

1b. I am... - Developer

Other (please specify)

Not applicable

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

Title Mr

First Name Julian

Last Name Wells

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 to the East of Norwich Road, Brooke, Norwich, Norfolk NR15 1AB

Grid reference (if known) TM285995

Site area (hectares) 9.3

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [Brooke - Red Line Plan.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)

Katharine Wood & Sarah Sutcliffe,

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.

Not applicable as all in one ownership

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.)

The site currently comprises medium to low grade agricultural land.

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)

Not applicable

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)

For the development of up to 150 new homes and a new primary school for the village.

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

Other Primary School

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

The extent of the potential site allocation on this land is dependant on the local community's desire for a new primary school in the village. In the event that the community decides that a new primary school is not required then the size of the allocation on this land could be reduced to say a development of 50 new homes on the northern part of the site with a new direct access on to Norwich Road. Should it be decided that a new primary school is required for the village then an appropriate site could be made available within the new development on this land and the size of the site allocation could be increased accordingly. Depending upon the size of the new school and the number of pupils it will be serving then a contribution to the costs of building the new school (including its development site) could be obtained from the new development. The size of this contribution will dictate the number of residential units required in order to achieve a satisfactory viability to deliver these proposals. We estimate that the extent of the land submitted totalling 9.3 hectares is capable of accommodating a new primary school and a full range of housing types of up to 150 units. The new development would include the provision of new roads, infrastructure and green spaces to serve the whole development together with good pedestrian linkages to the rest of the village.

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

Additional residential development in Brooke would help to support and sustain the local services and facilities within the village, including the potential development of a new primary school serving the village and local area. A full range of residential house types and sizes is proposed in order to cater for the full spectrum of demand.

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.

6a. Which community would the site serve and how would the designation of the site benefit that community.

Not applicable

6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

Not applicable

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 land is easily accessible being located on the principle highway route through the village. The proposed access on to the Norwich Road, which depending upon the size of the new development and whether a new primary school is included, could be by way of a new roundabout. The new access would have appropriate visibility on to the main road and would be sited within the 30 mph zone on this road. There are no public rights of way crossing or adjoining this land, although there is currently a layby at the front of this land on to Norwich Road which would need to be altered.

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

The land is flat and easily developed.

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

Ground conditions are good. There is no risk of contamination or subsidence.

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 not within an identified flood zone and is not liable to flooding.

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 ransom strips, covenants, third party agreements, or legal issues which would effect the development of this land.

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 are no environmental issues with this land such as woodlands, mature trees, watercourses or environmental designations which would effect the development of this land nor any ecological or geological issues on or adjacent to the land.

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 heritage issues with this land, which is outside the Brooke Conservation Area.

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

The land has the Norwich Road and some residential dwellings (some of which have recently been developed by FW Properties) to the west. It also sits adjacent to the village hall and playing field. It has agricultural arable fields to the north and east and some woodland and residential to the south. The land, which is outside the Brooke Conservation Area, would represent a natural extension to the current development boundary in the village.

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 on the site.

7j. Other: (please specify):

Not applicable

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

Public highway Yes

Broadband internet Yes

Other (please specify)

Depending upon the size of the development on this land, it is likely that local upgrades will be required to a number of these utilities.

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

Not applicable

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 land is wholly owned by the landowner. There are no development constraints which we believe would impact on the delivery of any development on this land. The landowner has recently completed with the developer a scheme of 12 houses on land immediately to the west of this site on to Norwich Road. This was a viable project and has helped us to fully understand the issues we are likely to face in developing the adjacent land. The land could be made available as and when for the new primary school and associated roads and infrastructure. The development of the new residential could be phased in order to tie in with the construction of the new school.

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. Site is under option to a developer/promoter

11. Delivery

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

begun.

Up 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)?

Depending upon the size and phasing of the development and whether a new primary school is included, the project could be developed over a period of 2 to 4 years.

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

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

Not applicable. We have experience of developing new homes in this part of Brooke having recently completed the development of 12 new homes on an adjacent site to this land.

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

The land occupies a sustainable location being located on the edge of the village of Brooke and providing easy access to the village's local amenities which include the existing primary school, a church, a village hall, cricket club, shops, two pubs, and outdoor recreational facilities. In addition, the site is within close proximity to the local bus service that provides direct access to Poringland and Norwich. The land would represent a natural extension to the current development boundary in this part of the village. The development of the site would be physically well related to the existing village but is located outside the Conservation Area. It has good linkage to the rest of the village with an existing pavement running along the eastern side of Norwich Road. It is also well connected to the village hall and playing field. The creation of additional pedestrian links to the village will be further considered at the next stage of scheme evolution. The potential development of this land for a new state of the art primary school and a full range of 150 new residential units would provide the village with a deliverable and sustainable growth strategy on a well located site which is readily available. In addition, these proposals can be implemented by a local developer who has recent experience of developing new homes in the village.

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:

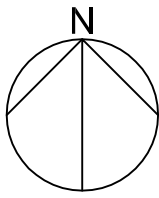
- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

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	Julian Wells
Date	Feb 27, 2018



0m 50m 100m 150m 200m



Scale 1:2500

