

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0167
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	Mr
First Name	Thomas Lindsay
Last Name	Browne
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...
joint owner with my wife

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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)	Rushleys Station Road Aldeby Beccles Norfolk
Grid reference (if known)	45:94 per ordanace survey sheet 49/59

Site area (hectares)	0.25 hectares (0.5acres approx)
Site parish	Aldeby
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 is attached to the property known as Rushleys and what is known as 'in fill'.. The current use is for a non commercial fruit garden with half an acre of apple trees and soft fruit planted circa 1980. The demise of a local fruit packing station and the run down of fruit growing in East Anglia means the venture has no commercial value.
Although adjacent to agricultural land the site is too small to enable modern farming with today's machinery.

4b. Has the site been previously developed?	No
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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)

It is understood that circa 1937 the site was acquired by Loddon RDC but never developed. It was then rented by various people for a variety of purposes eventually becoming rural waste ground until planted as a small orchard in 1980

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)

On the orchard section of the property it is proposed to see the building of one or at the most two houses that would not spoil the location for adjacent properties.. A MAP SHOWING THE EXACT LOCATION IS ATTACHED OR IF THIS IS NOT ELECTRONICALLY POSSIBLE WILL BE SENT SEPARATELY..

~~**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.

NULL

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

There is an undoubted need for more housing and even a small development will give gain to at least one family in search of a home. This small development presents no problem with road access or traffic density and will not alter the rural aspect of the area.

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 is easy access from the public highway

7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
There are no physical constraints as the site is flat
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
The ground is stable and there are no 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?
NULL
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?
NULL
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?
There is no watercourse or mature woodland nearby. There are no features of ecological or geological importance.
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 in the vicinity.
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
The site is 'in fill' and the neighbouring usage is residential housing on two sides with road frontage and agricultural land on the other two sides. Any development will be of a nature not to cause offence or annoyance to neighbours..
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.
There ae no buildings on the site

7j. Other: (please specify):

There are so far as can be ascertained no other constraints.

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:

The mains water supply is adjacent under the highway. There is no mains sewerage in the area except for the local authority housing where there is small sewerage system. Possibly a developer could negotiate to have access to this small system. The present soak away system at Rushleys operates well with annual emptying. The soil structure facilitates this type of drainage.

There is no gas supply. The electricity supply is adjacent . The public highway permits an easy flow of traffic and there is a 40mph zone. Broadband speeds are adequate.

Availability

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

1 to 5 years (by April 2021)

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

Transactions for any development any development would take a period of time but completed within five years

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

This is a personal application on behalf of my wife and my self.

We have had casual enquiries from a builder but without planning consent there can be no further progress.

Delivery

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

1 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)?

NULL

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

12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure,

No

demolition or ground conditions?	
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
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>This is probably the smallest site put forward for permission. It is attached to the property known as Rushleys. As stated it is an 'in fil' site. A small development of this nature does not use valuable agricultural land</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

As already stated:

The site is 'in fill' and part of the property known as Rushleys and could provide one or at the most two dwellings.

The application is personal rather than large scale commercial. Any development would be restrained and in line with current planning policy.

Any financial benefit will be towards the pension of the owners (aged eighty) and possible costs of residential care.

The current owners have put in a lot of work in restoring the land and feel that any benefit should go to them rather than future owners in years to come..

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

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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
T.L.Browne

Date
7/6/2016