

<b>1a. Contact Details</b>	
Title	Mr
First Name	Ian
Last Name	Reilly
Job Title (where relevant)	Regional Director
Organisation (where relevant)	Lanpro
Address	Brettingham House 98 Pottergate Norwich
Post Code	NR2 1EQ
Telephone Number	01603 631319
Email Address	ianr@lanproservcies.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 x	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	Mr
First Name	D
Last Name	Corbett
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 to the east of Kirstead Green and south of St. Christopher's Close, Kirstead Green. NR15 1AE
Grid reference (if known)	
Site area (hectares)	0.8ha

<b>Site Ownership</b>		
<b>3a. I (or my client)....</b>		
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
x	<input 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).**

Mr D Corbett. T

**3c. If the site is in multiple landownerships do all landowners support your proposal for the site?**

Yes

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.**

N/A

**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 is in agricultural use, but separated from any farming unit, and also hosts an Anglian Water pumping station.

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

Yes

x

No

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

To provide for the Anglian Water pumping station Application ref: 2009/0987. There is also previous history of the site being used as a transport storage yard with associated buildings for repairs etc.

<b>Proposed Future Uses</b>			
<b>5a. Please provide a short description of the development or land use you proposed</b> (if you are proposing a site to be designated as local green space please go directly to question 6)			
The site is proposed to be developed for housing with policy compliant levels of affordable dwellings and public open space.			
<b>5b. Which of the following use or uses are you proposing?</b>			
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 checked="" type="checkbox"/>
Gypsy and Traveller Pitches	<input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify)
<b>5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.</b>			
We would anticipate that the site could accommodate up to 20 dwellings.			
<b>5d. Please describe any benefits to the Local Area that the development of the site could provide.</b>			
The development would provide for market and affordable housing to meet with the Councils high target levels for the rural policy area and also provide for open space and landscape/ecological enhancements. It is also feasible that the development will provide contributions towards highway improvements for increased footpath provision.			

<b>Local Green Space</b>
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.
<b>6a. Which community would the site serve and how would the designation of the site benefit that community.</b>
N/A
<b>6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.</b>
N/A

<b>Site Features and Constraints</b>
Are there any features of the site or limitations that may constrain development on this site (please give details)?
<b>7a. Site Access:</b> 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?
Access exists to serve the pumping station however it may be appropriate to provide a new access. A public right of way is detailed on the Norfolk County definitive map along the northern boundary of the site, this would be retained and enhanced to ensure connection with the wider rural footpath network.
<b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?
No, the site relatively flat.
<b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?
No.
<b>7d. Flood Risk:</b> 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?
Flood Zone 1.
<b>7e. Legal Issues:</b> 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?

The site benefits from mature boundary planting which in the main could be retained through development and, where necessary, supplemented. The development would also provide an opportunity to put in place management practices to ensure that vegetation is retained for the long term. There are no ponds or watercourses on site and the site is not considered to provide for a habitat rich environment.

**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?

The site has residential development directly to the north and the Anglian Water pumping station within its red line. Neither of these uses are incompatible with residential development.

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

No.

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

N/A

<b>Utilities</b>			
<b>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>			
	Yes	No	Unsure
Mains water supply	x	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	x	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	x	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	x
Public highway	x	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	x	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			
<b>8b. Please provide any further information on the utilities available on the site:</b>			

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
Immediately	x
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)	x
<b>9b. Please give reasons for the answer given above.</b>	
The site is available for delivery at any point during the plan period.	

<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	X	The landowner has had previous expressions of interest from developers.
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)	X
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)	X
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
The site is available for delivery at any point during the plan period.	



<b>Viability</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 & Children's Play Space and Community Infrastructure Levy			x
	Yes	No	Unsure
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?	<input type="checkbox"/>	x	<input type="checkbox"/>
12c. If there are abnormal costs associated with the site please provide details:			
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?	x	<input type="checkbox"/>	<input type="checkbox"/>
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.			

## 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 site is located to the south of the Kirstead Green settlement with housing directly to the north and an Anglian Water pumping station within the red line boundary.

The site has an existing direct access on to the highway and footpath network, which includes a public right of way across the northern boundary. The public right of way links to a wider footpath network.

The site is flat with no constraints to development as demonstrated by the ease at which the pumping station was constructed. There no ground condition, ecological or flood risk concerns and the majority of the boundary vegetation could be retained.

The site ownership extends to 0.8ha but could be reduced to provide for one of the 0.5ha sites which the Council will need to allocate to make up the 20% of their housing target. The proposal to develop up to 20 dwellings would provide for significant benefits for the locality.

The benefits of the development include, but are not limited to,:

- Market housing
- Affordable housing
- Public open space (Green Infrastructure)
- Ecological and landscape enhancements
- Contributions to footpath and highway improvements
- Payment of CIL receipts to the Council
- Investment in the rural economy and SME house building industry

The site is in one ownership and is available for development at anytime over the plan period. The site has previously been subject to interest from social housing providers and SME builders.

The site provides for easy access to bus stops on the Norwich Road (B1332), less than 50m away. There are regular services which run to transport hubs providing access to regional and national services. The settlement of Brooke can be accessed from Kirstead Green via a formal footpath network.

Brooke provides for a primary school, two public houses, post office, garage and a cafe. These services and facilities are considered to be within easy reach of Kirstead Green residents and the development would help to make the services and facilities of Brooke more viable.

<b>Check List</b>	
Your Details	X
Site Details (including site location plan)	X
Site Ownership	X
Current and Historic Land Uses	X
Proposed Future Uses	X
Local Green Space (Only to be completed for proposed Local Green Space Designations)	N/A
Site Features and Constraints	X
Utilities	X
Availability	X
Market Interest	X
Delivery	X
Viability	X
Other Relevant Information	X
Declaration	X

#### **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  
Ian Reilly

Date  
22/03/2018

Land Registry  
Official copy of  
title plan

Title number **NK402617**  
Ordnance Survey map reference **TM2996NE**  
Scale **1:1250** enlarged from 1:2500  
Administrative area **Norfolk: South Norfolk**



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The land tinted green is not included in this title.



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**This title is dealt with by Land Registry, Kingston upon Hull Office.**



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Location Plan 1:1250 @ A3



10 0 10 20 30 40 50 100m



1:1250

**NOTES**

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**CDM 2015**

The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).

These duties can be found at.

<http://www.hse.gov.uk/construction/cdm/2015/responsibilities.htm>

It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

REVISED BY:	DATE:	CHECKED BY:	DATE:
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PURPOSE OF ISSUE PL - For Planning Submission	RIBA STAGE -
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DRAWING STATUS S2 - Fit for Information
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PROJECT TITLE Kirstead Green
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CLIENT Corbett
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DRAWING TITLE Location Plan	SCALE 1:1250@A3
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DATE March 2018	DRAWN BY SF	CHECKED BY IR	APPROVED BY -
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DRAWING NUMBER			
PROJECT NO	TYPE	UNIQUE NO	REVISION
<b>0966P-</b>	<b>00</b>	<b>- 001</b>	<b>-</b>



[Architecture and Urban Design]

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