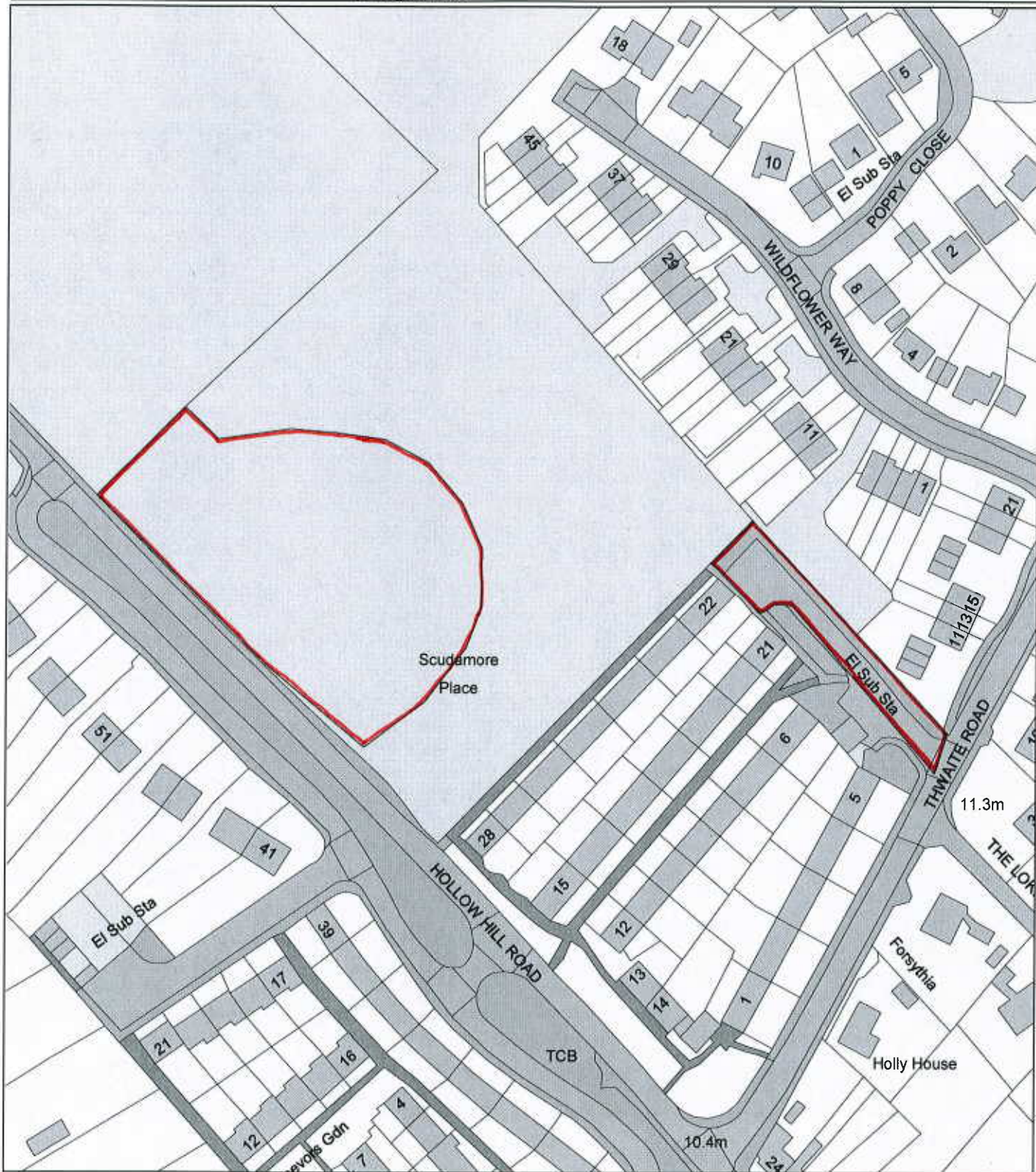


Scale 1:1250

DIT005A

Date 11/03/2013

Edged Red



Ownership [0]



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 no. 100019483



South Norfolk Council

Stratton Norwich, Norfolk, NR15 2 XE Tel (01508) 533633 Fax (01508) 533625

# Location Plan



1:2,500

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## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0203
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	Ms
First Name	Melissa
Last Name	Burgan
Job Title (where relevant)	
Organisation (where relevant)	
Address	4 Brimbelow Road NULL NULL Hoveton Norfolk
Post Code	NR12 8UJ
Telephone Number	1603446075 NULL
Email Address	melissa.burgan@smallfish.org.uk

<b>1b. I am...</b>
Planning Consultant

--

<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)	Land to the South of Church Road  Church Road  Bergh Apton  Norwich  NR15 1BP
Grid reference (if known)	630400/300532

Site area (hectares)	1
Site parish	Bergh Apton
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.)

The site is currently in arable agricultural use.

**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)

Arable agriculture.

### **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)

Residential development.

**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.**

Up to 25 dwellings - exact number and density to be agreed in discussion with the Local Planning Authority, if allocated.

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

The site is in between and opposite existing residential development in Bergh Apton and therefore would consolidate the development pattern in this part of the village. The site is well located to access services within Brooke, Bergh Apton and in neighbouring Alington. The provision of additional housing in this area would help to ensure the viability and vitality of the local services and facilities present in these villages. Although a greenfield site, the land is not subject to any environmental protections or other planning constraints, which should be seen as a benefit.

**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?

The site provides a wide frontage to Church Road, over which access can be provided directly into the site. 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?

As an arable field, the site is relatively flat and without any major physical constraints.

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

Ground conditions are stable and no potential contamination issues are likely as the site is not known to ever been previously developed.

**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 is in Flood Risk Zone 1 and is therefore a low flood risk site.

**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?

None.

**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 adjacent to a group of 1950's listed terraced bungalows. These listed buildings are modern (post-war) residential buildings that form a housing cluster and are already adjacent to other residential development on Church Road. That is, these listed buildings are not historic rural buildings (such as a round tower church) whose setting would be compromised by residential development on the proposed site allocation and additional residential development around these buildings would most likely be completely in keeping with the setting. Further residential development in the vicinity of these listed buildings is unlikely to lead to substantial harm or loss of the structures or to the significance of these buildings. A new development within the proposed allocation site is, therefore, unlikely to materially affect these buildings or their architectural merit. Any application made would be subject to the appropriate control of detail in relation to design and impacts on heritage assets.

**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?

The site is adjacent to a group of 1950's listed terraced bungalows. These listed buildings are modern (post-war) residential buildings that form a housing cluster and are already adjacent to other residential development on Church Road.

That is, these listed buildings are not historic rural buildings (such as a round tower church) whose setting would be compromised by residential development on the proposed site allocation and additional residential development around these buildings would most likely be completely in keeping with the setting. Further residential development in the vicinity of these listed buildings is unlikely to lead to substantial harm or loss of the structures or to the significance of these buildings. A new development within the proposed allocation site is, therefore, unlikely to materially affect these buildings or their architectural merit. Any application made would be subject to the appropriate control of detail in relation to design and impacts on heritage assets.

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

To the north, east and west is residential housing. To the south is agricultural land.

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

None.

**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	Unsure
Electricity supply	Yes
Gas supply	Unsure
Public highway	Yes
Broadband internet	Unsure
Other (please specify):	NULL

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

None.

<b>Availability</b>
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>
1 to 5 years (by April 2021)
<b>9b. Please give reasons for the answer given above.</b>
The landowners would be interested in pursuing a proposal shortly after confirmation of allocation is provided.

<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>	None.

<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>
The site could likely be completed within 2 years of a grant of planning permission.

<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</b>	Yes

<b>Space and Community Infrastructure Levy</b>	
<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>	No
<b>12c. If there are abnormal costs associated with the site please provide details:</b>  NULL	
<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> No viability work has been undertaken to date.	

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

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	

<b>14. Declaration</b>
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: <ul style="list-style-type: none"><li>• to assist in the preparation of the Greater Norwich Local Plan</li><li>• to contact you, if necessary, regarding the answers given in your form</li></ul>

- 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  
Melissa Burgan

Date  
7/7/2016

## Millican, Abigail

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**From:** Melissa Burgan <melissa.burgan@smallfish.org.uk>  
**Sent:** 11 July 2016 09:48  
**To:** Broadhead, Amy  
**Subject:** FW: Call for sites WEB-GNLP-203

**Categories:** Follow Up, Acknowledgment Sent

Dear Ms Broadhead,

I have noticed that same problem as before for the site allocations web form, in that the system is replacing the environmental text with the heritage text when submitted. If you could amend the environmental text with the following for WEB\_GNLP-203 (Bergh Apton), it would be much appreciated.

*“The site is not located next to a watercourse or a mature woodland. There are no important trees within or bordering the site. However, there is a mature hedgerow to the front of the site along Golf Links Road which, in any event, the landowners would wish to see retained as part of any landscaping scheme within any proposal submitted, other than such removals as may be required for providing access. The site does not contain, nor it is near to, any known ecological or geological features.”*

Best regards,  
Melissa

**Melissa Burgan**  
**Strategy Consultant**  
**Small Fish**  
**Tel: 01603 446 075**

[www.smallfish.org.uk](http://www.smallfish.org.uk)

