

1b. I am... - Planning Consultant

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

Title Mr

First Name Frank

Last Name Spurgeon

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 Wood Farm, High Green, Brooke

Site area (hectares) 2.71 Ha

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [20-01_SITE_B \(REVB\).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)

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.)

Currently agricultural land use as arable 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)

Historically used for agricultural purposes.

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)

Proposed mixed use development including primary school, playing fields and car park and residential development of up to 30 dwellings including both market and affordable housing, including access and footpath link.

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

- Market Housing
- Affordable Housing
- Recreation & Lisure
- Community Use

Other Primary School and associated playing field

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

Eastern portion of site forming a residential development comprising up to 30 dwellings including market and affordable housing comprising a mix of size, type and tenure of dwellings. A mix of single and two storey dwellings providing a range of 2, 3, 4 and 5 bedroom dwellings as shown on the submitted indicative masterplan.

Western part of site providing a single form entry primary school, associated car park, playing fields, play equipment and recreation area.

The proposals include the provision of a 1.2 - 1.5 metre footpath along the north side of High Green to link into the proposed footpath brought forward as part of adjacent site and the existing 1.4 metre wide footpath that finishes just south of the junction with Astley Cooper Place.

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

The landowner of this site has committed to including space for Brooke Primary School to be relocated to. The submitted indicative masterplan includes sufficient space for a single form entry primary school in the southwest corner of the site. Provision has also been allocated for a car park, and cycle parking with footpath links along High Green and through adjacent sites. It is hoped that this opportunity is taken to work with the landowner, Parish Council and respective education providers to address existing needs and sustainably plan for the future of the village and community.

The ability to provide for a new single form entry primary school represents a substantial benefit to the village and surrounding community. Clearly a substantial amount of financial assistance is needed to deliver the sites and necessary facilities. The provision of smaller sites will also not be able individually or cumulatively deliver enhanced primary school provision and the wider benefits that a scheme such as this could deliver. Other large sites put forward as available within or adjacent to Brooke have been identified as having significant adverse impacts on the historic character and form of the village. In comparison, this site and the adjoining site to the east also put forward, represent a sensitive continuation of the predominant east west axis of the village along High Green. In not extending further north than the existing settlement to the east and no further west than the adjacent farm complex the proposals would avoid harmful intrusion into the open countryside and be sympathetic with the slender ribbon character and grain of the village that flows east to west.

The residential element would seek to address local housing need in the parish and if necessary adjoining parishes. Development of significant scale would be necessary to lever necessary funding for a new school site. The proposed development of this scale would provide significant social and economic benefits to the village, surrounding community and local businesses through supporting the local services and facilities, whilst also being of sufficient scale

to provide affordable housing. Support and increased demand for places at the nearby Primary School, and increased household spend in local businesses including the nearby public houses, café, the Brook Garage, and veterinary surgery. Increased demand for local bus services through the village would assist in their ongoing viability and sustainability. Subsequent economic multiplier effects of additional household spend being recirculated through the local economy on other services and facilities, for maintenance, building, gardening, childcare, cleaning. The generation of labour in the short term through the construction of the development and in the longer term through generating additional need for services in the area, builders, plumbers, gardeners, childminders etc. Socially the proposals would not only provide for increased housing supply, but also offer a mix of type, size and tenure of dwellings addressing the local need for housing.

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?

A new vehicular access on to High Green would be required and this has been shown on the submitted masterplan. Visibility splays could be provided within the site owners control. Speed restriction could be extended further westwards along High Green and secured via legal agreement or conditions as part of development of the site if required. The proposals include the provision of a 1.2 - 1.5 metre footpath along the north side of High Green to link into the existing 1.4 metre wide footpath that finishes just south of the junction with Astley Cooper Place.

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

The site is a relatively flat and open agricultural field. Not a constraint on development.

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

The site is an open field with no known stability issues. The site has historically been used for agriculture as open arable land and therefore 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 not located within Flood Zones 2 and 3 and at very low risk (less than 0.1%) of surface water flooding as identified on the Environment Agency flood risk maps. There is nothing to indicate that a relatively standard approach to landscaping and SUDS techniques would not be able to mitigate for any potential off-site impacts of development and minimise risk on site.

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 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?

The site does not contain and is not within any statutory or non-statutorily protected sites. Nor does the site contain any priority habitats. The site is also not adjacent to or within close proximity to any statutorily and non-statutorily protected sites. The nearest protected site is the Shotesham Woodton Hornbeam Woods SSSI located in excess of 2.2kms to the southwest. The site is within an area identified as being important for the following priority species, Lapwing, Turtle Dove, Grey Partridge, Curlew and Tree Sparrow.

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 does not include any designated or undesignated heritage assets nor are there any heritage assets adjacent to the site. The nearest heritage asset is 66 High Green a grade II listed dwelling approximately 100 metres to the east. Given the intervening vegetation and buildings along High Green subject to appropriate height, scale and design of development this would not be a constraint on development. The Brooke Conservation Area is a similar distance to the east. Given the separation distance, the existence of intervening vegetation and the alignment of High Brooke development would impact on any important views of the conservation area. It is noted that the village has continued to grow to a limited degree westwards along High Green but subject to sensitive scale, height and design of buildings and landscaping of the site, this would not be a constraint on development of the site.

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

The site adjoins agricultural fields to the north and south and to the east. Wood Farm is located to the west of the site. Residential properties fronting High Green are located to the east and west of the site.

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

The site is a clear and open field last used for agricultural purposes. No buildings or structures to be removed.

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	No
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)
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9b. Please give reasons for the answer given above.

The site is in the full ownership and control of applicant. There are no known legal, viability, environmental or technical constraints and obstacles that cannot be overcome. The land is therefore available and ready to commence in the short term. Additional time given over to the process associated with provision and transfer of land for 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. 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)? 2-5 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

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

The cost implications of land take from school and needing to provide a footpath connection to the existing footpath along High Green has been considered and is reflected in the number of dwellings proposed in this submission and the supporting masterplan for the site which demonstrates provision of land for school and footpath link.

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

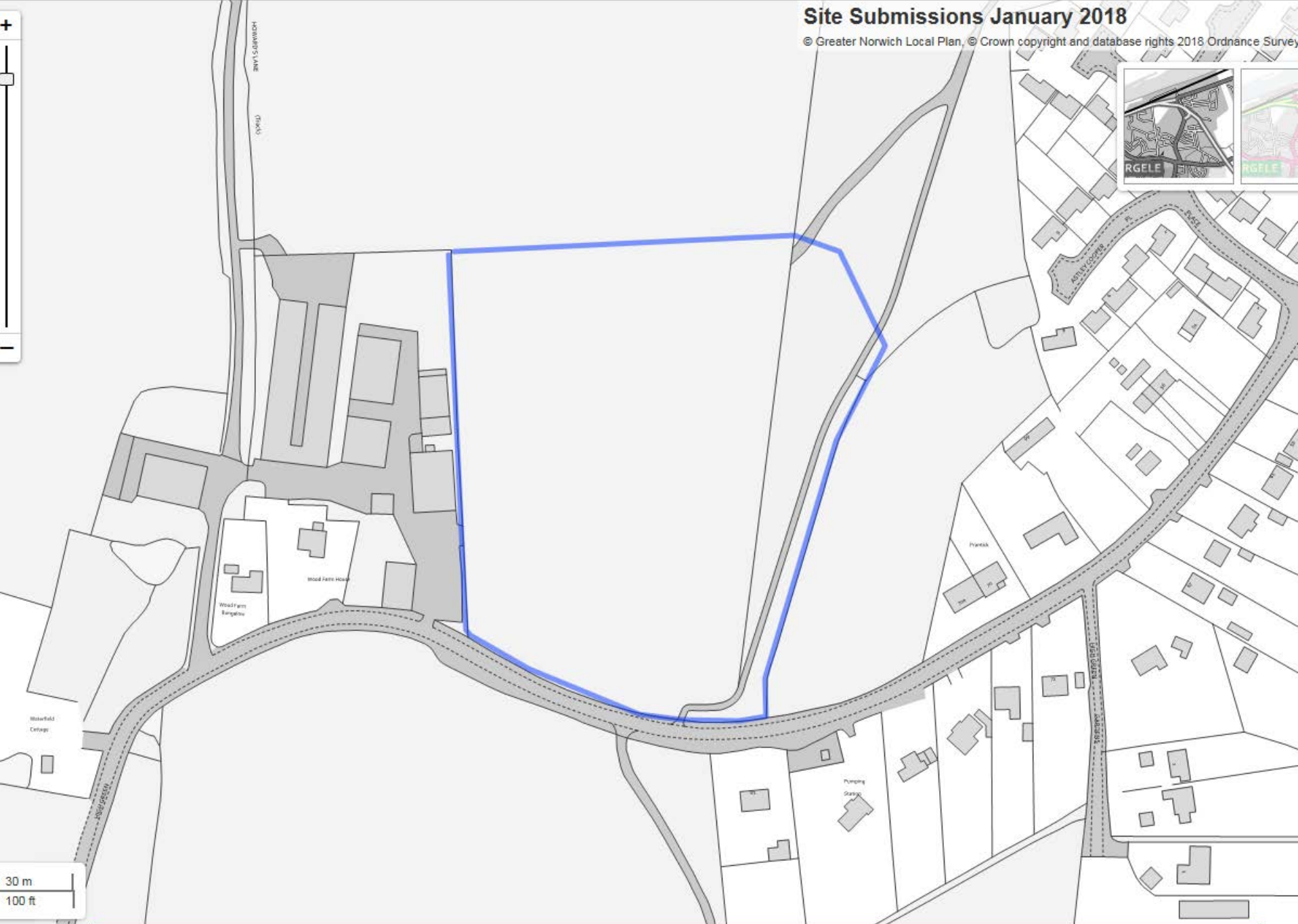
The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, 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	Christopher Hobson
Date	Mar 22, 2018

Site Submissions January 2018

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30 m
100 ft

DRAWING NOTE
 - This drawing must not be reissued, loaned or copied without the written consent of Durrants.
 - All errors, omissions, discrepancies should be reported to Durrants immediately.
 - All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier.
 - Any deviation from the drawing to be reported to Durrants immediately.
- This drawing is only to be used for the purpose identified in the boxes below.
 DO NOT SCALE FROM DRAWING

CDM 2015 DESIGNER RISK INFORMATION
 In addition to the hazards/risks normally associated with the type of construction work detailed on this drawing which a competent contractor should be able to control using normal good practice and procedures.
NOTE THE FOLLOWING UNUSUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY:-
CONSTRUCTION

MAINTENANCE/CLEANING

DECOMMISSIONING/DEMOLITION


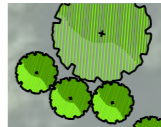
 Further information can be found on designer risk assessment number / document ref:-

 It is assumed that all works will be carried out by a contractor competent under CDM 2015 working to an approved method statement and that unless otherwise advised a principle designer has been appointed

SITE AREA		
TOTAL SITE AREA	2.71ha	6.71 acres

ACCOMMODATION SCHEDULE					
PLOT No	CONFIG	BED No	TENURE	PARKING	
				No. SPACES (inc. all types)	GARAGE GIA (sqm)
Plot 1	dwelling	3/4 b	private sale	4	36
Plot 2	dwelling	2/3 b	private sale	2	18
Plot 3	dwelling	2/3 b	private sale	2	18
Plot 4	dwelling	2/3 b	private sale	2	18
Plot 5	dwelling	3/4 b	private sale	2	18
Plot 6	dwelling	3/4 b	private sale	2	18
Plot 7	dwelling	3/4 b	private sale	2	18
Plot 8	dwelling	3/4 b	private sale	2	18
Plot 9	dwelling	3/4 b	private sale	2	18
Plot 10	dwelling	4/5 b	private sale	4	36
Plot 11	bungalow	4/5 b	private sale	2	18
Plot 12	bungalow	4/5 b	private sale	2	18
Plot 13	dwelling	4/5 b	private sale	4	36
Plot 14	dwelling	4/5 b	private sale	4	36
Plot 15	dwelling	5 b	private sale	4	36
Plot 16	dwelling	5 b	private sale	4	36
Plot 17	dwelling	3/4 b	private sale	4	36
Plot 18	dwelling	3/4 b	private sale	4	36
Plot 19	dwelling	3/4 b	private sale	4	36
Plot 20	bungalow	3/4 b	private sale	2	18
Plot 21	dwelling	3/4 b	private sale	4	36
Plot 22	dwelling	3/4 b	private sale	2	18
Plot 23	dwelling	3/4 b	private sale	2	18
Plot 24	dwelling	3/4 b	private sale	2	18
A 25	dwelling	TBC	affordable	2	N/A
A 26	dwelling	TBC	affordable	2	N/A
A 27	dwelling	TBC	affordable	2	N/A
A 28	dwelling	TBC	affordable	2	N/A
A 29	dwelling	TBC	affordable	2	N/A
A 30	dwelling	TBC	affordable	2	N/A

DRAWING LEGEND

-  Existing trees / hedges
-  Soft and hard landscaping shown indicative

CAR PARKING STANDARDS

- 1 BED DWELLINGS 1 SPACE
- 2 & 3 BED DWELLINGS 2 SPACES
- 4+ BED DWELLINGS 3 SPACES (INC GARAGES)



Rev.	Date	Details	Drawn	Checked
B	14.03.18	notes amended		
A	09.03.18	amended to client comments		

Issued for: **FEASIBILITY**

Client/Project:
FRANK SPURGEON LTD
RESIDENTIAL DEVELOPMENT
HIGH GREEN, BROOKE, NORWICH

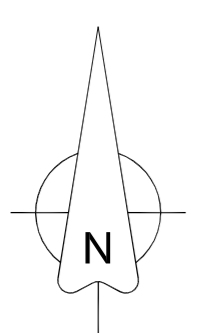
Drawing Title:
PROPOSED MASTERPLAN
HIGH GREEN, BROOKE - SITE B

Drawn	Checked	Size	Scale	Date
DR	ND	A1	1:500	FEB 2018

Project No.	Drawing No.	Revision.
402884	20-01	B

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PROPOSED SITE LAYOUT PLAN
 Scale 1:500

