

## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0026
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	Howard
Last Name	Marriott
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

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<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)	Jasmine Cottage  The Street  Bracon Ash  Norwich  Norfolk
Grid reference (if known)	TG184000

Site area (hectares)	0.36 hectares
Site parish	Bracon Ash
Site district	South Norfolk

<b>Site Ownership</b>	
<b>3a. I (or my client)...</b>	
Is the sole 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>	NULL
<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.)

This is a large separate self contained area of garden which, although belonging to Jasmine Cottage, is situated beyond the neighbouring property Poppy Cottage. It is connected to the rear garden of Jasmine Cottage but could be separated easily leaving Jasmine Cottage with a more logical uniform garden plot still of ample size. This separate area of garden already has vehicular access down the drive shared by Jasmine Cottage and two neighbouring properties.

<b>4b. Has the site been previously developed?</b>	Yes
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**4c. Describe any previous uses of the site.** (please provide details of any relevant historic planning applications, including application numbers if known)

Precise details not known but aerial photograph from 1964 appears to show some part of the separate area was included in the transport warehouse business that then operated on part of the combined site.

**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)

We would like to build a house on this land. It may be large enough for a number of residential properties but rather than overdevelop the site, we are mindful of the neighbouring properties and the majority village and parish council view as to what constitutes appropriate development in Bracon Ash. We have loved living here for 15 years but for much of that time we have wished that our house was not as close to the noise of the B1113 as Jasmine Cottage is.

**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.**

We would propose a suitable single dwelling house with ample garden on this plot, of traditional design in keeping with the other properties in Bracon Ash but using the latest energy efficient standards and materials. Owing to the large number of trees already on the site we would propose keeping many of these for the benefit of the environment and to afford privacy to this property and the neighbouring properties.

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

It would provide additional high quality housing that would be in keeping with the recently expressed village and parish council view of what constitutes appropriate residential development for Bracon Ash. It would contribute to meeting the perceived future housing needs without the risk of becoming an eyesore or blighting the village in the near future.

**Local Green Space**

If you are proposed 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?

The site is accessed from the public highway via the drive currently shared by Jasmine Cottage and 2 neighbouring properties.

This drive is appropriately surfaced in shingle and concrete.  
There are no Public Rights of Way that cross or adjoin the site.

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

The site is flat and surrounded by ditches on three sides which provide adequate surface water drainage.  
The existing entrance to the site is currently tight for vehicle access but this could be widened for construction traffic by levelling the ground and clearing some vegetation within the current boundaries.

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

Ground conditions are believed to be stable with no known history of subsidence. Nearest neighbouring residence was built on site of previous transport warehouse (Poppy Cottage built in 2001?) but believed that any potential ground contamination issues were dealt with then.

**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 previous history of flooding and not within identified flood zone.

**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 land in third party ownership, no restrictive covenants, no existing tenancies. No additional access right required to develop the site. Access is via a shared drive to which Jasmine Cottage and 2 other properties have right of access. If a separate residence is built a further legal right of access would then need to be created for the new separate dwelling.

**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.

**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?

Site borders three neighbouring residential properties.  
No implications from neighbouring use / proposed use. Of the 3 neighbouring properties, one has already suggested to us that we apply for residential permission on the proposed site, and the potential new residence would be a considerable distance from a second neighbouring dwelling and well screened by trees from the third one.

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

No

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

None apparent

**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	Unsure
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:**

No current gas supply to the village.  
Neighbouring properties currently benefit from mains water, electricity, broadband internet which could presumably be extended to the proposed new dwelling.  
Poppy Cottage has a sewerage tank / pump owing to the distance/ lack of fall to the main sewer, and this may need to be replicated in the new development.



<b>Availability</b>
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>
Immediately
<b>9b. Please give reasons for the answer given above.</b>
1 to 5 years would be most realistic timescale for us, but there is no actual reason why the site could not be made available immediately.

<b>Market Interest</b>	
<b>10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.</b>	
None	
<b>Comments</b>	We have lived here for 15 years since 2001 and have wanted to develop the site as proposed for much of that time.

<b>Delivery</b>
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>
1 to 5 years (by April 2021)
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>
One year?

<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</b>	Yes

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	
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:  NULL	
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
<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 proposal would provide additional high quality housing that would be in keeping with the recently expressed village and parish council view of what constitutes appropriate residential development for Bracon Ash. It would contribute to meeting the perceived future housing needs without the risk of becoming an eyesore or blighting the village in the near future.</p> <p>Site borders three neighbouring residential properties. Of the 3 neighbouring properties, one has already suggested to us that we apply for residential permission on the proposed site, and the potential new residence would be a considerable distance from a second neighbouring dwelling and well screened by trees from the third one.</p>	

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

Nothing

<b>Check List</b>	
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  
Howard Marriott

Date  
7/5/2016