

**1b. I am...** - Owner of the site

**Other (please specify)**

The land in question is part owned by me and my wife and part owned by our neighbours, Neil Evans and Sue Debohen

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

**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)**

Burnthouse Lane,  
Silfield,  
Wymondham,  
NR189NP

**Grid reference (if known)** 612780E,300150N

**Site area (hectares)** 0.653 hectares

**Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process.** [Burnthouse Lane Development Site.pdf](#)

**3. Site Ownership**

**3a. I (or my client)...** Is a part owner of the site

**3b. Please provide the name, address and contact details of the site's landowner(s)**

Myself and  
Sue Debohen/Neil Evans

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

**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.**

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**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.)**

Unused/vacant

**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)**

Agricultural

**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)**

Housing for retirement by land owners and others

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

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

Maximum five housing plots of around 1,150 sq m each, and access road to rear. The housing would be designed to meet the needs of the over 50's.

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

Housing for the over 50's provides useful 'downsizing', freeing up existing family housing for use by a generation younger.

**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.

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

NA

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

NA

**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?**

The site fronts on to Burnthouse Lane and there is a current site access (crossover) from Burnthouse lane. The access is by an agricultural gate leading to a track.

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

The site is flat.

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

No SI had been undertaken, however the land is the same as neighbouring land, which is suitable for building. 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?**

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?**

There are two parts to the site, one in freehold ownership by jointly by Mr and Mrs Greenfield and the other jointly by Ms Debohun and Mr Evans.

**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 no watercourses. The eastern boundary contains a mature Oak tree and a mature ash tree.

**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?**

None

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

The neighbouring uses are either residential or agricultural.

**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):**

None

**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** No

**Electricity supply** Yes

**Gas supply** No

**Public highway** Yes

**Broadband internet** Yes

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

Existing neighbouring homes use either LPG or heating oil. It is intended that the development would use ground or air sourced heat pumps for space heating.

**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.**

There are no current critical uses on the sites.

**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)?** One year

**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:**

There are no known abnormal costs.

**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**

**13. Please use the space below to for additional information or further explanations on any of the topics covered in this form**

The proposals for this site are at a very early stage, so little development information is available. It is the timing of the consultation that has been the catalyst for us to declare the intentions for the site.

### **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

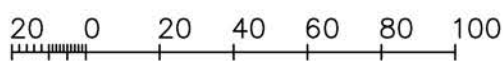
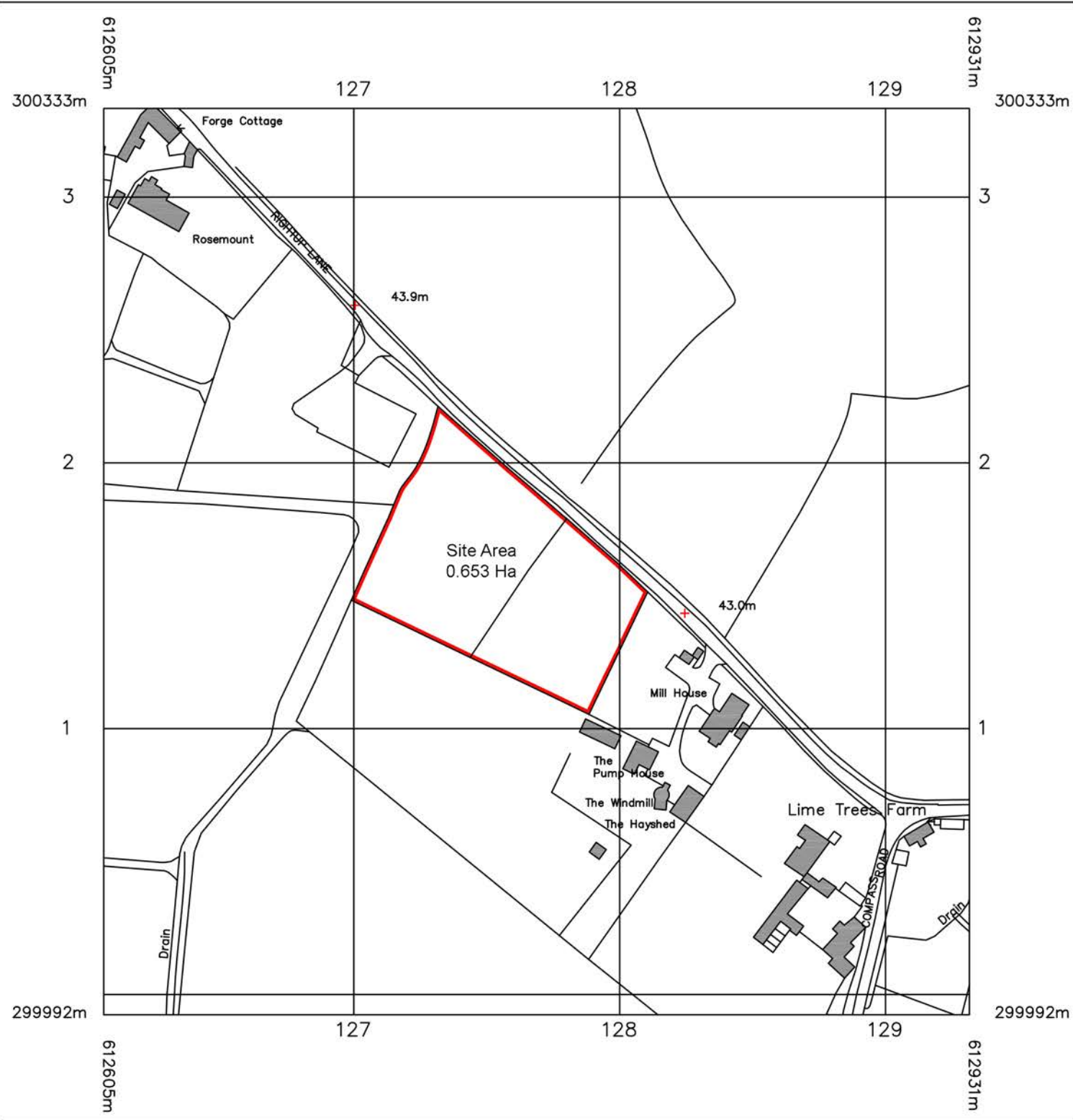
Disclaimer

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.

<b>Name</b>	Jon Greenfield
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<b>Date</b>	Mar 19, 2018
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# BURNTHOUSE LANE SITE

