

**1b. I am...** - Planning Consultant

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

**Title** Mr

**First Name** Humphrey

**Last Name** Berney

**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 south of Cuckoofield Lane and East of the Street, Bracon Ash.

**Grid reference (if known)** Easting: 618589 Northing: 300037

**Site area (hectares)** 1.7

**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)**

Humphrey Berney

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

**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.)**

Greenfield (unused).

**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)**

There is no relevant planning history at the site itself but recent planning history at the neighbouring site(s) to the west can be summarised as follows:

- 2016/2794 - Outline planning permission was granted in April 2017 for the residential development of five detached dwellings with associated access drive, driveway, garaging and amenity space.
- 2017/1521 - Approval of reserved matters was subsequently granted in August 2017 for appearance, scale, landscaping, layout and materials.
- 2017/2807 - Application for residential development of eight dwellings with associated access road, parking and garages. This application was withdrawn on the 5th February 2018.

**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 and associated landscaping for approximately 15 dwellings. The proposal will also include highway improvements to improve pedestrian access to Mulbarton.

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

- Market Housing
- Affordable Housing

**Other** Custom build bungalows for older people.

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

Approximately 15 dwellings (affordable and market).

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

Development of the site would involve improvements to the pedestrian/cycle highway connecting to Mulbraton. This would improve access to Mulbarton for existing residents in Bracon Ash.

The proposal would provide new homes for the local area, which would include affordable and custom-build bungalows for older people.

**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?**

No public rights of way across the site.

There is an existing pedestrian route to the site connecting to Cuckoofield Lane.

The site has been unused for some time but is accessible from adjacent land in the same ownership.

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

No.

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

Ground conditions are stable and there are no known contamination issues.

**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 located within Flood Zone 1. An isolated area of the site is identified as being at risk of surface water flooding but the large majority of the site is free from any flood risk.

Please refer to the enclosed Flood Risk and Drainage note prepared by Rossi Long Consulting Ltd.

**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.

**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 several mature trees located at the boundary of the site, but no known features of ecological or geological importance on or adjacent to 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?**

The site is not located adjacent to any listed buildings and the site is not located within a conservation area.

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

Neighbouring the site to the north, west and south are residential uses (including the site recently granted planning consent) and to the east are agricultural fields.

The proposal would be designed to avoid any conflict with the amenity of neighbouring properties.

**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

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

Please refer to enclosed public utility report prepared by Rossi Long Consulting Ltd.

**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.**

A detailed feasibility study has been carried out which demonstrates that there are no insurmountable constraints and the delivery of the site is achievable within 5 years.

The land is available now and enquiries have been received from prospective developers.

**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 owned by 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)?** 1-2 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 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

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.

### 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**

Mr Kian Saedi

**Date**

Mar 20, 2018

### Site Submissions January 2018

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