

<b>1a. Contact Details</b>	
Title	Mr
First Name	Jake
Last Name	Lambert
Job Title (where relevant)	Graduate Planner
Organisation (where relevant)	Bidwells
Address	16 Upper King Street, Norwich
Post Code	NR3 1HA
Telephone Number	01603 229317
Email Address	jake.lambert@bidwells.co.uk

<b>1b. I am...</b>	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

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

<b>2. Site Details</b>	
Site location / address and post code  (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)	Land at High Breck Farm, Fir Covert Road, NR8 6HT
Grid reference (if known)	
Site area (hectares)	0.61ha

**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="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**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).**

K H Dye 2005 Settlement

Elizabeth Clancy

<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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**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.**

**Current and Historic Land Uses**

**4a. Current Land Use** (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

High Breck is currently in residential use, with a substantial garden area. Within the High Breck site, there is a garage/workshop with an access from Fir Covert Road and parking area, constructed in accordance with planning permission ref 941366. High Breck Farm is a disused employment site, which has remained vacant for around 15 years.

**4b. Has the site been previously developed?**

Yes

No



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

High Breck Farm has been used as a piggeries, scaffolding yard and a coach depot. The site therefore has an extensive planning history:

- 740893 Replacement Of Existing Agricultural Buildings. Approved: 24-09-1974.
- 750894 Tanks For Storage Distillate. Refused: 24-06-1975
- 771112 Office, Drivers Rest Room And Toilet. Temporary Approval: 26-07-1977
- 771844 Extension To Commercial Vehicle Workshop. Refused: 29-11-1977.
- 782361 Resiting Mobile Office. Temporary Approval: 24-10-1978
- 821327 Continue Use Of Office, Drivers Rest Room And Toilet. Temporary Approval: 05-08-1982
- 872055 Renewal Of PP 821327 Continue Use Of Office Drivers Rest Room And Toilet. Approved: 15-10-1987.
- 882347 Standing Of Caravan For Office Use. Approved: 02-11-1988.
- 890576 Portacabin Office. Approved: 31-05-1989.
- 920330 1) Resiting Of Caravan 2) Portable Office Building. Approved: 19-05-1992.
- 941167 Haulage Use (Class B8) (Application For A Certificate Of Lawfulness). Approved: 02-11-1995.

High Breck has always been in residential use, with two planning applications:

- 860305 Single Storey Side Extension. Approved: 20-03-1986.
- 941366 1. Garage/Workshop, 2. Formation Of New Vehicular Access. Approved: 21-03-1995.

### 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 offers an exciting opportunity to redevelop a vacant brownfield site. The proposed development seeks to deliver residential development. The housing will be a mix of size, type and tenure, to be determined in discussion with the Greater Norwich Local Plan team.

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

Market Housing <input checked="" type="checkbox"/>	Business and offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input checked="" 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 and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify)

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

Based on the site area of 0.61ha, and Taverham's position within Norwich's urban fringe, and the local context, an approximate number of dwellings proposed is up to 5 units. Further information will be submitted in due course to demonstrate how the site could be successfully redeveloped and brought back into use.

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

Redevelopment at this location will bring a long-unused brownfield site back into productive use, contributing market and affordable housing to the local area. Furthermore, housing growth at this site would reduce the need to build upon greenfield and good quality agricultural land in the local area.

The site is currently in a state of disrepair, and the redevelopment of the site will bring it back into viable use.

**Local Green Space**

If you are proposed 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.**

N/A.

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

N/A.

**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 site benefits from an existing frontage and two access points onto Fir Covert Road. These access points may be replaced by one access onto Fir Covert Road, in accordance with more detailed design specifications. Further information will be provided in due course.

No public rights of way cross or adjoin the site.

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

The site levels are generally flat with no significant changes in level that could adversely affect the development of the site as a whole.

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

Ground conditions on the site are stable. Any potential ground contamination issues on the site will be investigated, and evidence provided, in due course.

**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 Environment Agency Flood Risk Map indicates that the site is not located in a high level flood risk area (Flood Zone 1). At any detailed planning application stage, a suitable drainage system solution can be implemented to eradicate any potential risk of flooding to the development site and the surrounding area.

**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 for the site, with the landowners owning the site outright.

**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 next to a watercourse or mature woodland. The site contains a number of trees and vegetation. However, the trees are not acknowledged to be of high ecological importance. No trees on site have been designated with a Tree Preservation Order or other classification. Vegetation on the site, aside from the garden relating to High Breck, has become overgrown as a result of the disuse of 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?

There are no heritage assets on the site or nearby.

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

Residential properties adjoin the site to the north and south. Grazing land adjoins the site to the east, while Fir Covert Road is situated to the west. It is not envisaged that the proposed residential use of the site would have any negative implications upon these neighbouring uses. Rather, the regeneration of the brownfield portion of the site is more likely to bring about positive visual implications to the surrounding area.

**7i. Existing uses and Buildings:** are there any existing buildings or uses that need to be relocated before the site can be developed.

None of the existing buildings or structures on the site need to be relocated as a result of the site's redevelopment.

**7j. Other:** (please specify):

The site is within close proximity to the Northern Distributor Road, situated to the north. However, from an initial site visit, the noise from the road was audible but not excessive, with surrounding development acting as a noise buffer. More detailed noise impact studies will be implemented to support the development of the site in due course.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify):	
<p><b>8b. Please provide any further information on the utilities available on the site:</b></p> <p>High Breck is connected to all relevant utilities. It is anticipated that only minor works will need to be undertaken to connect the remainder of the site to existing services.</p>	

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
Immediately	<input checked="" type="checkbox"/>
1 to 5 years (by April 2021)	<input type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2036)	<input type="checkbox"/>
<b>9b. Please give reasons for the answer given above.</b>	
The land is available for development now with no private ownership ransom strips.	

<b>Market Interest</b>		
<b>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.</b>		
	Yes	Comments
Site is owned by a developer/promoter	<input type="checkbox"/>	
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	



Site is being marketed	<input type="checkbox"/>	
None	<input checked="" type="checkbox"/>	
Not known	<input type="checkbox"/>	

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
Up to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2036)	<input type="checkbox"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
Not known - depends on final numbers.	

<b>Viability</b>			
<b>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 &amp; Children’s Play Space and Community Infrastructure Levy</b>	<input checked="" type="checkbox"/>		
	Yes	No	Unsure
<b>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?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12c. If there are abnormal costs associated with the site please provide details:</b>			
Given that the site is brownfield, there will be abnormal costs involved in the demolition of existing structures and clearance of the site. Furthermore, a detailed investigation of ground conditions prior to the commencement of redevelopment works would need to be undertaken.			
<b>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</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>other abnormal development costs associated with the site?</b>			
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**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.**

Further details would be submitted at the detailed planning application stage.

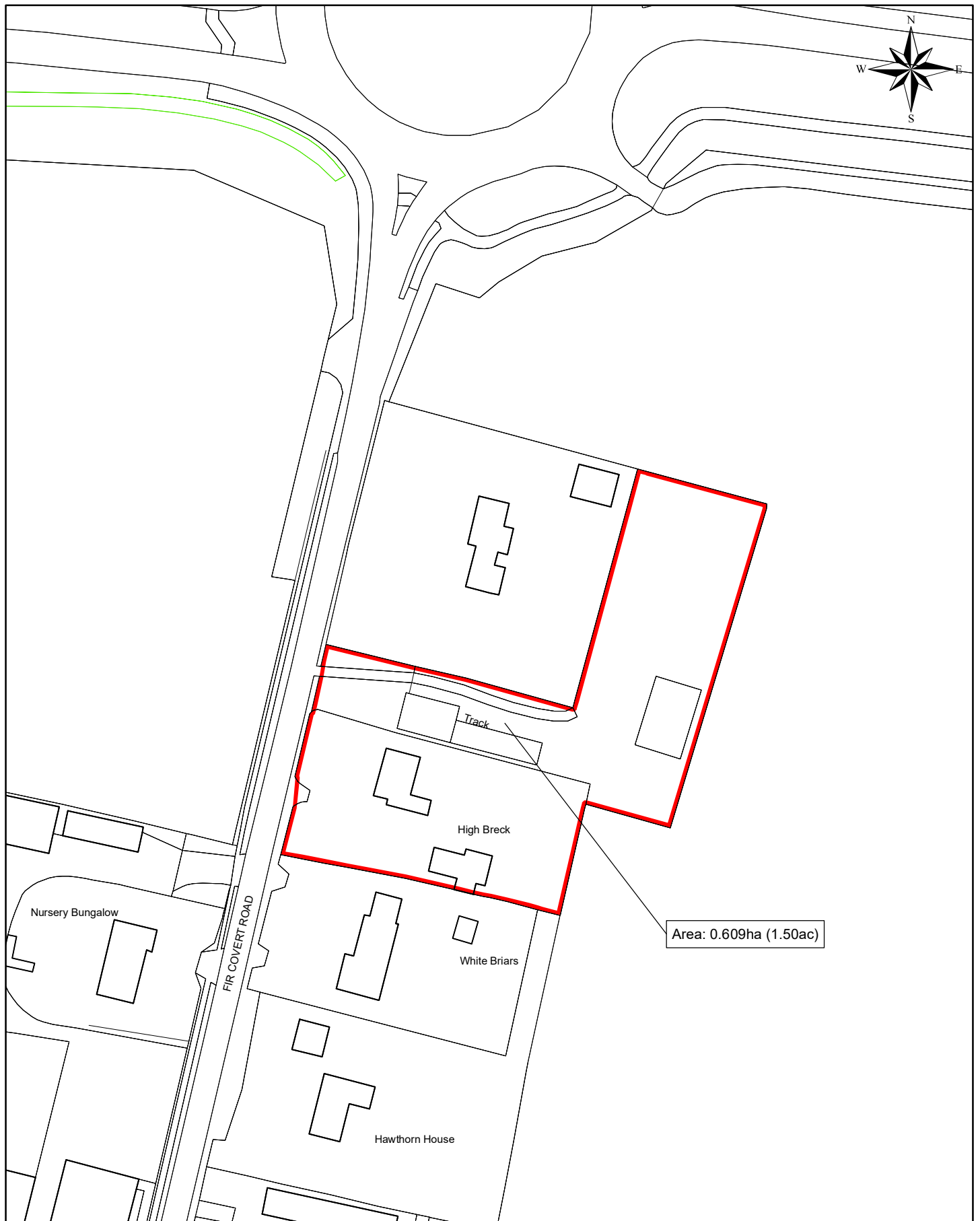
**Other Relevant Information**

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

Please refer to accompanying covering letter and OS Map.

<b>Check List</b>	
Your Details	Y
Site Details (including site location plan)	Y
Site Ownership	Y
Current and Historic Land Uses	Y
Proposed Future Uses	Y
Local Green Space (Only to be completed for proposed Local Green Space Designations)	N/A
Site Features and Constraints	Y
Utilities	Y
Availability	Y
Market Interest	Y
Delivery	Y
Viability	Y
Other Relevant Information	Y
Declaration	Y
<b>14. Declaration</b>	
I understand that:	
<p>Data Protection and Freedom of Information</p> <p>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"> <li>• to assist in the preparation of the Greater Norwich Local Plan</li> <li>• to contact you, if necessary, regarding the answers given in your form</li> <li>• to evaluate the development potential of the submitted site for the uses proposed within the form</li> </ul>	
<b>Disclaimer</b>	
<p>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.</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.	
Name	Date
Jake Lambert	22/03/18

# Land at High Breck Farm, Fir Covert Road



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Note: This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

16 Upper King Street, Norwich, NR3 1HA  
01603 763939 - bidwells.co.uk



## BIDWELLS

Scale: 1:1,250 @ A4

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