

1b. I am... - Planning Consultant

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

Title Mrs

First Name R

Last Name Bulwer-Long

Address

Post Code

Telephone Number

Email Address

2. Site Details

Grid reference (if known) Easting: 613051 Northing: 324219

Site area (hectares) 2.9

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process.



[Cawston.jpg](#)

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)

Heydon Estate

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.)

Agricultural

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)

No planning history for the site.

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)

The site is considered suitable for a mixed-use development comprising around 30 new homes, a care home for the elderly and start up units for businesses.

The new homes would include market and affordable and a proportion of custom-build.

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

- Market Housing
- Affordable Housing
- Residential Care Home
- Business and offices
- Public Open Space

Other The new homes would include a proportion of custom-build.

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

Around 30 new homes and 900 sq.metres of commercial floorspace.

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

The development would deliver new and affordable homes to the local area. A wide range of housing needs would be met through the delivery of custom build plots and a retirement home.

The business units would be suitable for small and start-up local businesses, encouraging local enterprise and providing opportunities for employment for local people.

Public open space would be made available for the enjoyment of the local community.

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?

The north-eastern corner of the site is served by an existing vehicle access connecting to the public highway. This access would need to be improved and a road continued through the site, in order to serve the development. A second access would be created from the B1145 to the south.

There are no public rights of way across the site.

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?

There are no known flood risks at the site. The site is located within Flood Zone 1 and is not identified as being at risk from surface water flooding.

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 relevant to the above.

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 known features of ecological or geological importance on or adjacent to the site. The nearest SSSI is located 2km to the east and is unlikely to be affected by development at 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 nearest listed buildings are located approximately 400 metres to the east in Cawston and are unlikely to be affected by development at the site.

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

The site is neighboured by residential properties to the south-east at Glebe Crescent and agricultural fields to the north/north-west. The site is otherwise bound by the B1145 to the south-west and road to the north-east.

Development would be designed to avoid any harm to the amenity of the neighbouring residential uses.

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	Unsure
-----------------------	--------

Electricity supply	Yes
---------------------------	-----

Public highway	Yes
-----------------------	-----

Broadband internet	Unsure
---------------------------	--------

Other (please specify)

The site lies immediately adjacent to a number of existing dwellings and, as such, access to utilities is considered to be unproblematic.

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.

The site is in single ownership, does not require any significant levels of remediation and already enjoys access to the public highway. Subject to appropriate discussions with neighbouring properties and other stakeholder, and the preparation of a suitable scheme, there is no reason to stop this site coming forward.

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. Enquiries received

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

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 Kian Saedi

Date Mar 22, 2018

Site off Heydon Road, Cawston,
Heydon Estate

Legend
The Site

