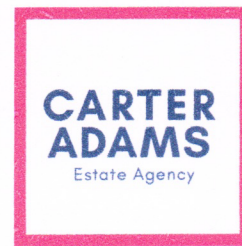


23 December 2016
Norfolk/JCA

Adam Banham
Broadland District Council
Thorpe Lodge
1 Yarmouth Road
Norwich
Norfolk NR7 0DU



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NR26 8LB
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Dear Mr Banham

RE: LAND NORTH SIDE OF BINTREE ROAD, FOULSHAM

Following conversations with the Broadland planning department, I have pleasure in submitting the above site to be considered for Housing development as part of the 'call for sites' under the current review of the Greater Norwich Local Plan.

We are aware that the formal deadline has now passed, however, I have been advised to submit a late submission to you with a plan and cover letter for your consideration of the site.

The site is submitted to help meet local housing targets and needs of Foulsham and surrounding areas. Foulsham is identified as a Service Village in the Joint Core Strategy (Policy 15). The JCS states that Service Villages should accommodate small scale housing developments subject to form and character considerations of 10-20 dwellings up to 2026.

Applicant Name

Agent Name

Mr. James Carter-Adams of Carter-Adams Property Consultants and Agents, 7 Augusta Street, Sheringham, Norfolk NR2 8LB

The Site

The site is located on the southern edge of Foulsham Village, and in total comprises approximately 2.8 acres of predominately flat arable land, and a dilapidated barn to the east boundary, edged red on the attached plan.

There is good access to the site being directly off Bintree Road, which also benefits from being closely linked to the A1067 road (approximately 0.4 miles), which runs from the Fakenham Northern by-pass to the Norwich inner ring road.

The site is well situated with excellent access to local services and facilities, including Foulsham Primary School (0.5 miles), High street with associated shops (0.5 miles) and the new Foulsham Village Hall (0.6 miles).

The land owners would like to retain a strip of land comprising approximately 0.8 acres to the eastern boundary, as planning permission has been recently granted to redevelop the dilapidated barn for use as their workshop and yard, which is edged blue on the plan.

Availability and Proposed Development

The site is available immediately for a mixed residential development scheme, between 20 - 25 dwellings. The development could commence quickly following the grant of planning permission. The proposals would be well integrated with other existing and proposed dwellings/development in the area.

A development of around 20 -25 dwellings would (subject to planning) likely be completed during the next five-year period i.e. by 2022.

Constraints

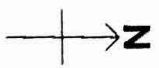
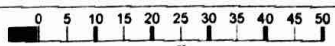
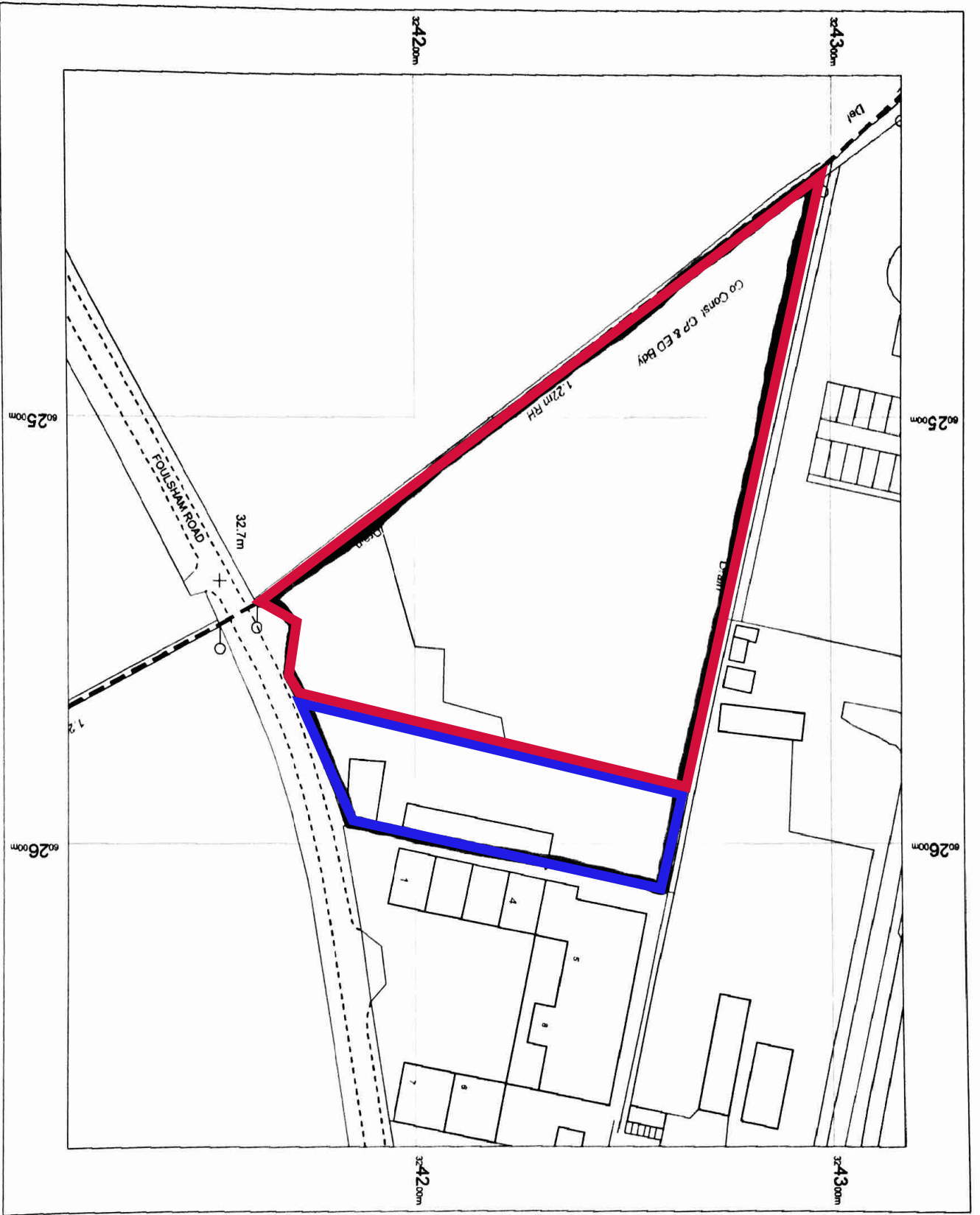
We are not aware of any major physical constraints and there is no suspected site contamination.

I trust the above submission information is sufficient at this stage, however, if you would like further information relating to the site then please do not hesitate to contact me.

I look forward to hearing from you in due course.

Kind regards

James Carter-Adams



OS MasterMap 1250/2500/10000
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 04 March 2014, ID:
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