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**1b. I am...**

- Owner of the site
- Local Resident

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

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**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)**

Land at:

1 Bridge Road

Scole

Diss

Norfolk

IP21 4DP

**Grid reference (if known)**

TM1478NE

**Site area (hectares)**

0.5 Hectares

**Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process.**



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

Smallholding/garden

**4b. Has the site been previously developed?** No

**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)**

Please note the following facts and opinions:

Please see submitted plan for map reference etc.

To avoid confusion: name of house is now changed to 1, Bridge Road, - formerly "Tregenna Cottage".

The map shows that this land stands out as an area not embraced by the village development boundary, when the natural line would suggest it is eminently suitable for inclusion.

As shown, no development is intended for the portion inside the conservation area.

Full development has taken place on either side, such that any former more rural character has been largely extinguished, making it more suitable for infill.

Scole's main sewer runs diagonally across this site NW to SE giving easy access to the drainage infrastructure.

This parcel is a registered smallholding with its present access. Future stock rearing here or any other horticultural use is likely to increase vehicle movements and public disapproval.

The plot is well outside any flood plain.

General:

It is strategically sensible for transport and roads policy to encourage more development at Scole, at a crossroads of the A143 and A140.

The land is situated in the very heart of the old village and domestic development would further consolidate this.

The form asked for an access to be shown, so the submission map includes an access that may not be acceptable to the Highways Authority. Other means of access may be available in the future, so this should not colour any assessment of its suitability in principle for development.

Further development of modest retirement or starter homes here would help support and retain in the long term the village shop, school and other facilities.

The present supply of building land in the South Norfolk District should not be a relevant factor in deciding the principle of development here.

There may be some personal or historic reasons for exclusion of the land from the village development area, but this is now imponderable.

Further comments and detail of arguments can be supplied at the request of the authorities, after proper consultation with specialists, if this is required.

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

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

Numbers and design decided at present, but to be determined in consultation with planning officers and highway authority.

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

See comments above, relevant passage reproduced here.

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**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 there is current access to the site from the the public highway.

Improvement to current access or alternative needed.

There are no public rights of way.

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

A gentle slope to the south-east corner

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

Ground conditions are stable and there is 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 risk of flooding.

**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

**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?**

Mature sweet chestnut to northern boundary adjacent to Crossways Inn. Mature trees and remains of hedgerow on eastern boundary. Roman remains found on land to the north-east. 60 metres from this property boundary.

**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?**

Present house in conservation area outside the proposed site. Neighbouring properties are listed.

The proposed site would have minimum effect on conservation area and listed buildings.

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

There are new developments on both south and north sides and a separate submission has been made for development of neighbouring land to the east.

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

None.

## 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** Yes

**Electricity supply** Yes

**Gas supply** Yes

**Public highway** Yes

**Broadband internet** Yes

## 9. 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.**

Reasonable time span for consultation.

## 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.** Enquiries received

## 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 year

## 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

### 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.

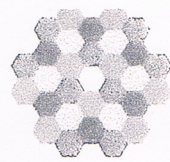
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<b>Name</b>	Martin Richard Ward & Margaret Anne Philip
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<b>Date</b>	May 03, 2018
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