

1b. I am... - Planning Consultant

1c. Client / Landowner Details (if different from your login account)

Title Sir

First Name Rupert

Last Name Mann Bt

Job Title (where relevant)

Organisation (where relevant)

Address

Post Code

Telephone Number

Email Address

2. Site Details

Site location / address and post code.

(at the end of this form you will be able to plot the site on a map as part of your submission)

Land at Rose Farm off Bungay Road, Scole, Diss, IP21 4DT

Site area (hectares) 0.60

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [Land at Rose Farm off Bungay Road, Scole - Revised Submission 220318.pdf](#)

3. 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)

Sir Rupert Mann Bt,

4. Current and Historic Land Uses

4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

Agricultural

4b. Has the site been previously developed? Yes

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

The site forms a farmyard with existing agricultural buildings in situ.

5. 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 comprising approximately 10 - 14 units.

5b. Which of the following use or uses are - Market Housing you proposing?

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

Housing numbers are indicative, but it is thought the site could accommodate between 10 - 14 dwellings.

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

It is considered that the reduced land area (1.45ha to 0.60ha) would result in a more sympathetic development, having a lesser impact on the existing village and surrounding landscape.

Development of the site would result in the removal of several unsightly modern agricultural buildings.

6. 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.

7. 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 benefits from an existing access off of Bungay Road (30mph) which could be upgraded, if required, as part of any development. There is adequate land within the boundary of the site to form a new access with sufficient visibility. The existing red brick buildings fronting the street would be removed as part of any redevelopment. Bungay Road is a main road through the village which appears to have sufficient capacity to accommodate development of the site. A public footpath exists on the opposite side of Bungay Road which could be connected to as part of the redevelopment of the site by way of a crossing.

The site is not subject to any PROW which may be affected by development of the site.

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

The site benefits from a level topography.

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

The landowner has advised that there are no known issues with ground conditions and there is no known ground contamination.

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 designated as Flood Zone 1.

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 known legal issues.

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?

N/A

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?

N/A

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

The site is immediately adjacent to Scole's settlement boundary. An existing residential estate is located directly to the west and there is frontage development to the north. Agricultural land is located to the east and south.

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

N/A

8. 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 Yes

Electricity supply Yes

Gas supply Unsure

Public highway Yes

Broadband internet Yes

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

Services including electricity, mains water, foul sewerage and telecommunications are easily connectable and readily available.

9. 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 in single ownership.

Should the site be accepted as an allocation within the Local Plan, Savills would be able to act on our client's behalf to take the site forward with a view to identifying a suitable development partner as soon as possible.

10. Market Interest

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.

Not known

11. Delivery

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

Up to 5 years (by April 2021)

12. Viability

This is the description of your section break.

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

- I agree

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?

Unsure

12c. If there are abnormal costs associated with the site please provide details:

Agricultural buildings in situ would need to be demolished. It is not considered that this would effect the viability or deliverability of the site.

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

13. 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 submission and representation are made in respect of the same land holding as GNLP0338 previously submitted to the GNLP Call for Sites in 2016. However, the submission has been revised to reflect a smaller land area being reduced from 1.45ha to 0.60ha. It is considered that the reduced land area would result in a more sympathetic development, having a lesser impact on the existing village and surrounding landscape.

Our client is pleased that the previous submission was considered, and identified as suitable within the HELAA. It is thought that the reduction in site area would further contribute towards making this land a suitable allocation within the Emerging Local Plan.

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 Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation 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: Regulation 18 "Growth Options" Consultation - Site Submission 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 Mr Gareth Watts

Date Mar 22, 2018

Greater Norwich Local Plan - Call for Sites
Land at Rose Farm, Scole, IP21 4DT

