

## Site Allocations - Acle

Damgate Lane, Acle, Norfolk

PROJECT NAME

Mr & Mrs Z & M King

CLIENT

Proposed Site Plan—New Residential Dwellings

DOCUMENT

4218 / Nov 2011

REF / DATE



Proposed Site Plan



Location Site Plan



## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0007
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 no later than **5pm on Friday 24 June 2016**.

By email: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.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 responses received as part of the Greater Norwich Local Plan Call for Sites 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.

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.greaternorwichlocalplan.org.uk](http://www.greaternorwichlocalplan.org.uk)

E-mail: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Telephone: 01603 306603

<b>1a. Contact Details</b>	
Title	Mr
First Name	Michael Robert
Last Name	Newman
Job Title (where relevant)	
Organisation (where relevant)	
Address	NULL NULL NULL NULL NULL
Post Code	NULL
Telephone Number	NULL NULL
Email Address	NULL

<b>1b. I am...</b>
Owner of the site

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
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)	Borderland Farm 51  Damgate Lane  NULL  Norwich  Norfolk
Grid reference (if known)	TG40604 09893

Site area (hectares)	2.75
Site parish	Acle
Site district	Broadland

<b>Site Ownership</b>	
<b>3a. I (or my client)...</b>	
Is a part owner of the site	
<b>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).</b>	
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes
<b>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.</b>	

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

Partially unused agricultural, existing car workshop on the entrance to site.

**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)

Agricultural/livestock

### **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)

Development of maximum number of 12 3/4 bedroom executive dwellings to form cul de sac at upper level of site.

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

Market Housing	Yes
Affordable Housing	No
Residential Care Home	No
Gypsy and Traveller Pitches	No
Business and offices	No
General industrial	No
Storage and distribution	No
Tourism	No
Recreation & Leisure	No
Community Use	No
Public Open Space	No
Other (Please Specify)	NULL

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

Maximum number 12 no. 3/4 bedroom executive dwellings, backing on to hedges row along top boundary with Damgate Lane. Frontage of houses forming part of cul de sac, with one access point on to Damgate Lane, where current gateway is situated.

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

Development of this type will utilize land that is currently, in the main, redundant. The existent car workshop which is a sole proprietor, who is also a part owner of the whole site, would relocate to a more suitable semi industrial site.

Also development would create a non estate, higher spec group of homes, hopefully encouraging the improvement of the Damgate Lane area in line with its existing residents.

**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. Are you proposing a site to be designated as a Local Green Space?**

No

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

NULL

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

NULL

**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?

There are no existing Public Rights of way that cross or adjoin the site.

Access is by a single farm gateway from Damgate Lane, which will need to be

developed as it will form the entrance to a cul de sac. The existing, well established hedge, would need minimal disruption to form the access.

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

The site borders a stream at its lower level, this lower area is designated as flood plain 2, it is important to note that this application refers only to the area at the upper boundary, that is outside of flood area. We envisage that the lower area would continue to be a green and open area, with possible recreational opportunities. The fact that lower site is bordered by the Broads Authority area dictates that the site can only be developed in line with and sympathetically with the local environment

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

There are no known issues re this area.

**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?

Please see topography note. The lower area of this site is currently designated as flood 2, however this part of the site is actually higher than the village centre, has not flooded in human memory, and this lower area is not being proposed for development.

It would have potential green recreational space opportunities in future years.

**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 legal issues connected with this site or application.

**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 boundary along Damgate Lane is a long term established hedge and mature tree line. The only change to this would be to change the current access point, i.e. widening the gateway to facilitate entrance to the development. The lower edge is marked by a stream that boundaries to a Broads Authority area, it is not suggested that this area is changed from its current use, apart from the future potential of development as a green recreational area.

**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?



Nothing.

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

Existing neighbours are residential along Damgate Lane, and the light industrial units at the eastern edge of the site. This suggested development will be sited at distance from the industrial units, and will have the existing hedges/tree row between the Lane and the suggested development.

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

Existing building is a corrugated barn that is currently used for motor vehicle repairs. This will relocate to a more suitable location. The owner of this business is also a part owner of the suggested site.

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

The Broads Authority dictates that development has to be distance from their boundary, by developing the "upper" area of the site would be outside of their requirements.

#### 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	No
Mains sewerage	No
Electricity supply	Yes
Gas supply	No
Public highway	Yes
Broadband internet	Yes
Other (please specify):	NULL

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

Anglian Water have a sewerage operating station approximately 500 yards to the eastern boundary of the site.

#### 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.**

We would look to find a development partner upon acceptance of the site. This is the only time constraint.

#### Market Interest

**10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.**

Enquiries received

#### Comments

We have a number of developers/building companies that are showing an interest in our site. We have not committed to any individual or company depending upon the outcome of this application.

#### Delivery

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

Immediately

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

We would envisage the development process to begin within 3 months of acceptance, the completion date being within 2 years (2018)

<b>Viability</b>	
<b>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 &amp; Children's Play Space and Community Infrastructure Levy</b>	Yes
<b>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?</b>	Unsure
<b>12c. If there are abnormal costs associated with the site please provide details:</b>  Access to public highway.	
<b>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?</b>	Yes
<b>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.</b> The site currently boundaries existing residential properties on 2 sides.	

**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**

Nothing

**Check List**

Your Details	
Site Details (including site location plan)	
Site Ownership	
Current and Historic Land Uses	
Proposed Future Uses	
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	
Utilities	
Availability	
Market Interest	
Delivery	
Viability	
Other Relevant Information	
Declaration	

**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 responses received as part of the Greater Norwich Local Plan "Call for Sites" 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 Call for Sites Response Form 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 Michael Newman	Date 7/4/2016
------------------------	------------------