

1b. I am... - Planning Consultant

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

Title Mrs

First Name R

Last Name Bulwer-Long

Address

Post Code

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 off The Street, Heydon

Grid reference (if known) Easting: 611323 Northing: 327202

Site area (hectares) 0.25

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



[Yard.jpg](#)

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)

Heydon Estate

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.)

Site is currently vacant

4b. Has the site been previously developed? Yes

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

The site is known locally as The Builders Yard and this reflects its previous (historic) use. The site is largely undeveloped however there are a number of small sheds and a brick built barn/workshop on the land.

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)

The site is considered to be well suited to small scale, high quality residential development of up to a maximum of five units.

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

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

Up to 5 dwellings

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

Heydon is a historic village which has experienced little change in the last 100 years. As is recognised within the Heydon Conservation Area appraisal, the character and setting of the village has benefited greatly from the single ownership which has, over the years, delivered a careful stewardship of this historic estate.

However, both the economics of and the community based within the estate have experienced considerable change over this period, and it is considered that the site in question presents an opportunity to reflect and address these changes.

The proposal would generate an additional income for the estate (through sale or, more likely, rent of the properties), thus enabling the continued stewardship of the wider area in the traditional manner and also helping to enable investment in modern, sustainable solutions (such as a new waste water solutions to replace the existing, outdated system which serves all Estate properties). In addition to this economic dimension, a small scale development of new family homes such as is proposed would introduce new life and activity into this historic village, ensuring it remains a vital, viable community rather than simply a visitor attraction or dwindling historic curiosity.

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?

Site is currently accessed via an entrance on to the Street. The existing access is considered to be appropriate for the scale of development proposed, given the limited numbers, the low levels of traffic and low speeds along The Street.

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

The site is largely flat.

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

There are no known issues with ground conditions. Historic use as a builders yard meant the site was used of the storage of materials, however there are no signs of any 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?

The site lies entirely within Flood Zone 1 (land at lowest risk of flooding). The site is not identified as being in a location vulnerable to surface water 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?

There are no known covenants or access issues relevant to the scale of development proposed at the site.

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 mature trees on both the eastern and northern boundaries of the site. Whilst these trees are significant in terms of historic and landscape value, their location at the perimeter of the site means that they could readily be accommodated with a small scale scheme such as that proposed.

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?

The site lies within the Heydon Conservation Area, an area which itself lies within the wider Heydon and Salle Conservation Area. The site is bounded to the north and east by a Registered Park and Garden and is adjacent to and in the vicinity of a number of Listed Buildings. This is an exceptionally sensitive site in terms of heritage setting and it is considered that the vacant and rather dilapidated nature of the site at present creates an opportunity to enhance the character and setting of both the Conservation Area and the numerous Listed Buildings in the vicinity of the site.

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

Land to the north, east and west is residential, though the land bordering the site generally forms part of a very large curilage with houses somewhat distant. The exception to this are the several cottages to the immediate west of the site, however it is considered that the relationship to the site is such small scale development such as that proposed would have no unacceptable impacts on existing occupier's amenity.

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

No - all structures on the site are vacant.

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 No

Electricity supply Yes

Gas supply No

Public highway Yes

Broadband internet Unsure

Other (please specify)

The site lies immediately adjacent to a number of existing dwellings and, as such, access to utilities is considered to be unproblematic.

8b. Please provide any further information on the utilities available on the site:

Development at this site would release capital for new investment in the existing infrastructure of the Estate. There is a longstanding ambition to rationalise and improve the existing (non-main) sewage system serving all Estate properties and development of this site would, in part, help to fund this much need infrastructure improvement.

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.

The site is in single ownership, does not require any significant levels of remediation and already enjoys access to the public highway. Subject to appropriate discussions with neighbouring properties and other stakeholder, and the preparation of a suitable scheme, there is no reason to stop this site coming forward.

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)? 1

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

12c. If there are abnormal costs associated with the site please provide details:

There are no known abnormal costs, however the high standard of design and materials required will mean a higher than normal design and build cost. This would, in turn, be reflected in values achieved.

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.

Name	Fergus Bootman
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Date	Mar 22, 2018
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The Yard, off The Street, Heydon Estate

Legend
The Site

