

1b. I am... - Land Agent

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

Title Mr.

First Name Roger

Last Name Bradbury

Address

Post Code

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)

Field to the East of High Street and North of Church St, Coltishall, with access from Church St.

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)

Roger Bradbury,

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.)

Storage Buildings and undeveloped land.

4b. Has the site been previously developed? No

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)

Site, centrally located in Coltishall, is surrounded on three sides by existing residential. Access via a strip of land in the same ownership is available from Church St. If the site were amalgamated with the land to it's North, already submitted to GNLP the whole would make a very logical area for development. Undeveloped the site is of little to no use; Agricultural uses are rendered impractical by the simple fact that it's located in the centre of the village.

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

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

Detailed calculations have not been made. Looking at the density of existing streets such as the Grove the potential exists for 15 houses.

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

This site is, currently, unable to offer the Local Area anything. It has been left out of Local Plans inexplicably despite it's location directly in the centre of the village. It is noted that landowners to it's North and to the West of Rectory Road have submitted their sites. In the case of Rectory Road, plans for development appear well under way.

As the site offered already has access to Church St, it can easily be developed in it's own right or, just as easily, be amalgamated with the land offered to the North to enable an even more meaningful contribution to the Local Area. This site is landlocked by housing. It can't be used for Agriculture because it's in the middle of a village. By allowing it's development the Local Area benefits; housing that would otherwise need to be located in open farmland can be in it's rightful place; within an existing settlement.

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?

There is a means of Access from Church St. The access exists with good visibility and improvements can be limited to the resurfacing of the existing track.

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

None. Main part of the site is raised from the access point with a gradual incline which has been passed by vehicles without issue for decades.

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

There are no contamination issues. The Ground is stable.

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?

None whatever.

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 issues. the land is freehold and unencumbered.

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?

None

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 Old House, Grade 2 Listed is to the South. Trees screen the site from it and development would not effect it.

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

On three sides, residential housing. The fourth side is a boundary with land also offered to GNLP.

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

The buildings in place can easily have their contents stored elsewhere and be demolished.

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 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. Immediately

9b. Please give reasons for the answer given above.

The land is currently only used by the freeholder for the storage of items within existing buildings. Those items can be located elsewhere in very short order.

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. None

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)? Between 1 and 2 years based on experience.

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? No

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

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	Matthew Wilkins
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Date	Mar 19, 2018
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Site Submissions January 2018

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