

Other (please specify)

Promoter of the site.

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

Title Mr

First Name Richard

Last Name Martin

Job Title (where relevant)

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 at Briar Farm, Mendham Lane, Harleston, IP20 9DW

Grid reference (if known) TM253831

Site area (hectares) 26.95

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

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)

Gwyneth Pretty

Please attach copied of all relevant title plans and deeds (if available).

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.)

The land is currently in agricultural (arable) use, with a number of agricultural buildings and significant areas of hardstanding around them.

4b. Has the site been previously developed? Yes

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

The site has been previously developed for agricultural purposes and features a number of agricultural buildings and associated areas of hardstanding.

Planning permission was granted on land that was previously part of Briar Farm for development of 120 dwellings - application reference 2012/0530.

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 being proposed for a mixed development including residential, care, retail, commercial and recreation uses. Further details of the proposals are provided in the Vision Document which accompanies this submission.

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

- Market Housing
- Affordable Housing
- Residential Care Home
- Business and offices
- General industrial
- Storage and distribution
- Recreation & Leisure
- Community Use
- Public Open Space

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

The site has the capacity to accommodate an estimated 350 dwellings, to include up to 90 (c. 25%) bungalows for older people and those with or those supporting someone with a disability. An area of c. 0.5 ha has been zoned for a dedicated Care use. Employment and commercial uses occupy 2.61 ha, and there is a further 0.8 ha proposed for retail uses. There are also significant areas of public open space with potential for formal recreation uses subject to demand, and there is a proposed extension to the allotments at Mendham Lane.

Further details and an indicative masterplan are included in the Vision Document that accompanies this submission.

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

The proposed development could deliver a wide range of benefits to both Harleston and the District as a whole. These are explored in detail in the Vision Document which accompanies this submission.

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?

Access to the site can be achieved from Mendham Lane, which abuts the site to the south west. Secondary and emergency access could be provided from Jay's Green to the north.

There is a public right of way across the site which runs east from the Mendham Lane roundabout to the A143 and continuing eastwards beyond this. Development of the site would incorporate this footpath and provide further pedestrian links to improve connectivity through the development itself and into the adjoining settlement.

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

The land is broadly flat.

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

We are not aware of any ground conditions or contamination issues that would prevent development of the site. All required technical surveys would be undertaken and submitted as part of a planning application.

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 located in Flood Zone 1; the lowest risk of flooding. Any surface water run-off associated with development on the site can be dealt with through on-site attenuation and sustainable urban drainage systems.

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 legal issues affecting the site.

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 is not located adjacent to a watercourse, nor any mature woodland. It is not known to be subject to any environmental constraints, nor located within close proximity of any SSSIs. The nearest SSSI is a woodland parcel, Gawdyhill Big Wood This is situated over one kilometre from the northern boundary of the Site with existing built form, green land and a further parcel of woodland providing an effective buffer. There are no trees on the site protected by Tree Preservation Orders.

There are some hedgerows bordering the site which would be retained and enhanced as part of a development scheme. These provide an effective natural buffer to minimise the visual impact of development on 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 Harleston Conservation Area boundary is located over 250m from the Site. There are no listed buildings within close proximity to the Site, nor any known sites of archaeological significance, or any other heritage assets.

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

The site abuts the existing settlement along the north-western boundary and the Fuller Road business park to the south-west. The presence of the existing built form along these boundaries reinforces the urban fringe location of the site and highlights it as a logical extension to the settlement. To the south are allotment gardens, which themselves are bordered by Mendham Lane and the A143. The site is bordered to the east by the A143 and by Green Lane/Jay's Green to the north. The surrounding land uses demonstrate how well contained the site is and that development would not represent urban sprawl into the countryside.

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 currently in agricultural (arable) use with existing agricultural buildings and associated areas of hardstanding. It is intended that the agricultural buildings on the site will be demolished as part of the proposed development.

7j. Other: (please specify):

The land is classified as Grade 3, therefore development of the site would not result in a loss of the best and most versatile agricultural land.

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 Yes

Public highway Yes

Broadband internet Yes

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

Further technical work is ongoing to establish the capacities of the utilities for the proposed development.

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)

9b. Please give reasons for the answer given above.

The site is under the sole control of M Scott Properties Ltd, a land promoter and property developer with a proven track record of delivering similar projects, and able to deliver the site at the earliest opportunity.

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. Site is under option to a developer/promoter

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)? 10 years, assuming a build out rate of 35 dwellings per annum.

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

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

A Vision Document accompanies this submission and provides further detail on the proposals.

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	Victoria Cutmore
Date	Mar 22, 2018

