

**1b. I am...**

- Parish / Town Council

**Other (please specify)b**

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

**Title** Ms

**First Name** Sharon

**Last Name** Smyth

**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 east of Brundall Memorial Hall

**Grid reference (if known)** Easting 632446 Northing 308588

**Site area (hectares)** 20.4

**3. Site Ownership**

**3a. I (or my client)...** Do/Does not own (or hold any legal interest in) the site whatsoever

**3b. Please provide the name, address and contact details of the site's landowner(s)b**

Mr C Thurgar

**3c. If the site is in multiple  
landownerships do all landowners  
support your proposal for the site?**

No

**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.**

See planning Application 20171386

#### **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?** No

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

20162126, 20130591, 20100557.

#### **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)**

To develop the site for recreational purposes and layout for the benefit of the parish to enjoy and in Parish Council ownership for the future.

**5b. Which of the following use or uses are - Recreation & Lisure you proposing?**

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

The site should be laid out for a mixture of formal and informal recreational purposes.

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

Brundall has an acute shortage of land for recreational purposes and has no central village green space for residents to come together and enjoy. This land would enable parishioners to have access to large village events and to walk to centrally making it an inclusive site for all age ranges with a variety of activities possible.

#### **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?**

Links Avenue and Meadow View from Westfield Road.

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

As the site is for a mixture of informal and formal use the slopes are not a significant factor material enough to affect development of the site.

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

There is a sewer running centrally through the site.

**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 abuts a small dike but there is no significant risk of river 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?**

Possible Anglian Water access rights to the sewer.

**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?**

Yes next to Run Dike. No significant trees or hedgerows to affect future development of the site.

**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?**

Residents are supportive of the proposed recreational use. The village have recently taken part in a petition gaining 2500 signatures to object to any housing development on the site. (Planning Application 20171386)

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

No

**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

**9. 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.**

The parish council has been working on a plan for many decades to try to acquire the site. Its intentions are to obtain land for recreational purposes and it has the will to acquire this land if it were for sale being a prime site suited for the needs of the parish.

## **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)?**

2-3 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

**12b. Do you know if there are any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?**

Yes

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

The sewer chambers are above ground level. These would need to be removed to ensure the land can be grassed and developed.

**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 is part allocated as a site for recreation (BRU3). It was the subject of a recreational as part of a Neighbourhood Plan to site allocate part of the 20 Ha site which was adopted in May 2016. The Parish Council would now like to seek to prevent any further development of housing on the whole of this site and to preserve the whole site for recreation given the size of the village and the fact that at present it owns no central village green open space for a mixture of formal and informal recreation. Currently it only has access to 1/20th of the recreational space needed for its size of 4000+ residents.

**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.

<b>Name</b>	Sharon Smyth
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<b>Date</b>	Mar 19, 2018
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## Site Submissions January 2018

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