

**1b. I am...** - Planning Consultant

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

**Title** Dr

**First Name** H

**Last Name** Booth

**Address**

**Post Code**

**Telephone Number**

**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 west of Honingham Road, Barnham Broom, NR9 4DB

**Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process.** [70901\\_Site\\_Location\\_Plan- Honingham Road, Barnham Broom.pdf](#)

**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)**

D & J E Eagle

**3c. If the site is in multiple landownerships do all landowners support your proposal for the site?** Yes

**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.)**

Agriculture

**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)**

N/A

## 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)

35 houses, a care home, almshouses and small business units for start-up businesses.

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

- Market Housing
- Affordable Housing
- Residential Care Home

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

35 houses, a care home, almshouses and 6 small business units for start-up businesses.

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

The site would provide land for new homes and businesses for local people including specialist housing for older people within walking distance of the centre of the village and bringing the homes and businesses within walking distance of the local church. New much needed homes in the village will help to sustain the existing amenities and businesses in the village including the local shop, pub, church, school, golf club and leisure centre and recently approved development of the farm shop and swimming pool to the north at Old Hall Farm.

## 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, easy access off Honingham Road

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

No, there are no significant changes if level.

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

Yes, stable ground.

### 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. The site is outside any areas at risk of flooding and is entirely within flood zone 1.

### 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 are restrictive covenants the benefits of which are held by the client as owner of land to the north.

**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?**

The site is located close to the River Yare. There are no trees within the centre of the site. There are a couple of trees along the southern and eastern boundaries

**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?**

There is a Grade II listed Thatched Cottage near the site, the listed manor house (the Old Hall) and The Church of St Peter & Paul both accessed off Honingham Road north of the site. The site is sufficiently large to ensure that the development can be accommodated without damage to any listed buildings or their setting. Tree planting is proposed along the eastern boundary. It is intended to keep all existing trees on the boundaries.

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

The neighbouring uses are agriculture, residential, post office, primary school, church and pub and commercial printer

**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** 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.** 5 - 10 years (between April 2021 and 2026)

**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**

**11b. Once started, how many years do you think it would take to complete the proposed development (if known)?** 2

## **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.

<b>Name</b>	Nicole Wright
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<b>Date</b>	Mar 20, 2018
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# Site Location Plan

**Legend**  
Site Location - 4ha

