

1b. I am... - Land Agent

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

Title Mr & Mrs T W Havers

Organisation (where relevant)

Address

Post Code

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 adjacent to Shelfanger Road, Diss, IP22 4XU leading to Factory Lane, Roydon, IP22 5QW

Site area (hectares) 49 ha

**Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process.** [Land at Shelfanger Road, Diss.pdf](#)

**3. Site Ownership**

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

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

**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 land is currently used for agriculture

**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)**

No planning history or previous applications.

**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)**

The land is suitable primarily for residential market housing affordable housing and some light commercial to support the development. There is sufficient land for the allocation of a large proportion of green space.

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

- Market Housing
- Affordable Housing
- Public Open Space

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

Housing numbers to be confirmed depending on green space requirement and integration with adjoining housing.

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

The land adjoins existing residential housing and is close to the employment and retail centre of Diss.

**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.

**6a. Which community would the site serve and how would the designation of the site benefit that community.**

The site would serve primarily the community of Diss but would also serve the village of Roydon by providing a range of sustainable affordable and market housing. The large size of the site has the benefit of being able to provide large areas of green space if required.

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

At present the site does not have any particular local significance as it is agricultural land. It is significant in its opportunity to provide housing close to the existing town where there is demand for local housing for local people.

**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?**

There are good, well established access points directly to Shelfanger Road and Factory Lane.  
There is one public footpath crossing the land.

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

The land is gently sloping but would not adversely affect the development of the site.

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

Not aware of any contamination issues.

**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 land is located outside of the Flood Risk Zone.

**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?**

None.

**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 is a ditch running along the northern boundary. There are no known features of ecological or geological importance.

**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?**

None.

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

Agricultural, residential use adjoin the land. No known implications.

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

None.

**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.**

<b>Mains water supply</b>	Yes
<b>Mains sewerage</b>	Yes
<b>Electricity supply</b>	Yes
<b>Gas supply</b>	Yes
<b>Public highway</b>	Yes
<b>Broadband internet</b>	Yes

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

There are existing overhead electricity cables crossing part of the land. Mains water, mains gas and sewage are connected adjacent to the site.

**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 existing use could be terminated immediately and alternative use can commence as soon as planning permits.

## 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.**

Enquiries received

## 11. Delivery

**11a. Please indicate when you anticipate the proposed development could be begun.**

Up to 5 years (by April 2021)

## 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

**12c. If there are abnormal costs associated with the site please provide details:**

None known.

**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

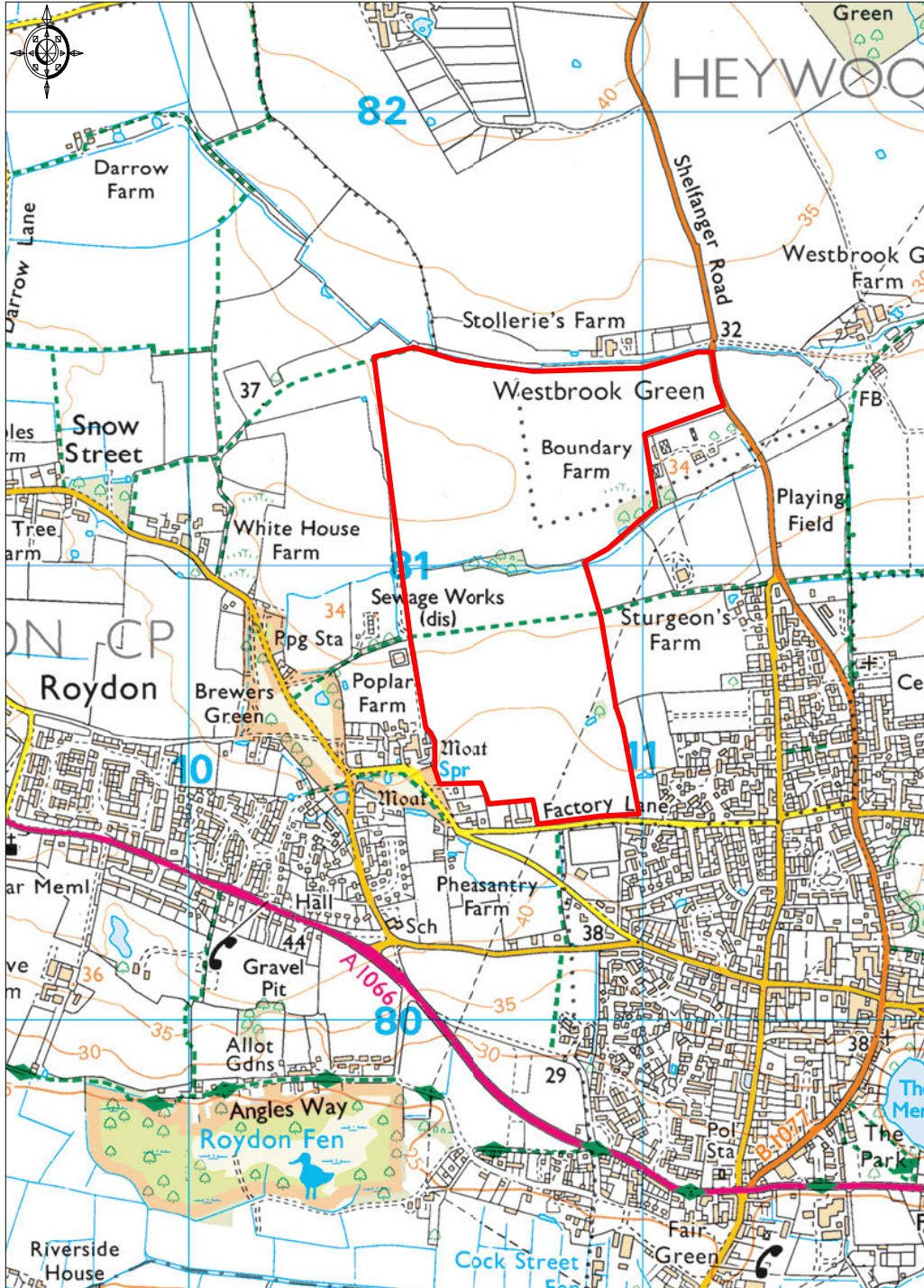
Disclaimer

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.

<b>Name</b>	Eleanor Havers, Clarke and Simpson
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<b>Date</b>	Mar 21, 2018
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