

1b. I am... - Land Agent

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

Title Messrs

First Name AGH, JE, and RG

Last Name Smith

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)

MILL ROAD, NORWICH ROAD, STRUMPSHAW, NR13 4DN

Site area (hectares) 2.54

3. Site Ownership

3a. I (or my client)... Is the sole owner of the site

Please attach copied of all relevant title plans and deeds (if available). [Title Plan View - NK365945.pdf](#)

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.)

Agricultural

4b. Has the site been previously developed? No

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)

Part of my client's original ownership was identified in the Strumpshaw Neighbourhood Plan as being suitable for a development of 10 residential properties provided a hall for use by the local community was built and funded under a s108 agreement.

This area of land is now under development and the balance of my client's land is now put forward for additional residential dwellings

5b. Which of the following use or uses are you proposing? - Market Housing
- Affordable Housing

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

The number of dwellings to be accommodated on the site would be the subject of further discussion and planning appraisal work that my clients would undertake with the allocation and consideration that this site is suitable for residential development.

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

Development of this site would complete the village development boundary within a road network rather than see further incursions into open countryside

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?

This site has 2 road frontages, 1 to Mill Lane which is having some improvement to allow the development of the community hall and 10 detached dwellings to take place and the other to Buckenham Road

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

no

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

The site is general level and enclosed by road frontages or existing residential development.

The land is stable and there have been no known issues with the development of the adjoining land currently taking place.

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?

No

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?

None known

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?

No

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

No issues or implications known

The site has residential dwellings on 2 sides and road frontages to the remaining sides.

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

No buildings on the site

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 Unsure

Public highway Yes

Broadband internet Yes

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

The development of the community hall and 10 detached dwellings have all been connected to main utility services. It is therefore envisaged that such main utility services will be available for connection to any development that takes place on the site being put forward.

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 being used by the landowners who have possession and availability subject only to current cropping.

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 owned by 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)? 2/3

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

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	Alan K Cole
Date	Feb 25, 2018

