

## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number	0545
Date Received	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team no later than **5pm on Friday 8 July 2016.**

By email: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Or, if it is not possible submit the form electronically,

By Post to:

*Greater Norwich Local Plan Team*  
PO Box 3466  
Norwich  
NR7 7NX

The responses received as part of the Greater Norwich Local Plan Call for Sites will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: [www.greaternorwichlocalplan.org.uk](http://www.greaternorwichlocalplan.org.uk)

E-mail: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Telephone: 01603 306603

1a. Contact Details	
Title	TACOLNESTON PARISH COUNCIL
First Name	MARK HOLMES
Last Name	HOLMES
Job Title (where relevant)	ACTING CHAIR.
Organisation (where relevant)	TACOLNESTON PARISH COUNCIL
Address	8, WEST WAY TACOLNESTON NR161BZ.
Post Code	NR161BZ
Telephone Number	<del>XXXXXXXXXX</del>
Email Address	tacolnestonpc@gmail.com

1b. I am...	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input checked="" type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):  	

<b>Site Ownership</b>		
<b>3a. I (or my client)....</b>		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
<b>3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).</b>  NOT AVAILABLE		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes <input type="radio"/>	No <input checked="" type="radio"/>
<b>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.</b>  THE SITE COVERS LAND OWNED BY A NUMBER OF LANDOWNERS, A FEW MAY WISH TO SEE THE LAND DEVELOPED WHICH IS THE REASON BEHIND THE PRESENTATION OF THIS PROPOSAL.		

<b>Current and Historic Land Uses</b>		
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
THE SITE OFFERS A RARE SURVIVAL OF MIXED FARMING TOGETHER WITH UNSPOILT HISTORIC PROPERTIES, EIGHTEEN BEING LISTED BUILDINGS SOME SET IN LARGE GARDENS WITH FINE MATURE TREES. A MOSAIC OF HOUSES SET AMONGST FIELDS, HEDGEROWS DITCHES AND COPSES, LARGELY UNCHANGED FOR CENTURIES		
<b>4b. Has the site been previously developed?</b>	Yes <input checked="" type="radio"/>	No <input type="radio"/>

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
<p>Site location / address and post code</p> <p>(please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)</p>	<p>THIS IS AN APPLICATION FOR THE EXISTING TACOLNESTON CONSERVATION AREA TO BE GRANTED THE ADDITIONAL DESIGNATION AS A LOCAL GREEN SPACE. FOR THE AVOIDANCE OF DOUBT THE AREA PROPOSED IS IDENTICAL IN EXTENT TO THE CONSERVATION AREA.</p>
Grid reference (if known)	
Site area (hectares)	Approximately 20 hectares

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

LITTLE OR NO NEW DEVELOPMENT DURING THE PAST TWO HUNDRED YEARS.

**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)

LOCAL GREEN SPACE

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

Market Housing <input type="checkbox"/>	Business & offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage & distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy & Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) LOCAL GREEN SPACE

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

LOCAL GREEN SPACE

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

THE PRESERVATION OF THIS AREA AS A LOCAL GREEN SPACE WILL FULFILL THE ASPIRATION SET OUT IN THE LOCAL PLAN FOR THE RESIDENTS OF SOUTH NORFOLK TO ENJOY A RICH ECOLOGICAL ENVIRONMENT AND FOR THE SETTING OF ITS LISTED BUILDINGS TO BE ACCORDED THE SPECIAL CONSIDERATION THAT THEY DESERVE.

<p><b>7f. Environmental Issues:</b> 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?</p>
<p>A RICH ECOLOGY FLOURISHES WITHIN THE SITE WHICH ENJOYS PARTICULARLY FINE WOODLAND AS WELL AS AN ANCIENT MATRIX OF HEDGES DIVIDING SMALL FIELDS THAT HAVE SURVIVED UNCHANGED.</p>
<p><b>7g. Heritage Issues:</b> 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?</p>
<p>THIS IS A CONSERVATION AREA, ADDITIONAL DESIGNATION AS A LOCAL GREEN SPACE WILL STRENGTHEN THAT PROTECTION. MOST HOUSES ARE LISTED AND IT ADJOINS THE HISTORIC PARKLAND OF TACOLNESTON HALL.</p>
<p><b>7h. Neighbouring Uses:</b> What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?</p>
<p>THE NEIGHBOURING PROPERTIES &amp; RESIDENTS WILL BENEFIT FROM THE PROTECTION OF THE HISTORIC RURAL CHARACTER OF THEIR NEIGHBOURHOOD</p>
<p><b>7i. Existing uses and Buildings:</b> are there any existing buildings or uses that need to be relocated before the site can be developed.</p>
<p>NO</p>
<p><b>7j. Other:</b> (please specify):</p>
<p></p>

<b>Utilities</b>			
<b>8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.</b>			
	Yes	No	Unsure
Mains water supply	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electricity supply	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public highway	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

<b>Local Green Space</b>
If you are proposed 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.
<b>6a. Which community would the site serve and how would the designation of the site benefit that community.</b>
THE RESIDENTS OF TACOLNESTON
<b>6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.</b>
THE SITE, STRETCHING THROUGH OPEN FARMLAND AND WOODS FROM THE CHURCH TO THE SCHOOL, PROVIDES AN OASIS OF TRANQUILITY, ABOUNDING IN WILDLIFE. THE PATTERN OF COTTAGES, FIELDS AND FARMHOUSES UNCHANGED FOR CENTURIES IS IRREPLACEABLE.

<b>Site Features and Constraints</b>
Are there any features of the site or limitations that may constrain development on this site (please give details)?
<b>7a. Site Access:</b> 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?
NOT APPLICABLE
<b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?
NOT APPLICABLE
<b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?
NOT APPLICABLE
<b>7d. Flood Risk:</b> 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?
NOT APPLICABLE
<b>7e. Legal Issues:</b> 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?
NOT APPLICABLE

Other (please specify):	NOT APPLICABLE
<b>8b. Please provide any further information on the utilities available on the site:</b>	
NOT APPLICABLE AS THIS SITE IS BEING PROPOSED AS A LOCAL GREEN SPACE	

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
Immediately	<input checked="" type="radio"/>
1 to 5 years (by April 2021)	<input type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 – 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
<b>9b. Please give reasons for the answer given above.</b>	
DESIGNATION OF THIS AREA AS A LOCAL GREEN SPACE WILL PROVIDE AN IMMEDIATE BENEFIT TO THE COMMUNITY.	

<b>Market Interest</b>		
<b>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.</b>		
	Yes	Comments
Site is owned by a developer/promoter	<input type="radio"/>	
Site is under option to a developer/promoter	<input type="radio"/>	
Enquiries received	<input type="radio"/>	PLEASE SEE ATTACHED PETITION



Site is being marketed	<input type="radio"/>	
None	<input type="radio"/>	NOT APPLICABLE
Not known	<input type="radio"/>	

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
Up to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
IMMEDIATELY, THIS LOCAL GREEN SPACE IS ALREADY THERE. THE ONLY THING THAT IS REQUIRED IS FOR SOUTH NORFOLK COUNCIL TO DESIGNATE IT AS SUCH IN ORDER FOR IT'S FUTURE TO BE EVEN BETTER SAFEGUARDED FOR FUTURE GENERATIONS.	

<b>Viability</b>			
<b>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 &amp; Children's Play Space and Community Infrastructure Levy</b>			NOT APPLICABLE <input type="checkbox"/>
	Yes	No	Unsure
<b>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?</b>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
<b>12c. If there are abnormal costs associated with the site please provide details:</b>			
NOT APPLICABLE			
<b>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?</b>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

**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.**

NOT APPLICABLE AS THIS IS AN APPLICATION FOR A LOCAL GREEN SITE

**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**

WE WOULD BE DELIGHTED TO SHOW YOU AROUND OUR VILLAGE.

WE ATTACH A PETITION SIGNED BY NEARLY 300 RESIDENTS COLLECTED BY THE TACOLNESTON PRESERVATION OF LOCAL GREEN SPACES GROUP THIS IS BY FAR AND AWAY THE LARGEST PETITION EVER PRESENTED BY THE PEOPLE OF TACOLNESTON AND WE TRUST THAT THIS WILL BE GIVEN DUE CONSIDERATION.

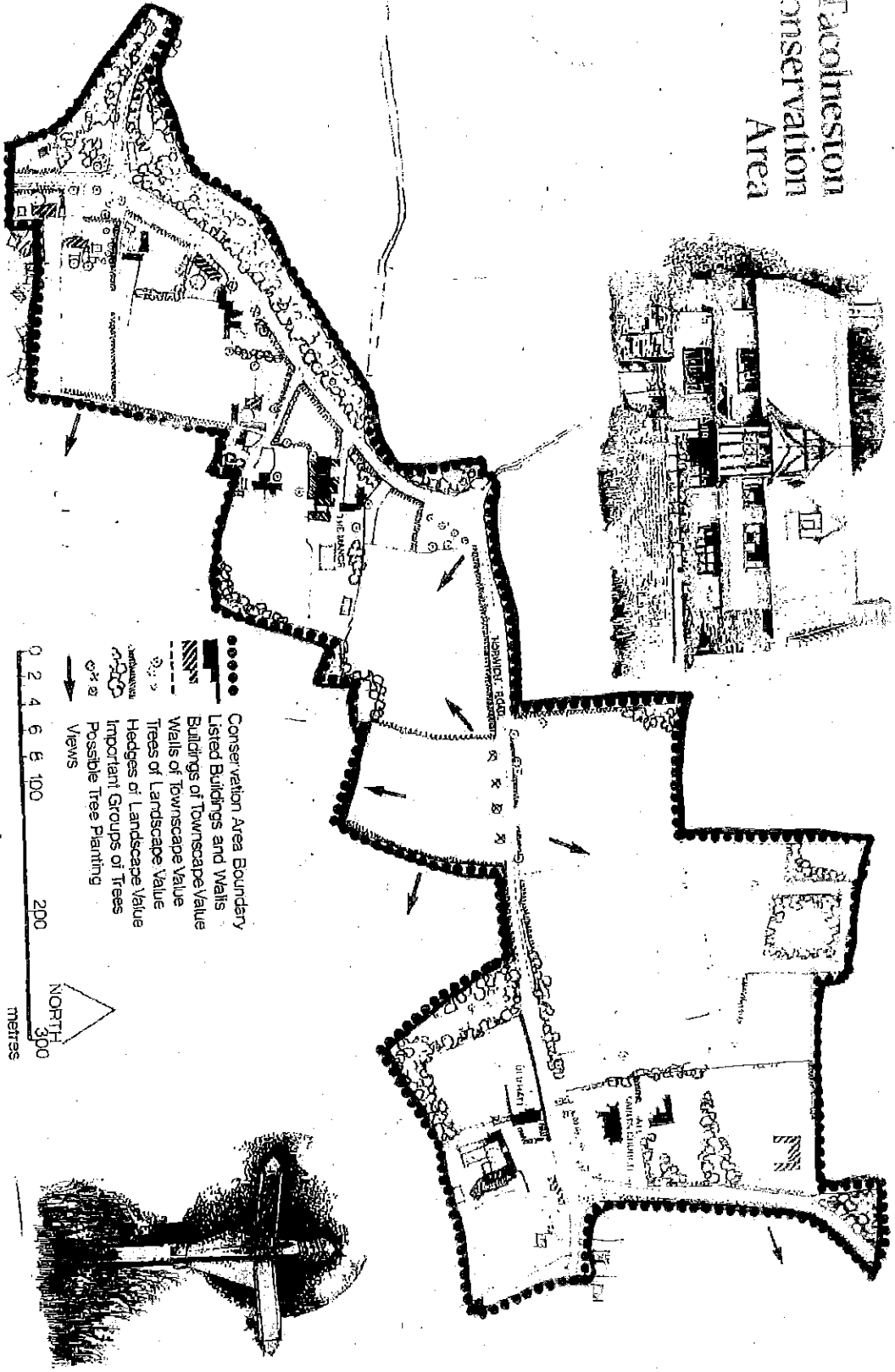
THIS PETITION WAS COLLECTED AT SHORT NOTICE AND HAS RECEIVED OVERWHELMING SUPPORT FROM VILLAGERS.

OUR PROPOSAL IS SUPPORTED BY THE CAMPAIGN FOR THE PROTECTION OF RURAL ENGLAND.

Check List	
Your Details	<input type="checkbox"/>
Site Details (including site location plan)	<input type="checkbox"/>
Site Ownership	<input type="checkbox"/>
Current and Historic Land Uses	<input type="checkbox"/>
Proposed Future Uses	<input type="checkbox"/>
Local Green Space (Only to be completed for proposed Local Green Space Designations)	<input type="checkbox"/>
Site Features and Constraints	<input type="checkbox"/>
Utilities	<input type="checkbox"/>
Availability	<input type="checkbox"/>
Market Interest	<input type="checkbox"/>
Delivery	<input type="checkbox"/>
Viability	<input type="checkbox"/>
Other Relevant Information	<input type="checkbox"/>
Declaration	<input type="checkbox"/>

14. Declaration	
<p>I understand that:</p> <p><b>Data Protection and Freedom of Information</b>  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:</p> <ul style="list-style-type: none"> <li>• To assist in the preparation of the Greater Norwich Local Plan</li> <li>• To contact you, if necessary, regarding the answers given in your form.</li> <li>• To evaluate the development potential of the submitted site for the uses proposed within the form.</li> </ul> <p><b>Disclaimer</b>  The responses received as part of the Greater Norwich Local Plan "Call for Sites" 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 Call for Sites Response Form Guidance Notes.</p> <p>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.</p>	
Name	Date
MARK HOLMES	4/7/16

# Tacolneston Conservation Area



- Conservation Area Boundary
- ▬▬▬▬▬ Listed Buildings and Walls
- ▬▬▬▬▬ Walls of Townscape Value
- ▬▬▬▬▬ Trees of Landscape Value
- ▬▬▬▬▬ Hedges of Landscape Value
- ⊗⊗⊗⊗⊗ Important Groups of Trees
- ⊗⊗⊗ Possible Tree Planting
- Views

