

1a. Contact Details	
Title	MR
First Name	STEPHEN TRING
Last Name	TRING
Job Title (where relevant)	
Organisation (where relevant)	MCARTHUR TRING ARCHITECTS
Address	121 Ber Street Norwich
Post Code	NR1 3EY
Telephone Number	01603 766750
Email Address	steve@mcarthurtring.co.uk

1b. I am...	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	[REDACTED]
First Name	[REDACTED]
Last Name	[REDACTED]
Job Title (where relevant)	
Organisation (where relevant)	
Address	[REDACTED] [REDACTED] [REDACTED]
Post Code	[REDACTED]
Telephone Number	[REDACTED]
Email Address	[REDACTED]

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)	WALDOR COTTAGE HIGH GREEN BROOKE NR15 1JE
Grid reference (if known)	
Site area (hectares)	0.24 Ha

Site Ownership		
3a. I (or my client)....		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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). <i>As section 1c</i>		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	<i>N/A</i> Yes <input type="checkbox"/>	No <input type="checkbox"/>
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.)		
<i>CURRENTLY THE GARDEN OF WALDOR COTTAGE</i>		
4b. Has the site been previously developed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**4c. Describe any previous uses of the site.** (please provide details of any relevant historic planning applications, including application numbers if known)

There have been no changes of use since construction of Waldor Cottage however there is a history of applications by the previous owner for development of the garden dating from 1976 until 1997.

**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)

The site is part of a large garden serving Waldor Cottage. It runs south to north along High Green with a long frontage onto High Green.

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

Market Housing *	<input checked="" type="checkbox"/>	Business & offices	<input type="checkbox"/>	Recreation & Leisure	<input type="checkbox"/>
Affordable Housing	<input type="checkbox"/>	General industrial	<input type="checkbox"/>	Community Use	<input type="checkbox"/>
Residential Care Home	<input type="checkbox"/>	Storage & distribution	<input type="checkbox"/>	Public Open Space	<input type="checkbox"/>
Gypsy & Traveller Pitches	<input type="checkbox"/>	Tourism	<input type="checkbox"/>	Other (Please Specify)	

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

The attached sketch drawing indicates that the site could accommodate at least ten new houses.

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

\* There is a government initiative to provide 200,000 starter homes nationally by 2020. The proposed site would provide affordable first time buyer units serving a local need which would allow young families to remain, or move into, the village.

<b>Local Green Space</b>
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.
<b>6a. Which community would the site serve and how would the designation of the site benefit that community.</b>
N/A
<b>6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.</b>
N/A

<b>Site Features and Constraints</b>
Are there any features of the site or limitations that may constrain development on this site (please give details)?
<b>7a. Site Access:</b> 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 existing access via the Waldor Cottage access however we would propose a new access at the northern end of the site.
<b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?
No
<b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?
Ground conditions are stable. The plot is part of a domestic garden and we do not anticipate any ground contamination issues.
<b>7d. Flood Risk:</b> 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?
There is no history of flooding and the site is not within a flood risk zone. There is a ditch through part of the site which will be relocated along the rear boundary.
<b>7e. Legal Issues:</b> 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

**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 water course although there is a drainage ditch (see 2d)  
There is no mature woodland. 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?

*No*

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

*Waldor cottage is part of a small cluster of residential properties. The remaining neighbouring use is agricultural.*

**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):

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.			
	Yes	No	Unsure
Mains water supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify):	
<b>8b. Please provide any further information on the utilities available on the site:</b> <i>None</i>	

Availability	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
Immediately	<input checked="" type="radio"/>
1 to 5 years (by April 2021)	<input type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
<b>9b. Please give reasons for the answer given above.</b>	
<i>The site is part of the garden of Waldor cottage and is available for re-development with immediate effect.</i>	

Market Interest		
<b>10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.</b>		
	Yes	Comments
Site is owned by a developer/promoter	<input checked="" type="radio"/>	
Site is under option to a developer/promoter	<input type="radio"/>	
Enquiries received	<input type="radio"/>	

Site is being marketed	<input type="radio"/>	
None	<input type="radio"/>	
Not known	<input type="radio"/>	

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
Up to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
<i>1 - 2 years</i>	

<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>	<input checked="" type="checkbox"/>		
	Yes	No	Unsure
<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>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
<b>12c. If there are abnormal costs associated with the site please provide details:</b>			
<i>N/A</i>			
<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>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

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.

The Brook (Rural Area) planning document states that 'Policy 15 of the Joint Core Strategy (JCS) identifies Brooke as a Service Village in which land will be allocated for small scale housing growth... within the range of 10-20 dwellings, subject to form, character and service constraints.

The proposed site is close to the Brooke south-western development boundary as indicated on sketch plan SK03. It is part of a small cluster of existing dwellings and, being garden use at present, there will be no loss of green belt.

Cont below...

#### Other Relevant Information

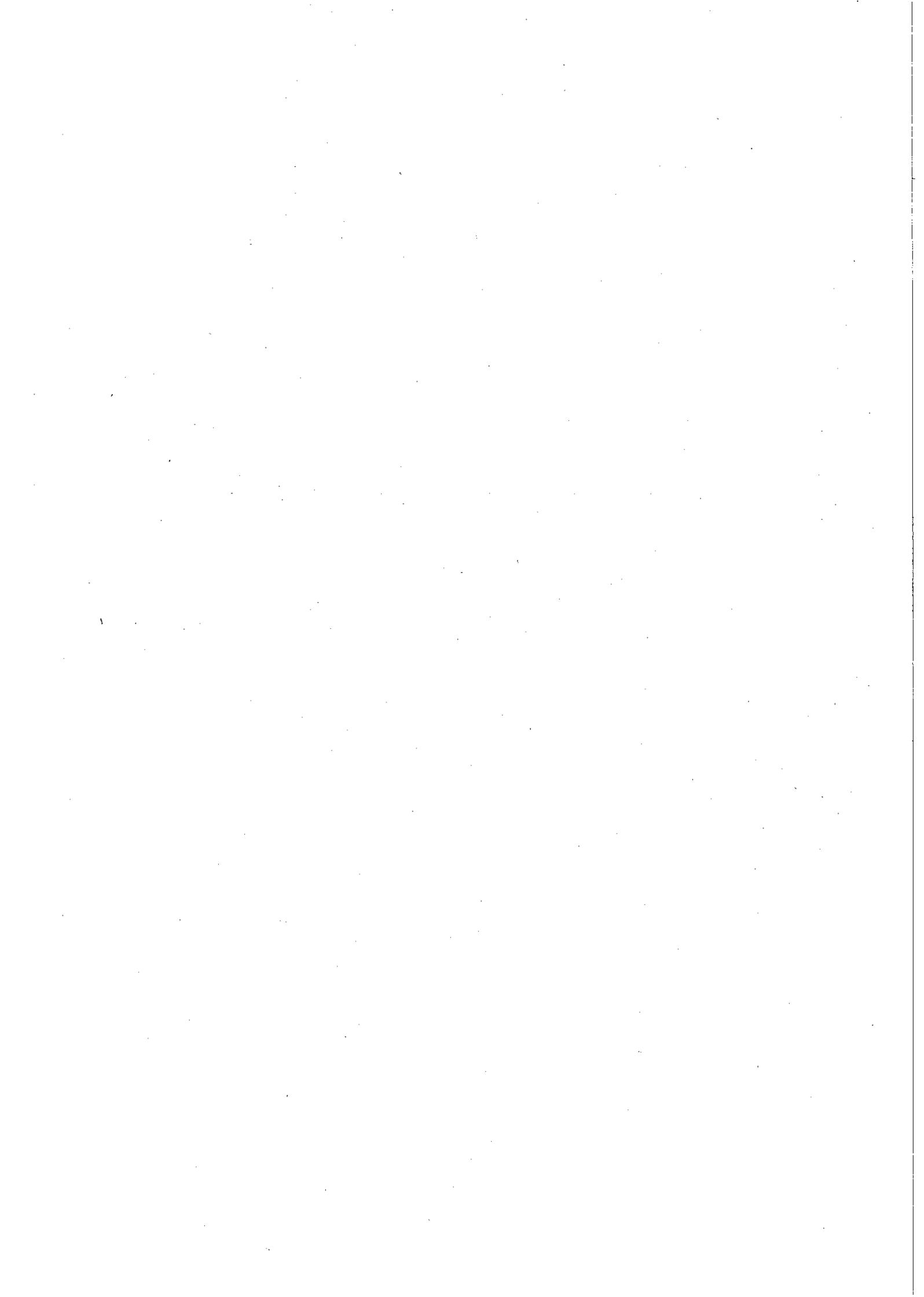
13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

Cont...

The site is part of a large garden that belongs to Waldor Cottage. The garden is disproportionately large for such a small cottage and, historically, it has been left overgrown and unmanaged. The garden runs south to north parallel with High Green. Its proportions and long road frontage make it ideal for a small residential development.

An initial assessment shows that the site could easily accommodate 10 dwellings and an indicative plan is shown on sketch drawing SK02.

There is a local need for starter homes for first time buyers. There is now a government initiative that adds weight to this need. The site is intended to provide for this type of use.

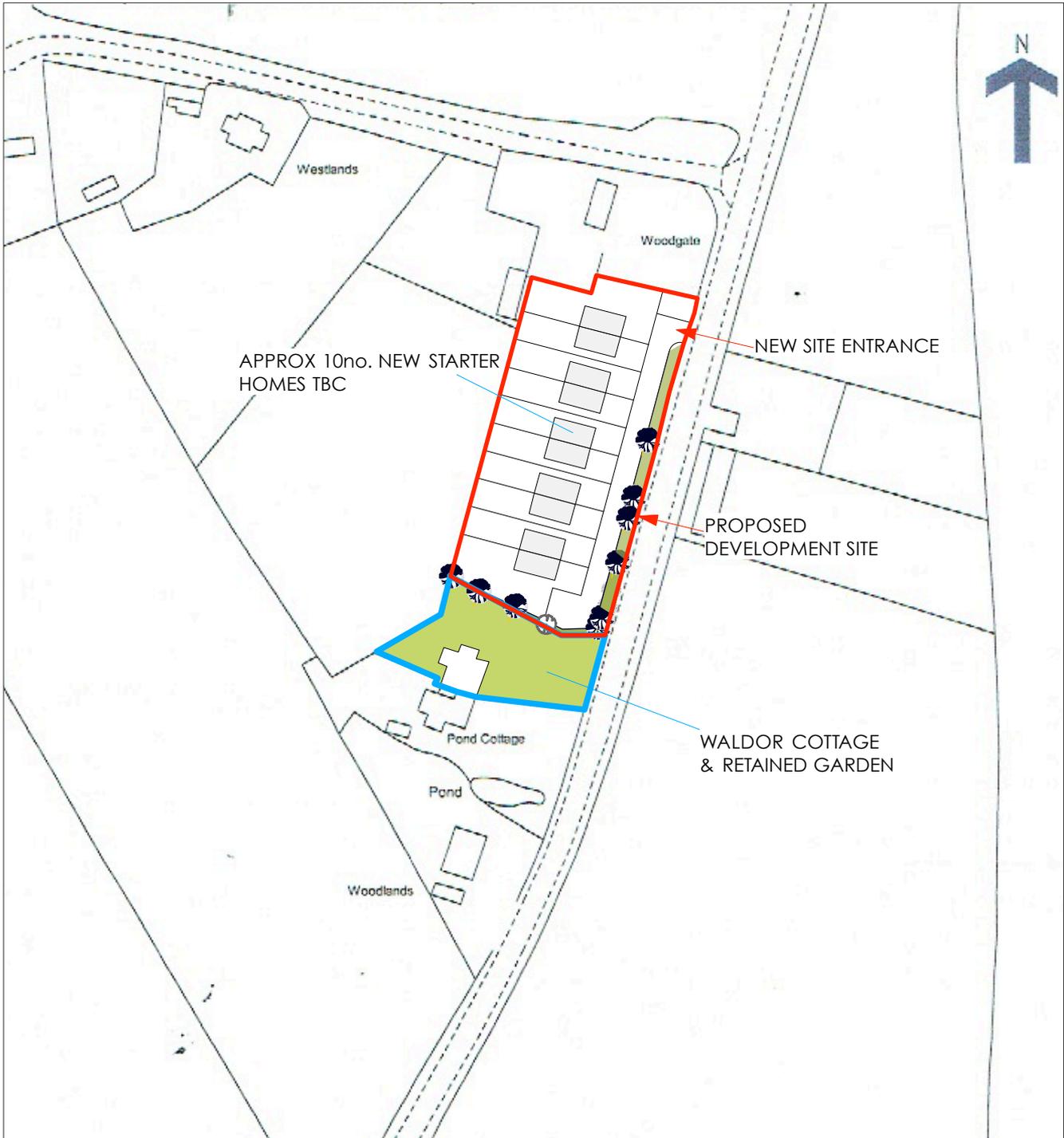




# LOCATION RELATIVE TO BROOKE DEVELOPMENT BOUNDARY

WALDOR COTTAGE  
BROOKE  
NR15 1JE

drawing SK03



## INDICATIVE SITE PLAN

WALDOR COTTAGE  
BROOKE  
NR15 1JE