space around buildings. If further land outside your client's control is necessary to carry out the proposed development then please show these as hatched areas on the submitted location plan.

Relevant information

Proposed or potential points of access to the sites should be clearly marked.

File Upload

A blue line must be drawn on the plan around any other land you own which is either close to, or adjoins, but does not form part of, the proposed site.

Declaration

Please provide a full postal address for the site wherever possible. If the site does not have a postal address then please provide a grid reference and describe its location as clearly as possible.

- **Site ownership**

Please provide details of all landowners who hold an interest in the proposed site. If those details are the same as those provided in the site details section then you do not need to provide those details again. Please ensure that relevant title plans and deeds are provided (where available) to enable the Councils to verify the ownership status of the site.

- **Site features and constraints**
Please upload any supporting documents.

- **Viability**
Please upload any supporting documents.

- 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.

[Attach files](#)

Filename

Save << Back Next >>

Call for sites

Declaration

Items marked must be completed

Save << Back Next >>

Save your progress

Your details

Site information

Land uses

Proposed future uses

Features / constraints

Utilities

Availability

Market interest

Delivery

Viability

Relevant information

File Upload

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

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.

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.

Name	Date
Patrick Phillip Demnant STONE	25 <input type="text"/> Aug <input type="text"/> 2016

Export as PDF

Save << Back Next >>

www.greaternorwichlocalplan.org.uk

