

**1b. I am...** - Developer

**Other (please specify)**

Not applicable

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

**Title** Mr

**First Name** Julian

**Last Name** Wells

**Job Title (where relevant)**

**Organisation (where relevant)**

**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)**

Land off The Street (known as 'Saunders'), Rockland St Mary, Norwich, Norfolk NR14 7EP

**Grid reference (if known)** TG315042

**Site area (hectares)** 2

**Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process.** [Rockland - Saunders.pdf](#)

**3. Site Ownership**

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

**3b. Please provide the name, address and contact details of the site's landowner(s)**

The principle landowner is Sophie Boyd,

**3c. If the site is in multiple landownerships do all landowners support your proposal for the site?** No

**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 proposal for this land has at this stage not been discussed with the owners of the health centre who own the proposed access way to the site. It is hoped that should this land be allocated then an appropriate access arrangement

can be secured with them in exchange for providing the health centre with additional land for more car parking and for future expansion. An early dialogue will be commenced with them on this proposal shortly.

#### **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.)**

The site currently comprises medium to low grade agricultural land.

**4b. Has the site been previously developed?** No

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

Not applicable

#### **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)**

For the development of new housing.

**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.**

It is estimated that up to 25 new family houses could be accommodated on the land. The landowner owns the whole of this field so therefore the size of the allocated site could be adjusted if required to meet the identified residential allocation for this land.

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

Additional residential development in Rockland St Mary would help to support and sustain the local services and facilities within the village.

#### **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?**

Whilst the land does have an existing field access from The Street which is used by the farmer and is located between no's 24 and 26 The Street, we believe that the land would be better accessed by way of an existing access way located between the health centre and no.36 The Street. We believe that this access way is owned by the health centre. This would provide easily access to the land from the principle highway route through the village and would provide appropriate visibility in both directions. There are no public rights of way crossing or adjoining this land.

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

The land is flat and easily developed.

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

Ground conditions are good. There is no risk of contamination or subsidence.

**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 site is not within an identified flood zone and is not liable to flooding.

**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?**

Other than the discussions with the health centre in relation to securing rights of access in relation to the existing access way from The Street, there are no ransom strips, covenants, third party agreements or legal issues which would effect the development of this land and there are no existing tenancies in place.

**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?**

There are no environmental issues with this land such as woodlands, mature trees, watercourses or environmental designations which would effect the development of this land nor any ecological or geological issues on or adjacent to the land.

**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 issues with this land.

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

As shown on the plan, there are existing residential properties to the north, arable fields to the South and West, and woodland to the East. We believe that the land would represent an appropriate extension to the current development boundary in this part of the village.

**7i. 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 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** Yes

**Public highway**

Yes

**Broadband internet**

Yes

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

Not applicable

**9. Availability**

**9a. Please indicate when the site could be made available for the land use or development proposed.** Immediately

**9b. Please give reasons for the answer given above.**

The principle landowner owns all of the agricultural land to the south, and whilst an agreement needs to be put in place with the owners of the health centre in relation to the access way to the site from The Street, we believe that this will be achieved. There are no other development constraints which we believe would impact on the delivery of any development on this land.

**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 under option to 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)?** Up to 1.5 years depending upon the size of the allocation for this land.

**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

**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?** Yes

**13. 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**

The land occupies a sustainable location being located within the middle of Rockland St Mary and providing easy access to the village's local amenities, which include the primary school, a health centre, a church, a village hall, a pub, post office and other shops, and outdoor recreational facilities. In addition, the site is within close proximity of the local bus service that provides direct access to Norwich. The land would represent an appropriate extension to the current development boundary in this part of the village. The development of the site would be physically well related to existing development in the village. Importantly, this would mean that the incursion into the countryside resulting from the development would be limited. In addition, the developer is currently progressing a similar sized housing development of 21 new homes in Rockland St Mary on a site off Bee-Orchid Way (allocated under the current Local Plan). This is a very similar proposition to the type of scheme we are proposing for the land in the Street. The current development is a viable project and therefore we see no reason why this would not be the case for the land in The Street as both sites have no development constraints. Savills have confirmed to us that new dwellings in this location would be attractive in the current market. The forecast returns from this project would enable prompt delivery of the development following grant of planning permission.

**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

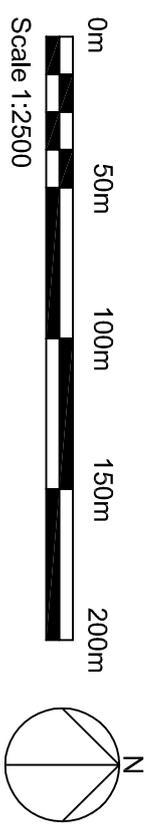
Disclaimer

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.

<b>Name</b>	Julian Wells
<b>Date</b>	Mar 15, 2018



Scale 1:2500