

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	
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

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

E-mail: callforsites@gnlp.org.uk

Telephone: 01603 306603

1a. Contact Details	
Title	TACOLNESTON PARISH COUNCIL
First Name	MR BEVERLEY
Last Name	SPRATT SPRATT
Job Title (where relevant)	CHAIR TACOLNESTON PARISH COUNCIL
Organisation (where relevant)	TACOLNESTON PARISH COUNCIL
Address	LAKES FARM HALL ROAD TACOLNESTON NORWICH
Post Code	NR16-1DN
Telephone Number	
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):	

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

2. Site Details	
<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 LAND TO BE DESIGNATED AS A LOCAL GREEN SPACE. FOR THE AVOIDANCE OF DOUBT THE BOUNDARIES ARE THE SAME AS FOR THE AREA OF LAND PROPOSED BY TPC TO BE GRANTED CONSERVATION AREA STATUS AT THE PARISH COUNCIL MEETING HELD ON 4/1/2012.</p>
Grid reference (if known)	
Site area (hectares)	Approximately 6 hectares

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
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
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).		
NOT AVAILABLE		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input type="radio"/>	No <input checked="" type="radio"/>
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.		
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.		

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 SITE OFFERS A RARE SURVIVAL OF MIXED FARMING TOGETHER WITH UNSPOILT HISTORIC PROPERTIES, MANY BEING LISTED BUILDINGS OFTEN SET IN LARGE GARDENS WITH FINE MATURE TREES. A MOSAIC OF HOUSES SET AMONGST FIELDS, HEDGEROWS DITCHES AND COPSES, LARGELY UNCHANGED FOR CENTURIES		
4b. Has the site been previously developed?	Yes <input checked="" type="radio"/>	No <input type="radio"/>

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 CENTURY OR MORE.

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 ITS MANY LISTED BUILDINGS TO BE ACCORDED THE SPECIAL CONSIDERATION THAT THEY DESERVE AS HERITAGE ASSETS.

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.

THE RESIDENTS OF TACOLNESTON

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

THE SITE PROVIDES AN OASIS OF TRANQUILITY, ABUNDING IN WILDLIFE AT THE VERY HEART OF THIS RURAL VILLAGE IT IS A CONSTANT VISUAL REMINDER OF OUR AGRICULTURAL PAST THAT CREATED AND SUPPORTED THE VILLAGE FOR THE PAST THOUSAND YEARS. IT IS IRREPLACEABLE.

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?

NOT APPLICABLE

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

NOT APPLICABLE

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

NOT APPLICABLE

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 APPLICABLE

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?

NOT APPLICABLE

<p>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?</p>
<p>SPOTTED FLYCATCHERS, AN ENDANGERED BIRD ON THE ACUTE RED LIST BREED WITHIN THE SITE. THE SITE IS CHARACTERISED BY PARTICULARLY FINE MATURE TREES AS WELL AS HEDGES, PONDS AND DITCHES.</p>
<p>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?</p>
<p>THE DESIGNATION OF THE SITE AS A LOCAL GREEN SPACE IS PROMOTED IN ORDER TO PROTECT THE SETTING OF THE MANY FINE LISTED BUILDINGS THAT LIE WITHIN THE AREA.</p>
<p>7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?</p>
<p>THE NEIGHBOURING RESIDENTIAL USES WILL BENEFIT FROM THE PROTECTION OF THE RARE RURAL CHARACTER OF THEIR NEIGHBOURHOOD</p>
<p>7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.</p>
<p>NO</p>
<p>7j. Other: (please specify):</p>
<p> </p>

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	<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"/>

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

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
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"/>
9b. Please give reasons for the answer given above.	
DESIGNATION OF THIS AREA AS A LOCAL GREEN SPACE WILL PROVIDE AN IMMEDIATE BENEFIT TO THE COMMUNITY.	

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.		
	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"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
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"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
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 ITS FUTURE TO BE SAFEGUARDED FOR FUTURE GENERATIONS.	

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	NOT APPLICABLE <input type="checkbox"/>		
	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?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
12c. If there are abnormal costs associated with the site please provide details: NOT APPLICABLE			
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?	<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 THIS AREA OF 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 RELATIVELY SHORT NOTICE AND HAS RECEIVED OVERWHELMING SUPPORT FROM VILLAGERS.

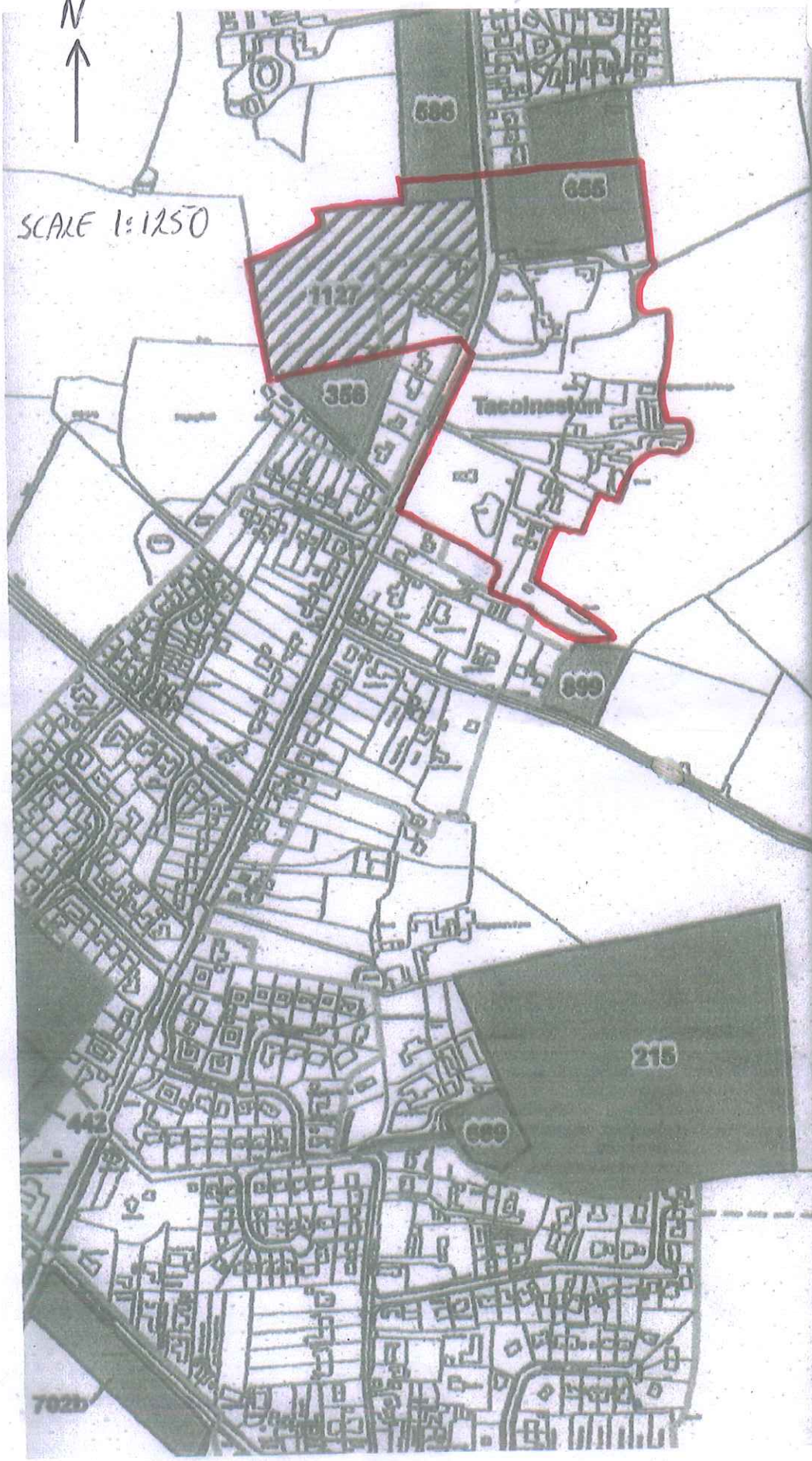
OUR PROPOSAL IS SUPPORTED BY THE CAMPAIGN FOR THE PROTECTION OF RURAL ENGLAND.

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

14. Declaration	
<p>I understand that:</p> <p>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:</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 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 4.7.20



SCALE 1:1250



Proposed
Conservation Area
Boundary Agreed
at Tacolneston
Parish Council
meeting 4/1/12