

Respondent

Strutt and Parker (Anna Brookman) [14451]

1b. I am...

Owner of the site

Parish/Town Council

Developer

Community Group

Land Agent

Local Resident

Yes

Planning Consultant

Registered Social Landlord

Other (please specify):

1c. Client/Landowner Details (if different from question 1a)

Title

First Name

Last Name

Job Title (where relevant)

Organisation (where relevant)

Address

c/o Strutt and Parker

4 Upper King Street

Norwich

Post Code	NR3 1HA
Telephone Number	01603 883608
Email Address	anna.brookman@struttandparker.com

2. Site Details	
Site location / address and post code (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)	The site is located between Thorpe End and New Rackheath. The closest postcode is NR13 5BZ
Grid reference (if known)	TG2863 1198
Site area (hectares)	7.584

Site Ownership		
3a. I (or my client)....		
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
Is the sole owner of the site		
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).		
As per the client/landowner details		

<p>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</p>	
<p>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.</p> <p>N/A</p>	

<p>Current and Historic Land Uses</p>	
<p>4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)</p>	
<p>The land is currently used for arable agriculture</p>	
<p>4b. Has the site been previously developed?</p>	<p>No</p>
<p>4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)</p>	
<p>Arable agriculture</p>	

<p>Proposed Future Uses</p>

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

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

Market Housing Yes	Business and offices	Recreation & Leisure
Affordable Housing Yes	General industrial	Community Use
Residential Care Home	Storage & distribution	Public Open Space Yes
Gypsy and Traveller Pitches	Tourism	Other (Please Specify)

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

The proposal is to allocate the land as a residential development site.

The site is ideally located to be serviced by the amenities in New Rackheath and Thorpe End, as well as being located close to major public highways enabling access to larger settlements.

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

The development would provide a range of housing including starter/older life homes and family homes. Affordable dwellings would also be provided and the number and type/size of these would be agreed with Broadland District Council to ensure that the right mix of tenure and size are provided.

The development would enable young and old people to reside in the area in an affordable manner, as well as provide larger family homes for those who wish to up-size but remain within the proximity.

The open space would serve the existing community as well as the new residents.

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.

6a. Which community would the site serve and how would the designation of the site benefit that community.

6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

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?

The site has direct road access along the north east boundary, and once complete, the NNDR will run along the south western side.

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?

Not that we are aware of.

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?

Not that we are aware of. The site is located within an area designated by the Environment Agency as being within flood zone 1.

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?

The land is subject to an Farm Business Tenancy.

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?

Not that we are aware of.

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?

Not that we are aware of.
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
Agricultural land and residential properties.
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.
None
7j. Other: (please specify):

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.			
	Yes	No	Unsure
Mains water supply	Yes		
Mains sewerage	Yes		
Electricity supply	Yes		
Gas supply			
Public highway	Yes		
Broadband internet	Yes		
Other (please specify):			
8b. Please provide any further information on the utilities available on the site:			

Availability

9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	1 to 5 years (by April 2021)
1 to 5 years (by April 2021)	
5 - 10 years (between April 2021 and 2026)	
10 - 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
9b. Please give reasons for the answer given above.	
To enable the existing farm business tenancy to be terminated.	
It would also allow time for a planning application to be submitted and determined.	

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	Not known
Site is under option to a developer/promoter	
Enquiries received	
Site is being marketed	
None	
Not known	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	5 - 10 years (between April 2021 and 2026)
5 - 10 years (between April 2021 and 2026)	

10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
Between 2021 and 2026	

Viability		
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		Yes
	Yes No	Unsure
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:		
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.

2018 Barker Services Plan.JPG, Barker GNLP Site and Ownership Plan 2500.pdf

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

Please find attached a sustainable development plan showing the proximity of local services. There are no public footpaths within the vicinity of the site, although there is access to public transport.

The site is opposite existing housing and the public open space to be incorporated within the site would benefit the existing residents.

The site would help contribute to the 7,200 homes which still need allocating, and falls with in all of the six of the potential development options that have been identified.

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

14. Declaration	
I understand that:	
<p>Data Protection and Freedom of Information</p> <p>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"> • 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 	
<p>Disclaimer</p> <p>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.</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.	
Name Anna Brookman	Date Mar 09, 2018