

Call for sites

Save your progress

All questions in this form with a red star must be completed even if you have no information to provide e.g. "No information known", "Not Relevant" or similar.

Please read any guidance notes for each question which can be accessed by clicking the question mark. These notes contain important information.

Save your progress

Please enter your email address below. This online application form will save your progress automatically. We will send you a unique link that can be used to return to this form at a later date.

Email address:

Confirm email address:

Your details

I am...

Your name

Title:

Forename(s):

Surname:

Your address

Postcode:

Address line 1:

Address line 2:

Address line 3:

Town/city:

County:

Postcode:

Your contact details

Telephone:

Mobile:

* You must provide at least one telephone number

Uploading files

The form will automatically save your progress; however, any documents you upload are not saved. Please upload your files in the 'File Upload' section before you submit your final application. This is the next-to-last section on the form.

Landowner details

Client/Landowner name

Title:

Forename(s):

Surname:

Client/Landowner address

Postcode:

Address line 1:

Address line 2:

Address line 3:

Town/city:

County:

Postcode:

Client/Landowner contact details

Email address:

Confirm email address:

Telephone:

Mobile:

* You must provide at least one telephone number

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Site information

Site ownership

I (or my client)...

is the sole owner of the site

Site details

Please provide a full postal address for the site wherever possible. If the site does not have a postal address then please provide a grid reference and describe its location as clearly as possible. e.g. Land to the south of Middle Lane. If the site covers two or more parishes or districts, please select the parish or district it is mostly in.

Postcode:

Address line 1:

Address line 2:

Address line 3:

Town/city:

County:

Postcode:

Grid reference:

Site area (hectares):

Parish

District

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Current and historic land uses

Current uses

Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.

Agricultural (Grade 3)

Previous uses

Has the site been previously developed? (Please click the question mark for the definition of previously developed land in the National Planning Policy Framework.)

No

Describe any previous uses of the site. Please provide details of any relevant historic planning applications, including application numbers if known.

Agricultural

Adjacent Octagon Farm site has consent for retail, assembly & storage facilities ref. 2003/0572 & 2006/2163

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Proposed future uses

Are you proposing a site to be designated as a Local Green Space?

No

Please provide a short description of the development or land use you are proposing.

Mixed use development for commercial, business use and for approximately 100 dwellings with landscaping and associated infrastructure.

* Please tick the use(s) that you are proposing.

Affordable Housing

Business & offices

Community Use

General industrial

Gypsy & Traveller Pitches

Housing

Public Open Space

Residential Care Home

Recreation & Leisure

Storage & Distribution

Tourism

Other:

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

100 dwellings
300sqm commercial

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

The development would provide much needed homes and employment opportunities in a sustainable location on the edge of Poringland/Framingham Earl, adjacent to a recently-consented residential development for 60 dwellings. The site proposed for allocation is immediately across from The Ramblers.

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Site features constraints

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 would either require a new access onto Bungay Road or alternatively could share access with the site already promoted as part of the call for sites to the south (which is in the same ownership) Ref. GNLP0321. The site to the south has an existing access which could be upgraded to achieve suitable viability splays. There are no public rights of way across the site.

Topography

Please describe any potential physical constraints to development including the surface features of the site, including whether there is any significant change in levels across the site. Explain how these constraints could affect the development proposed.

No topographical survey has been undertaken, however the site is generally flat and open. There are some tree constraints around the perimeter of the site. These could be taken into account in any development and retained without detriment to the delivery of the site.

Ground conditions

Are ground conditions on the site stable? Are there potential ground contamination issues?

There are no known potential ground contamination issues. N.B. a ground investigation has not been conducted on the site.

Flood risk

Please confirm whether the site is liable to flooding from any source including if it lies within an identified flood zone and if there have been any historic flooding incidents on the site. If you have undertaken any flood risk assessment work then please attach this to the response form.

The site is within Flood Zone 1. N.B. a Flood Risk Assessment has not been conducted on the site.

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?

None

Environment 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 heritage assets on or adjacent to the site.

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?

There are no known heritage assets on or adjacent to the site.

Neighbouring uses

What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

Octagon Farm, adjacent to the site, has an artistic studio, café and shop. There is residential development south of the site beyond the site already submitted as part of the call for sites (GNLP0321) and further residential development recently approved west of the site. To the east of the site are agricultural fields and to the North Bixleybottom plantation. The development would support the businesses adjacent to the site and in Poringland, would provide further employment and housing for Poringland and would be designed intelligently to avoid any detracting from the neighbouring uses.

Existing uses and buildings

Are there any existing buildings or uses that need to be relocated before the site can be developed?

There are no existing buildings or uses that would require relocation.

Other

Please explain any other site constraints not covered above and their implications for the development of the site.

There are no known other constraints at this stage.

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Utilities

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

Unsure

Public highway

Yes

Broadband internet

Unsure

Other:

Please provide further information on the utilities available on the site:

To follow

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Availability

Please indicate when the site could be made available for the land use or development proposed.

1 to 5 years (by April 2021)

Please give reasons for the answer given above.

The landowners are ready and keen to develop the site

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Market interest

Please choose the most appropriate category below to indicate what level of developer/market interest there is/has been in the site. Please provide relevant information and any dates in the comments section.

None

Please include relevant information and any dates in the box below:

N/A

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Delivery

Please indicate when you anticipate the proposed development could begin.

1 to 5 years (by April 2021)

Once started, how many years do you think it would take to complete the proposed development (if known)?

2-3 years

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Viability

Please tick the box below to confirm that you understand that there will be policy requirements and Community Infrastructure Levy (CIL) contributions that will need to be met in addition to the other development costs of the site.



Could there be any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?

Unsure

If there are (or could be) abnormal costs associated with the site please provide details.

Not known at this stage in the absence of ground investigations but no abnormals expected at this stage.

Do you consider that the site is currently viable for its proposed use? Please take into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site.

Yes

Please detail in the box below any evidence you consider helps demonstrate the viability of the site. Please attach any viability assessment or development appraisal you have undertaken for the site in the 'File Upload' section.

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Other relevant information

Please use the space below to provide additional information and/or further explanations on any of the topics covered in this form (if there is no further information please write "Nothing").

Please see site location plan prepared by La Ronde Wright.

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File Upload

Attached documents

Filename

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

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.

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.

Name

Mark Brown

Date

23/05/2017

Bixleybottom Plantation

Tk S

48.2m

Und

COB

Collects

MS

1.22m RH

Pond

Pond

Pond

Pond

Octagon Farm

Und

Und

Word Bay

COB

48.2m

Track

1.22m RH

Word Bay

Pond

Und

Pumping Station

Pond

1.22m RH

Poringland

Und

Und

Und

Und

Und

Und

Und

Und

Und

Und

Und

Und

Und

HIGHLAND

1.22m RH

1.22m RH

1.22m RH

1.22m RH

1.22m RH

1.22m RH

1.22m RH

Letter Box

Poringland Wood

