

1b. I am... - Planning Consultant

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

Title Mr

First Name Roy

Last Name Munnings

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 south side of Bulls Green Lane Toft Monks

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. [170841 TOFTMONKS SITE LAYOUT A.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)b

J W Munnings Ltd

Please attach copied of all relevant title plans and deeds (if available).

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.)

Unused scrubland

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)

Residential by extension to the Settlement Boundary

Site is 0.25 hectares

5 family dwellings (See EVA attached -Pathfinder Ltd 12th March 2018)

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.

5 family dwellings (See EVA attached -Pathfinder Ltd 12th March 2018)

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

The present local plan position allows for infill development within the Settlement Boundary and therefore the LPA acknowledges the sustainability credentials of the village. However, it appears that this has not resulted in any new proposals coming forward and this site offers the potential to enable early delivery of housing helping to revitalise the village; and to reduce the amount of unused land which is the subject of an outstanding land bid covering 0.8 hectares (GNLP 1031) . It is acknowledged in the latest HELAA that the larger site is considered suitable for housing development.

By extending the Settlement Boundary the site will offer the opportunity to a local firm (JW Munnings) to build a small housing scheme. This firm has successfully carried out housing development in the village previously (on other land included in the Land Registry/title details (attached).

Opportunities for local employment/suppliers during building works and beyond.

JW Munnings are keen to progress and therefore early delivery can be achieved. Family housing would help to support the viability of the Primary school situated 1500m to the north of the village

By offering support the GNLP will follow the latest government advice as contained in the Draft NPPF at Para 69 where it states

“Small sites can make an important contribution to meeting Housing requirements--- and are often built relatively quickly

- Ensure at least 20% of (Housing)sites are of half a hectare or less-----“

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 access and no there are no PROW across the site

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

Relatively flat site

Protected trees on northern boundary (See TPO plan and Tree Report (Farmland Forestry Ltd) attached to Land Bid ref GNLP1031-both also attached to covering e mail for sake of completeness)

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

Yes

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?

None (FRZ 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?

No

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?

No issues re watercourse

TPO (ref 2001 No. 1) group of trees on north eastern boundary (See TPO plan and Tree Report (Farmland Forestry Ltd) attached to Land Bid ref GNLP1031-both also attached to covering e mail for sake of completeness) will be taken into account and protected during/post development . The Settlement Boundary at present includes this group of trees and therefore it actually includes part of the site owned by JW Munnings.

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?

No

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

Residential to NW & NE

Agricultural land to SE, S & SW

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 No

Electricity supply Yes

Gas supply Unsure

Public highway Yes

Broadband internet Unsure

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

The owners have a "Bio Disc Klargestar" on site with spare capacity to handle foul water drainage.

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.

No complications to hinder development if the Settlement Boundary was expanded as requested

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)? 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

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

12e. 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.

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

Taking into account the HELAA Site suitability Conclusions

- Sustainability -the site is within walking distance of a bus route and is only approx. 1500m from the local primary school thus provision of family housing will provide pupils to help sustain the school and delivery of housing will help regenerate village
- Small areas at risk from surface water flooding -As the site is in Flood Risk Zone 1, (as defined on EA Flood Maps) then there is very little risk of flooding but this can be mitigated thus potentially helping the wider area.
- Re Foul Water drainage AWS may require enhancement of Waste Treatment plant and lack of mains sewerage is a major constraint. The owners have a "Bio Disc Klargest" on site with spare capacity.
- No Landscape impact nor loss of high quality agricultural land and therefore promotion of the wider settlement boundary could reduce pressure for development in more sensitive areas in the locality or elsewhere.

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 m. dixon

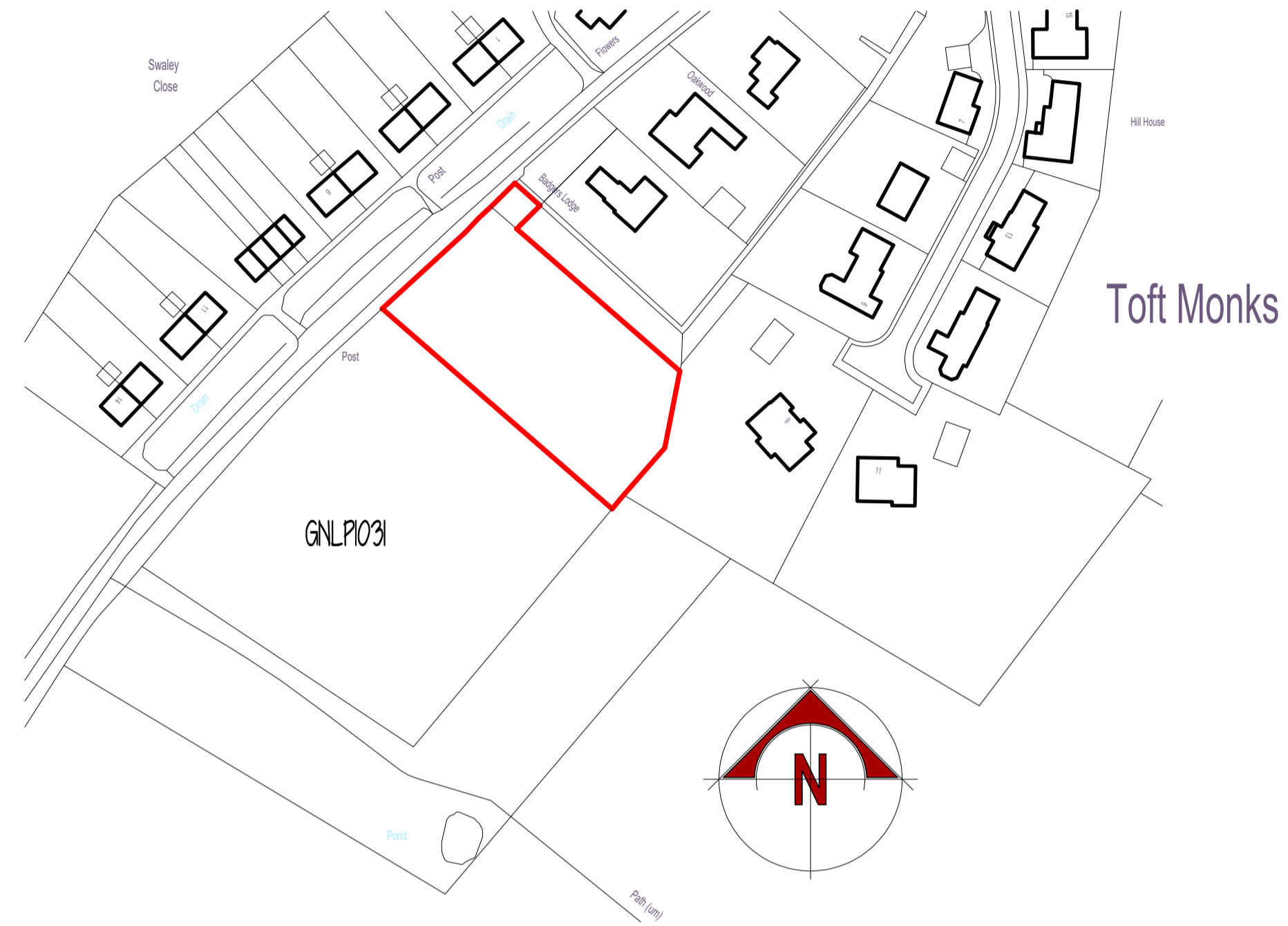
Date Mar 14, 2018

PROPOSED DEVELOPMENT



SITE LAYOUT 1:500

LAND ADJ BULLS GREEN ROAD, TOFT MONKS, BECCLES



SITE LOCATION 1:1250

SITE PLANS

General Notes :
 This drawing and any other design shown upon it is the copyright of the designer, and may not be altered, photographed, reproduced or copied without their prior written consent.
 No alterations to the drawings or specifications shown may be undertaken other than that by the designer.
 This drawing has been prepared for Planning and Building Regulations purposes only and thus shall not be regarded as fully working drawings.
 All dimensions, levels, foundations, ground conditions, drains, heights, DPC and DPM together with complete drawing shall be checked and agreed prior to the manufacturer of any component.
 Existing construction shown on this drawing is indicative only and the contractor must ascertain for himself its true size and setting out.
 All dimensions are in millimetres unless specified otherwise.
 Do not scale from this drawing, use figures dimensions only.
 It is expected that competent trade operators will carry out all the works following good building practices. All work, workmanship and materials are to comply with the current and applicable British Standards, Euro Codes and Building Regulations.
 Materials are to be prepared/applied or fixed so as to fulfil the function for which they are intended following manufacturers recommendations. Check Planning conditions that may be relevant to the application.
 This drawing shall be read in conjunction with the specifications, engineers design, details that may be supplied to assist. Any changes to the design or specifications shall need to be agreed with the Local Authority Planning Section and Building Control Section. Changes could compromise the design requirements.

Works not included on the Drawing :
 The following items are not included on these drawings and shall be agreed in detail between the client and contractor : - Internal Joinery (including partitions) External and Internal Decorations, Kitchen Fittings, Sanitary Ware, Central Heating Systems, Electrical Layouts Hot and Cold Water Supplies and Floor Finishes.

Party Wall :
 The Party Wall Act 1996 : The Act provides a "Building Owner" who wishes to carry out works to or within close proximity of an existing party wall, boundary wall, or excavation near neighbouring buildings with rights to do so, provided that he/she (or a professional adviser) gives notice to the Adjoining Owner in writing about what works are planned to be done, at least two months before the planned starting date of the works.
 It covers : a) Various works that are going to be carried out directly to an existing party wall.
 b) New buildings at or astride the party wall.
 c) Excavations within 3.0m to 6.0m of the neighbouring building (or buildings depending upon the depth of the excavation or foundation.

Safety Glazing :
 Glazing in areas where breakages could cause injury to people in or about the building to be either laminated or toughened glass or to shielded from breakage.
 Provide safety glazing in "Critical locations" of doors, six panels and deep windows.
 Any glazing used within 800mm of the floor level in windows, or at a minimum 1500mm above floor level in doors and side panels extending at least 300mm on each side of the door should be laminated or toughened glazing to satisfy the test.

Electrical Installations :
 All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion an appropriate BS 7671 Electrical Installation Certificate may be required to be issued by a person competent to do so, to confirm that Part P has been complied with.

Efficient Internal and External Lighting :
Internal Lighting :
 Install low energy light fittings that only takes lamps having a luminous efficacy greater 45 lumens per circuit - watt) and a total output greater than 400 lamp lumens. (Light fittings with supplied power less than 5 circuit watts are excluded)
 Provide low energy light fittings that number not less than three per four light fittings in the main dwelling spaces (excluding infrequently accessed storage spaces and cupboards)

External Lighting : (excludes common and communal areas in flats)
 Provide lamps with an efficacy greater than 45 lumens per circuit watt, fitted with an automatic daylight sensor with a switch control or.
 Provide a lamp with a capacity not exceeding 200 watts per light fitting, fitted with automatic daylight and motion sensors.

Controlled Services :
 Where fixed building services (Heating, Hot Water Services, Mechanical Ventilation, Air Conditioning Systems, Fixed Internal and External Lighting, Renewable Energy Systems) are to be provided and extended - they must comply with the Domestic Building Services Compliance Guide :

COPYRIGHT
 This drawing is the copyright of Barry Cutts and can only be reproduced with written permission.

CLIENT
 JW Munnings

JOB TITLE
 PROPOSED DEVELOPMENT

LAND ADJ BULLS GREEN LANE,
 TOFT MONKS, BECCLES, NE34 0FR

DRAWING TITLE
 SITE PLAN

SCALE 1:500 1:1250

DATE MARCH 2018 **DRAWN BY**

BARRY CUTTS
 Chartered Surveyor
 Architectural Consultant
 Barry Cutts MRICS, AB.Eng
 Briarfield
 Blundeston Road
 Corton, Lowestoft
 Suffolk NR32 5DD
 Tel/Fax: 01502 732552
 Email : barrycutts@btconnect.com

DRAWING NO.
 080316 |