

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

21st December 2018

Dear Sirs

Greater Norwich Local Plan Regulation 18 Consultation Site Submission

I enclose herewith a site submission for consideration. I also wish to make representations regarding Ringland Village that has been declassified as a village and does not benefit from a settlement boundary to meet the local need.

Ringland remains excluded and declassified as a village and in consequence I question whether (in this regard) the plan is sound i.e. justified, effective and consistent with National Policy.

Ringland is a medieval village and the negative consequences of declassification includes reduction of Local Accountability through the Parish Council, reduced opportunities of Grant Funding for local amenities including for example the village Green, possible future reduction in Public Services, and the total withdrawal of any housing opportunities necessary to meet local needs.

I contend that Policy 16 of the Joint core strategy (Other Villages) remains relevant to Ringland and that it should be reclassified in this category, and a settlement boundary incorporated for the following reasons.

1) 6.61 Of the Joint core strategy stated " The 'Other Villages' have been defined as having a basic level of services/facilities. This is generally a primary school and village hall, though regard will be had to the presence of a range of other services. These will normally be available within the defined settlement, though regard will also be had to their availability in other nearby settlements where there is good access particularly by foot or cycle".

Ringland has a Village Hall and thriving Pub, and well supported 13th Century Church. Schooling from Primary to High School is available within 1 mile in Taverham and easily accessible by bicycle or foot, or school bus.

A diverse range of Shops , a Library and a Doctor's Surgery are similarly available from Taverham 1 mile away, as is public transport to and from Norwich.

"Regard" to the criteria of availability of such facilities in nearby settlements is stated in policy 6.61 and there is considerable precedent for acceptance of this criteria in numerous villages since classified as "Villages" or "Other Villages".

2) Limited infill or small-scale development is necessary to deliver the wishes and perceived rights of the younger members of families resident in Ringland over several generations, to continue to reside in Ringland.

3) An Independent Housing needs Survey was conducted in October 2006 by the Norfolk Rural community Council which concluded:

"There are currently a minimum of 5 households with local connection to Ringland in need of Housing."

The survey also stated "at least 5 family members have moved away from households in Ringland due to difficulties in finding accommodation."

The position was not addressed and the scale of need has increased.

Re categorising Ringland as a village as its status justifies will enable such issues to and enable due account of local housing needs.

Increased traffic volume has been stated as the prime reason for the constraint on local housing and this will in any event is to be dramatically reduced from existing levels by any likely route of the NDR and independent surveys anticipate that traffic over Ringland bridge and the local toad network will reduce from 5700 per day to 400 per day.

Yours Faithfully

Terry Davies

Greater Norwich Site Submission Form

FOR OFFICIAL USE ONLY

Response Number:

Date Received:

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team:

By email: gntp@norfolk.gov.uk

Or, if it is not possible submit the form electronically,

By Post to:

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

The site submissions 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 site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes. Under the (GDPR) General Data Protection Regulation Norfolk County Council will be the data controller.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: www.gntp.org.uk
E-mail: gntp@norfolk.gov.uk
Telephone: 01603 306603

| | |
|-------------------------------|--------|
| 1a. Contact Details | |
| Title | MR |
| First Name | TERRY |
| Last Name | DAVIES |
| Job Title (where relevant) | |
| Organisation (where relevant) | |
| Address | |
| Post Code | |
| Telephone Number | |
| Email Address | |

| | |
|--|--|
| 1b. I am... | |
| Owner of the site <input checked="" type="checkbox"/> | Parish/Town Council <input type="checkbox"/> |
| Developer <input type="checkbox"/> | Community Group <input type="checkbox"/> |
| Land Agent <input type="checkbox"/> | Local Resident <input type="checkbox"/> |
| Planning Consultant <input type="checkbox"/> | Registered Social Landlord <input type="checkbox"/> |
| Other (please specify): | |

Site Ownership

3a. I (or my client)....

| | | |
|-------------------------------|-----------------------------|---|
| Is the sole owner of the site | Is a part owner of the site | Do/Does not own (or hold any legal interest in) the site whatsoever |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).

| | | |
|--|---------------------------------|--------------------------------|
| 3c. If the site is in multiple landownerships do all landowners support your proposal for the site? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
|--|---------------------------------|--------------------------------|

3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.

Current and Historic Land Uses

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

vacant

| | | |
|--|--|--------------------------------|
| 4b. Has the site been previously developed? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|--|--|--------------------------------|

| 1c. Client/Landowner Details (if different from question 1a) | |
|--|--|
| Title | |
| First Name | |
| Last Name | |
| Job Title (where relevant) | |
| Organisation (where relevant) | |
| Address | |
| Post Code | |
| Telephone Number | |
| Email Address | |

| 2. Site Details | |
|---|---|
| Site location / address and post code (please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown) | SITE OF ORIGINAL MANOR FARM HOUSE AND OUTBUILDINGS POST CODE NR 86JH - Plan enclosed together with historic maps and photographs of demolished buildings |
| Grid reference (if known) | |
| Site area (hectares) | est .6 hectare |

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

The entire site was Manor Farm House and outbuildings. It was demolished in its entirety. The existing Manor Farm House was built to the west of the site on an existing barn location

Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision (if you are proposing a site to be designated as local green space please go directly to question 6).

I propose to rebuild the Manor Farm House and outbuildings. ~~that~~

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

| | | |
|--|---|--|
| Market Housing <input type="checkbox"/> | Business and offices <input type="checkbox"/> | Recreation & Leisure <input type="checkbox"/> |
| Affordable Housing <input type="checkbox"/> | General industrial <input type="checkbox"/> | Community Use <input type="checkbox"/> |
| Residential Care Home <input type="checkbox"/> | Storage and distribution <input type="checkbox"/> | Public Open Space <input type="checkbox"/> |
| Gypsy and Traveller Pitches <input type="checkbox"/> | Tourism <input type="checkbox"/> | Other (Please Specify) <input checked="" type="checkbox"/> family use |

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

Main House 3000 sq'
outbuildings say 5000 sq'

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

Reintroduction of an appropriate building in an historic setting

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.

6a. Which community would the site serve and how would the designation of the site benefit that community.

6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

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?

Current Access

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

NO

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

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 Flood Risk

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?

N/A

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?

N/A

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?

N/A

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

N/A

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

~~N/A~~ NO

7j. **Other:** (please specify):

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.

| | Yes | No | Unsure |
|--------------------|-------------------------------------|-------------------------------------|--------------------------|
| Mains water supply | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mains sewerage | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | |
|--------------------|-------------------------------------|-------------------------------------|--------------------------|
| Electricity supply | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Gas supply | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Public highway | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Broadband internet | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Other (please specify):

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

M/M

Availability

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

| | |
|---|-------------------------------------|
| Immediately | <input type="checkbox"/> |
| 1 to 5 years (by April 2021) | <input checked="" type="checkbox"/> |
| 5 - 10 years (between April 2021 and 2026) | <input type="checkbox"/> |
| 10 - 15 years (between April 2026 and 2031) | <input type="checkbox"/> |
| 15 - 20 years (between April 2031 and 2036) | <input type="checkbox"/> |

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

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.

| | Yes | Comments |
|--|-------------------------------------|----------|
| Site is owned by a developer/promoter | <input checked="" type="checkbox"/> | |
| Site is under option to a developer/promoter | <input type="checkbox"/> | |
| Enquiries received | <input type="checkbox"/> | |
| Site is being marketed | <input type="checkbox"/> | |
| None | <input type="checkbox"/> | |
| Not known | <input type="checkbox"/> | |

Delivery

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

| | |
|---|-------------------------------------|
| Up to 5 years (by April 2021) | <input checked="" type="checkbox"/> |
| 5 - 10 years (between April 2021 and 2026) | <input type="checkbox"/> |
| 10 - 15 years (between April 2026 and 2031) | <input type="checkbox"/> |
| 15 - 20 years (between April 2031 and 2036) | <input type="checkbox"/> |

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

ASAP

Viability

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

| | Yes | No | Unsure |
|---|--------------------------|-------------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

| | | | |
|--|-------------------------------------|--------------------------|--------------------------|
| | | | |
| <p>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?</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>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.</p> | | | |
| <p>This is a Brown Field site and in evidence I enclose historic plans of the buildings together with an early photograph. As part of the history of the village it requires reinstating</p> | | | |

| |
|---|
| <p>Other Relevant Information</p> |
| <p>13. Please use the space below to for additional information or further explanations on any of the topics covered in this form</p> |

| | |
|---|---|
| <input type="checkbox"/> | <p>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 (relating to the type and scale of land use proposed). These requirements may include but are not limited to: Affordable Housing; Green Infrastructure; Children's Play Space and Community Infrastructure Levy.</p> |
| <input type="checkbox"/> | <p>12b. Do you know if there are any abnormal costs that could affect the viability of the site e.g. environmental, cultural or heritage considerations?</p> |
| <p>12c. Is there any abnormal costs associated with the site which would be likely to affect the viability of the site?</p> | |

1:5000



4

1:5000



No. J. & S. 7513

The Manor Farm, Wiltshire.

