

1b. I am... - Owner of the site

1c. Client / Landowner Details (if different from your login account)

2. Site Details

Site location / address and post code.

(at the end of this form you will be able to plot the site on a map as part of your submission)

Lambert's Way, Ditchingham, Bungay, Suffolk NR35 2QB

Site area (hectares) Roughly 0.4 hectares

3. Site Ownership

3a. I (or my client)... Is the sole owner of the site

3b. Please provide the name, address and contact details of the site's landowner(s)

Katherine Jackson

4. Current and Historic Land Uses

4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

Equestrian - grazing of the landowner's ponies

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)

There was a planning application for four bungalows made roughly 3 years ago by the previous owners of the land in partnership with Badger Homes. I do not know the application number, but know that it went to appeal.

5. 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)

To build a single, small sustainable home for the land owner to reside in.

Other Housing for myself

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

One Wee House or similar low impact, sustainable and efficient home. The two bedroomed Wee House has a floorspace of 68m².

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

The intention is to develop the site in harmony with wildlife and the local surroundings, having minimal impact on the landscape and environment. There is a pond at the bottom of the site that will be improved as a wildlife habitat and hedgerows will be improved with native species.

6. 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.

7. 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?

Yes, the site is currently accessed from an unadopted road off Station Road that only has four other properties on it, due to earlier planning restrictions, which I understand have since been revised to allow 8 houses. I already access the site at least twice daily by car to care for the horses, so residing at the site would reduce, rather than increase, traffic.

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

There is a slope from the top of the site down to further grazing paddocks below. There is a significant level area at the top of the field for development, which would not require significant changes in levels.

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

The ground is stable and firm at the top of the field, being a sandy and gravelly surface, which currently withstands large vehicle use (4x4 and trailer for deliveries of haylage/moving horses) on grass, even in the winter. I am not aware of any potential ground contamination 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?

The site for development is the highest ground within the grazing fields and is not liable to flooding from river, ground water or surface water.

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 is a restrictive covenant with the previous landowners allowing the development of one property. If I were to want to develop further properties for market/profit, I would need to divide the profit with the previous landowners.

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 no significant trees within the top grazing field being proposed for development. There are trees within the rest of the grazing land, which were planted by previous owners, but would not be impacted by a development. The neighbouring land is residential and a 'scrub' site, which has also been proposed for development by its owners and is on the first draft of the local plan. There are no known features of ecological or geological importance on or adjacent to the site.

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?

Not that I am aware of.

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

The neighbouring properties are residential (houses on Lambert's Way and the back gardens of properties on Station Road). I have good relations with the neighbours and they have expressed support for my plans to build a single residence for myself on the land, particularly as it would ensure that more intensive development would not happen. I aim to ensure that any development has minimal impact on their view down my grazing paddocks, which I know that they value.

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

No.

8. 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 Unsure

Electricity supply Yes

Gas supply No

Public highway Yes

Broadband internet Yes

Other (please specify)

Although main waters and electricity would be available, water in particular may require significant works underneath the unadopted road surface, that as neighbours we have all recently contributed to. I have been advised that the land would be suitable for a bore hole and filtration system. There are also offgrid renewable energy possibilities for electricity, although mains electricity should be more affordable to connect to. At my current property, I now choose to use mobile wi-fi, rather than a landline, and could continue to use this for phone/broadband internet.

9. Availability

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

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

I am the only landowner.

10. 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.

Site is owned by a developer/promoter

11. Delivery

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

Up 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)?

Less than one

12. Viability

This is the description of your section break.

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

- I agree

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

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

13. 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

I do not have an electronic copy of the title deeds, but can provide paper copies.

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 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 "Growth Options" Consultation - Site Submission 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 Katherine Jackson

Date Jan 31, 2018

Site Submissions January 2018

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