

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0040
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

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

E-mail: callforsites@gnlp.org.uk

Telephone: 01603 306603

1a. Contact Details

Title	Ms
First Name	Helen Joan
Last Name	Gale
Job Title (where relevant)	
Organisation (where relevant)	
Address	NULL NULL NULL NULL NULL
Post Code	NULL
Telephone Number	NULL NULL
Email Address	NULL

1b. I am...

Owner of the site

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1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
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)	Red House Farm Slipshoe Lane Hardwick Harleston Norfolk
Grid reference (if known)	TM234 889

Site area (hectares)	0.4
Site parish	Hardwick and Shelton
Site district	South Norfolk

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) 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?	NULL
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.)

The site consists of a redundant farm building, formerly a dairy, which has been adapted over the years to provide covered parking space. I attach a note from the previous owner which confirms its previous usage.
The building has a vegetable plot to the south and an area of grass to the north and west.

4b. Has the site been previously developed?	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)

The site was previously a farm yard although over the years most of the buildings have either been demolished or fallen down. I attach an ariel view of the site taken in 1984 showing the extent of the farm yard at that time.

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)

There is an existing building on this site. I am proposing the conversion of this adapted redundant farm building into a fully accessible sustainable dwelling

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.

The conversion of the adapted redundant farm building into a single dwelling would give South Norfolk the opportunity to reuse a brown field site.

This site is currently unused and would provide a dwelling with an estimated floor space of 91.2 sq metres

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

I am proposing a conversion to an zero carbon eco dwelling which would offer South Norfolk the opportunity to increase the stock of sustainable buildings within the county.

This building could showcase sustainability within the county.

There is ample off road car parking space and as this conversion could be of public interest any potential visitors would find easy parking and access thus allowing them to see at first hand what is possible in terms of innovative, environmentally friendly dwellings.

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?

There are two points of access which serve the existing dwelling (Red House) The proposed conversion would have sole use of one of these existing access points.

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 essentially a level site, thus making it eminently suitable for full disabled access.

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

Ground conditions of the site are stable.
There are no potential contamination issues.

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 does not lie within an identified flood zone.
The site has never flooded as it sits on a gently elevated watershed.

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 third party interests or access rights.
There are no restrictive covenants.
There are no existing tenancies.

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 is not next to a watercourse.
The site is not next to mature woodland.
There is a hedge on the north boundary of the site.
There is a hedge on the south border of the site.
There are no known features of ecological or geological importance on or adjacent to the site.

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?

There are no listed buildings, conservation areas, historic parklands or scheduled monuments on the site or nearby.

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

To the west of the site there is an agricultural barn.
 To the east of the site is the existing Red House dwelling with other dwellings within the IP20 9PL postcode.

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

There are no existing buildings or uses that need to be relocated before the site can be developed.

7j. Other: (please specify):

None

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	Yes
Other (please specify):	NULL

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

There is adequate private space for the construction of a septic tank.

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 available for immediate reuse as it is currently unused.

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.

None

Comments

This site is owned by a private householder, it has not been offered for sale to a developer.

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)?

Less than one year from commencement of works.

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

Yes

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>As there are already a number of inhabited dwellings in the immediate vicinity and as this proposed development would simply require conversion of an existing redundant building there would be no additional services required. there would be no additional services required. there would be no additional building in the countryside.</p> <p>Conversion of the redundant building into an aesthetically attractive dwelling would significantly enhance the visual impact of the neighbourhood.</p>	

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

This proposal provides an opportunity for South Norfolk to demonstrate that the call for sites is a genuine request and that it is not merely directed to large scale developers or big business.

It will illustrate that individuals are valued and can make a real and genuine contribution to fulfilling the housing requirements of the District.

This is a unique opportunity to demonstrate commitment to sustainability in development by the reuse of an existing brown field site and its redevelopment into an innovative 21st century environmentally friendly dwelling.

This is an excellent opportunity to provide a purposefully planned fully accessible dwelling.

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
<p>I understand that:</p> <p>Data Protection and Freedom of Information</p> <p>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:</p> <ul style="list-style-type: none"> • 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

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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
Helen Joan Gale

Date
7/6/2016