

Reg. 19 GNLP Consultation - Supporting Statement

Land at Pound Lane, Blofield (GNLP4013)



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Prepared for Client:
Braydestone Farms Ltd.



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Consultation	Regulation 19 Greater Norwich Local Plan Consultation
Local Planning Authority	Greater Norwich (Broadland District)
Client	Braydestone Farm Ltd.
Our Reference	2655
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1.0 Introduction

- 1.1 The Greater Norwich Local Plan (GNLP) is being prepared by the Greater Norwich Development Partnership (GNDP) and will cover the plan period to 2038, identifying sites for new homes, jobs and infrastructure.
- 1.2 The GNLP has reached the Regulation 19 preparatory stage and the GNDP are, as part of the current consultation, seeking the views on the 'Soundness' and 'Legal Compliance' of their Local Plan as drafted and as proposed for submission to the Secretary of State, to be followed by an examination in public (EiP).
- 1.3 My client's site at Pound Lane, Blofield (Council Reference GNLP4013) has been identified as a potential residential allocation within the context of the emerging Local Plan. However, the site has not been included in the Regulation 19 Consultation Draft version of the Local Plan as an allocation.
- 1.4 The intention of this statement is to reaffirm the *suitability, availability* and *achievability* of my client's site at Pound Lane, Blofield for allocation within the context of the GNLP. This Statement will also identify why the GNLP's strategy for the settlement of Blofield is potentially an unsound one with the omission of my client's site.
- 1.5 It is not the intention of this Statement to provide contextual information that has been submitted at previous stages in the Local Plan preparation process, including the content of our submissions at the most recent *Regulation 18* Stage in March 2020 (please find completed Reg. 18 submission at appendix A).
- 1.6 This consultation response considers all relevant aspects of the Planning Practice Guidance (PPG) and National Planning Policy Framework (NPPF) that has informed the GNDP's approach to preparing the GNLP. All plan-making bodies are expected to have regard to the provisions of both the PPG and NPPF in the requisite Local Plan preparatory stages.
- 1.7 We can confirm that, for the reasons outlined within this statement, our client's site is **suitable, available** for development now and **achievable** and would be appropriate for market housing development (to include an element of affordable housing provision). Furthermore, our client can

confirm that delivery of their site is economically viable.

1.8 Furthermore, we consider that the Strategy for the settlement of Blofield is potentially unsound with the omission of our client's site as it does not provide sufficient flexibility in 'plan-making' as is required by the provisions of the *Framework*.

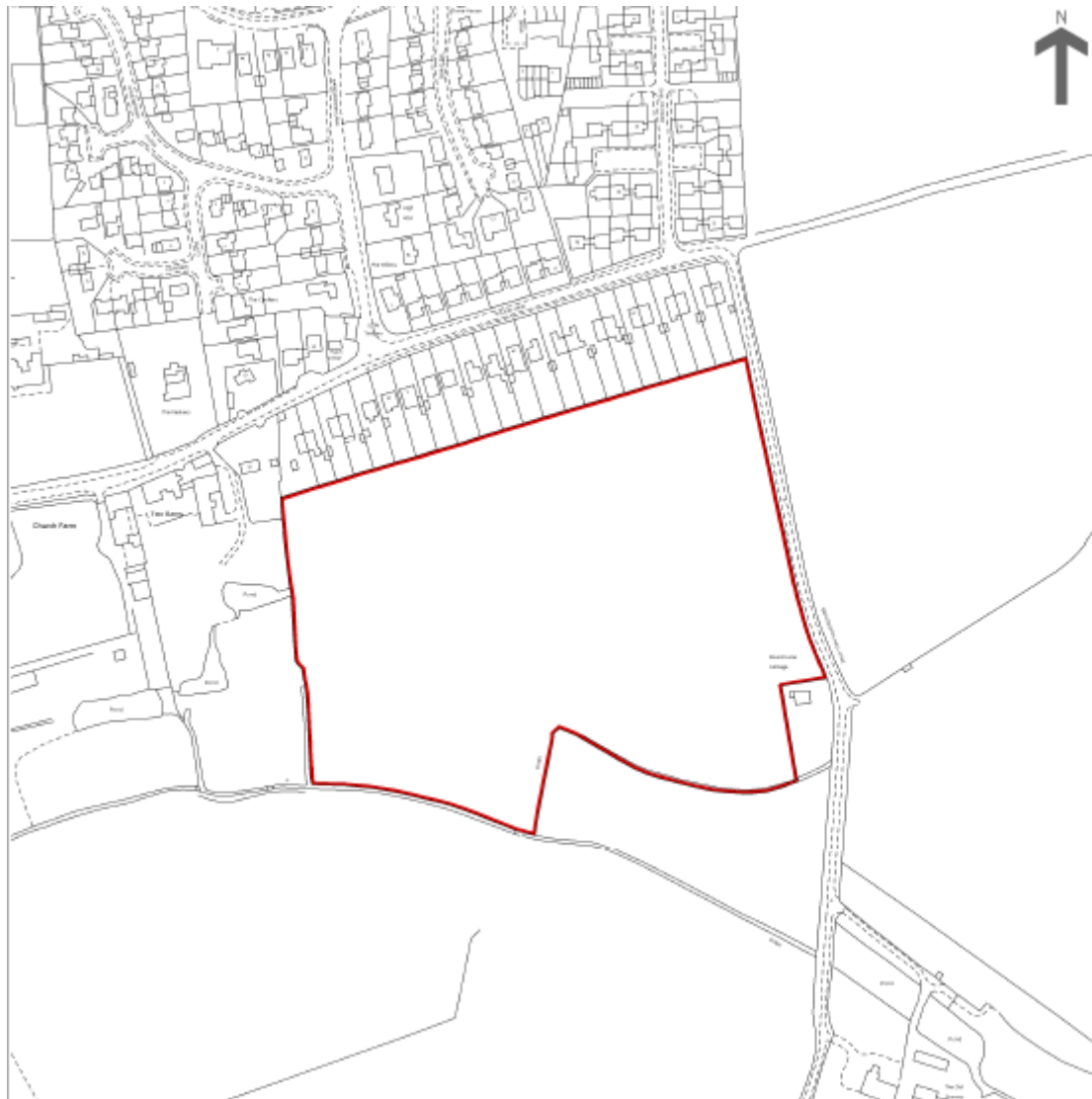


Fig. 1.1 – Plan illustrating the full extent of my client's site at Pound Lane, Blofield (site ref. GMLP4013).

2.0 Site Assessment - Suitability, Availability, Achievability (including viability)

Suitability

- 2.1 Blofield Village is identified as a *Key Service Centre* under Policy 7.3 of the emerging GNL. Services include a primary school, shop, doctor's surgery, village hall, library, and public house.
- 2.2 The settlement is therefore considered to be a sustainable location for new residential development to meet the needs of the sub-region with the GNL identifying that allocations totalling 695 new dwellings should be made across all of the *Key Service Centres* up to 2038.
- 2.3 Following appropriate assessment of sites within the context of (among other) the Housing and Economic Land Availability Assessment (HELAA) and SA/SEA processes, there is just one site allocated providing for 15 new homes (GNLP2161). There is also one carried forward allocation (reference BLO1) for 163 homes and a total of 138 dwellings with planning permission on other sites. This gives a total deliverable housing commitment for Blofield of 316 homes between 2018 – 2038.
- 2.4 It is considered that that an increase in quantum of development across the Key Services would provide sufficient flexibility in 'plan-making' terms as further considered at section 3.0 below and as required by the 'Framework'.
- 2.5 Furthermore, it is considered that our client's site is inherently more 'suitable' for allocation than the other site currently being 'preferred' for allocation in Blofield. As demonstrated in our March 2020 regulation 18 submissions, our client's site has no 'features or limitations' that might constrain development on this site.
- 2.6 By the GNDP's own admission, there are a number of constraints that have been identified in respect of site GNLP2161 that is being considered for allocation within the Reg. 19 versions of the GNL. Indeed, the *Blofield Booklet* evidence base document (p.18) identifies how further information

is needed on how potential development of this site relates to the ambitions for the Norwich Camping and Leisure business. 'Development Management' have identified how the existing business on this site is a local employer and provides a number of local services and *it would not be good planning to compromise its ability to continue operating.*

2.7 Norfolk County Highways have commented on how the sites allocation would be subject to *provision of frontage footway and possible 'de-engineering' of former trunk road and that the availability of appropriate visibility splays remains to be demonstrated.*

2.8 Such uncertainties surrounding deliverability of the only new allocation in this settlement could potentially render the growth strategy for this Key Service Centre an 'unsound' one.

2.9 In respect of my client's site (GNLP4013) the *Blofield Booklet* (p.38) identifies:

This large site lies to the south of the village. Although it has access to some services, the southern and western parts are in Flood Zone 2 and also at high risk of surface water flooding. The site is considered to be too large for the level of commitment already in Blofield, and even on a smaller boundary would be less accessible than other sites under consideration.

2.10 It is clear from the Environment Agency data (Appendix C) that the developable area of my client's site, in its entirety, lies within Flood Zone 1. Furthermore, it was made clear in respect of our submissions at the Regulation 18 Stage in March 2020 that the intention was not for the whole of our client's site to be developed and that the relatively low-density housing would overlook the valley to the South of the site.

2.11 It was also made clear in our March 2020 Site Submission Statement that the precise number of units to be delivered would be negotiable with the GNLP in due course.

2.12 It is considered that our client's site is an inherently 'suitable' (sustainable) 'option' for allocation within the context of the GNLP. Indeed, the Stage 2 HELAA Comparison table (Blofield booklet, p.35 – table 1.1) would appear

to confirm this. We therefore consider that the site should have been considered as a 'reasonable alternative' and as such assessed within the context of the SA/SEA processes.

STAGE 2 – HELAA COMPARISON TABLE

Site reference	Site access	Access to services	Utilities capacity	Utilities infrastructure	Contamination/ground stability	Flood risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open space & GI	Transport & roads	Compatibility with neighbouring	
Blofield															
GNLP0082R A	Green	Green	Amber	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Amber	Green	
GNLP0082R B	Green	Amber	Amber	Green	Green	Amber	Green	Amber	Amber	Green	Amber	Green	Amber	Green	
GNLP0252R	Green	Green	Amber	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Green	
GNLP2024AR	Green	Green	Amber	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Amber	
GNLP2024BR	Amber	Green	Amber	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Amber	
GNLP4013	Green	Amber	Amber	Green	Green	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Green	
GNLP4017	Amber	Green	Amber	Green	Green	Green	Amber	Amber	Green	Green	Green	Green	Amber	Green	

Table 1.1 – Stage 2 HELAA Comparison Table

Availability

1.1 A site will normally be considered available by the Council if it is in the ownership of a developer or landowner who has expressed an intention to develop or sell the land for development. Site GNLP4013 is under the control of a landowner who is actively promoting the site for development within the emerging GNL Reg. 19 process.

Achievability (including viability)

1.2 A site will be considered achievable within the context of the HELAA/Local Plan where there is a reasonable prospect that development will occur on the site at a point in time. A key determinant of this will be economic viability of the site. This will be influenced by the market attractiveness of

a site, its location in respect of property markets and any abnormal constraints on the site.

- 1.3 It is considered that development on this site is viable, being in an area with considerable demand for both market and affordable dwellings. Indeed, the Community Infrastructure Levy (CIL) is applied to new developments in Blofield, which in itself proves that development must be viable.
- 1.4 Furthermore, there are no abnormal constraints pertaining to the site, i.e., 'reds' in the context of the RAG assessment – undertaken as part of the HELAA – table 1.1 above. Again and for this reason, it is considered that the site ought to have been assessed as a 'reasonable alternative' in respect of the SA/SEA processes.

2.0 Test of Soundness

2.1 Para. 35 of the NPPF identifies how Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are **sound**. Plans are 'sound' if they are:

- a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development,
- b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence,
- c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground and,
- d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework.

2.2 NPPF (para. 23) is clear insofar as Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area.

2.3 Therefore, in order to ensure that the provision of sites remains robust and flexible, additional sites should be included that will ensure that the volume of housing delivery required is achieved with a suitable buffer in order to ensure flexibility in delivery.

2.4 We contend that the proposed 49,492 new homes to be allocated in the GNL Reg. 19 are considered insufficient to fulfil the sub-regions housing requirements and does not provide sufficient flexibility to adapt to rapid change as required by Paragraph 11(a) of the NPPF (2019).

- 2.5 In order to be genuinely plan-led (NPPF, para. 15) and ensure that Site Allocation Local Plans are effective, the GMLP should seek additional allocations now through the plan-making process to provide an additional supply buffer. Additional allocations will also ensure the plan is 'positively prepared' to meet minimum identified housing needs including the unmet needs of the sub-region more generally in addition to those of adjoining Local Authorities.
- 2.6 The Regulation 19 GMLP strategy, as drafted, relies on 'unplanned' development to meet the total housing 'potential' figure of 49,492 dwellings in the form of 'windfall' and dwellings delivered via Policy 7.5. Allocation of my client's site (or part thereof) would make the GMLP less reliant on such 'unplanned' developments which may or may not come forward in the plan period at the rate identified within the draft Plan.
- 2.7 Further, this would conform with one of the Government's planning reforms as espoused in their *Planning for the Future* White Paper that was consulted upon in the Autumn of 2020 whereby LPAs could be required to identify a stock of reserve sites which could come forward for development if needed. Such reserved sites or 'over allocations' are intended to allow flexibility in plan-making and respond to situations where, for example, an allocated site has deliverability issues and cannot come forward for development as planned.
- 2.8 We contend that our client's site (GMLP4013) should be allocated as part of the emerging GMLP to ensure that it meets the tests of soundness and Framework in the following respects:
- **Positively prepared** – Provides an appropriate growth strategy for Blofield (and the wider sub-region) that meets objectively assessed needs and provides sufficient flexibility to respond to any unmet needs from neighbouring areas.
 - **Justified** – Provides an appropriate strategy that is commensurate with Blofield's status in the 'Spatial Strategy' and takes into account a site that is demonstrably 'suitable' (sustainable) as evidenced by the HELAA process (table 1.1 above).
 - **Effective** – Ensuring the GMLP includes a site allocation for Blofield

that is demonstrably deliverable within the plan period.

- **Consistent with national policy** – Meeting the ‘tests’ of the Framework insofar as plan-making is concerned including the requirements that plans are positively prepared and contain sufficient flexibility to respond to rapid changes in circumstance.

3.0 Conclusions

3.1 For the reasons outlined within this Statement, my client’s site (GNLP4013) is considered *suitable, available* and *achievable*.

3.2 To ensure that the strategy for Blofield is commensurate with this ‘settlement’s’ position in the spatial hierarchy and to ensure that the GNLP, in more general terms, meets the tests of soundness insofar as it is positively prepared and contains sufficient flexibility to respond to rapid changes in circumstance, my client’s site (or part thereof) should be allocated for development. Site GNLP2161, that is currently proposed for allocation, would appear to have issues in terms of its deliverability.

3.3 Parker Planning Services would like to be kept up to date with the progress of the GNLP and reserve the right to participate in the forthcoming Examination Hearings. For further information, or to discuss, please contact Magnus Magnusson on 01284 336119 or magnus@parkerplanningservices.co.uk.



**Appendix A – Regulation 18 Stage Submission
(Excluding Site Supporting Information Statement)**

1a. Contact Details	
Title	Mr
First Name	Magnus
Last Name	Magnusson
Job Title (where relevant)	Planner
Organisation (where relevant)	Parker Planning Services
Address	Northgate Business Centre, 10 Northgate Street, Bury St Edmunds, Suffolk
Post Code	IP33 1HQ
Telephone Number	01263 720332
Email Address	magnus@parkerplanningservices.co.uk

1b. I am...	
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):	

N/A

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	Broydestone Farms Ltd.
Address	The Granary Broydestone Blofield
Post Code	NR13 5AP
Telephone Number	
Email Address	

2. Site Details	
Site location / address and post code (please include as an attachment to this response form a location plan of the site on a scaled OS base with the boundaries of the site clearly shown)	Land at Pound Lane Blofield
Grid reference (if known)	

Site area (hectares)	0 hectares
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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 checked="" type="checkbox"/>	<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). See above and attached		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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.)

Agricultural/Greenfield		
4b. Has the site been previously developed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)		
None relevant		

Proposed Future Uses		
5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision (if you are proposing a site to be designated as local green space please go directly to question d).		
Residential development		
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 and distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) <input type="checkbox"/>

5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.
It is considered that the site could potentially be suitable for low density market housing with an element of affordable dwellings to be agreed. The family housing will be principally large dwellings on 0.5acre plots overlooking the valley to the south.

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

Housing is accepted to be a (societal) benefit, particularly in a location defined as a 'Key Service Centre' in the emerging settlement 'hierarchy', i.e. a relatively sustainable location for development.

There are other 'economic' benefits arising from construction, such as temporary employment and purchase of (local) materials. Residents will also provide a source of income for local services and amenities (a boost to the local economy).

The development would realise a 'policy compliant' provision of (among other) affordable housing and accessible open space in accordance with the Council's SPD for Recreation and Open Space.

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.
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)? No
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? An appropriate access will be achievable, details to be agreed with the LPA and Highway Authority in due course.
7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site? No topographical features have been identified at this stage that will negatively impact on the development potential of the site.
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues? There are not known to be any contamination issues pertaining to the site. Furthermore, ground conditions on the site are stable.
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 lies within Flood Zone 1 (According to the Environment Agency's mapping data) and as a consequence at a low risk/probability of 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? No <small>Low Strip Fri 13/03/2020 09:25</small>
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 does not lie within or adjacent to an area subject of any statutory ecological or geological designation. The site is not located next to a watercourse or mature woodland. The site is not subject to any constraints identified in the Broadland Policies Map (2015) Part 2.
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 listed buildings in close proximity to the site. The site does not lie within a conservation area.

<p>7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?</p> <p>Neighbouring land uses are residential in nature and therefore there will be no conflict in terms of land-use.</p>
<p>7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.</p> <p>No</p>
<p>7j. Other: (please specify):</p> <p>N/A</p>

Utilities			
<p>8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.</p>			
	Yes	No	Unsure
Mains water supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input checked="" type="checkbox"/>	<input 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>8b. Please provide any further information on the utilities available on the site:</p> <p>Utilities are available now or will be made available on commencement of development.</p>			

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
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 2038)	<input type="checkbox"/>
9b. Please give reasons for the answer given above.	
There are no legal or ownership impediments to development on site. The land is under the control of a single landowner/developer who is actively promoting the site through the Local Plan process. The site is available immediately for development, i.e. in a 0-5-year period. There are no unresolved multiple ownership issues, ransom strips, tenancies or operational requirements of other landowners, which may affect the availability of the site.	

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.		
	Yes	Comments
Site is owned by a developer/promoter	<input checked="" 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 type="checkbox"/>	
Not known	<input type="checkbox"/>	

Delivery

11a. Please indicate when you anticipate the proposed development could be begun.	
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 2038)	<input type="checkbox"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
1-2 years	

Viability			
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			<input checked="" type="checkbox"/>
	Yes	No	Unclear
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"/>	<input type="checkbox"/>	<input type="checkbox"/>

12c. If there are abnormal costs associated with the site please provide details: No abnormal costs			
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?			
	<input checked="" type="checkbox"/>	<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.

The development is economically viable and can be delivered immediately, i.e. 0 - 5 years. There are no abnormal costs associated with the proposal that might impact upon viability.

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

This site is available, achievable and deliverable (and viable). Further information in respect of this site will be submitted to the GNDP in due course.

Check List	
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)	Y
Site Features and Constraints	Y

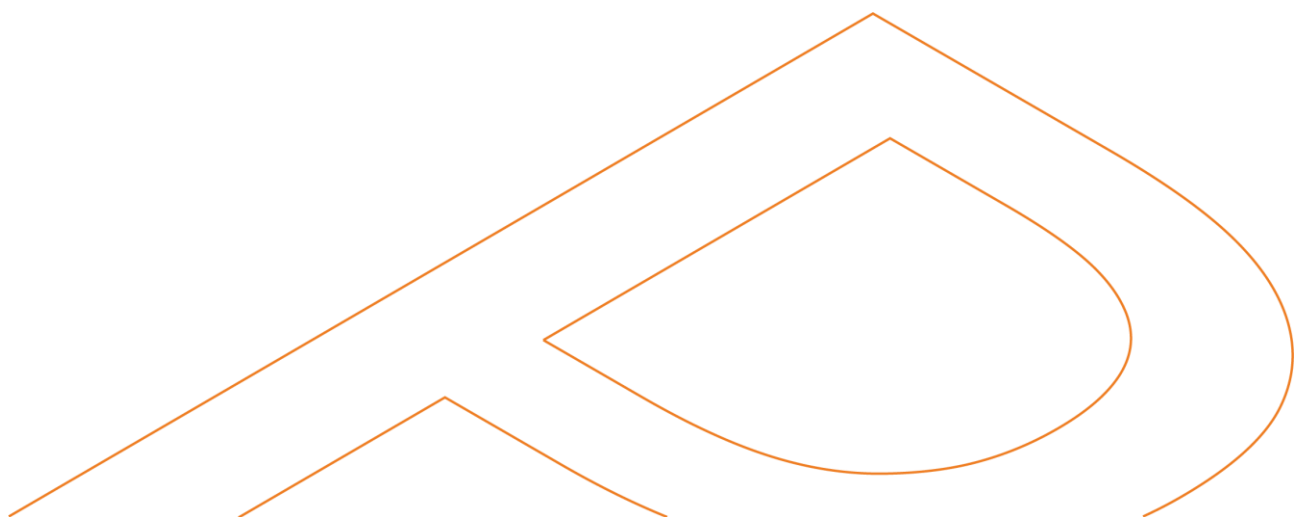
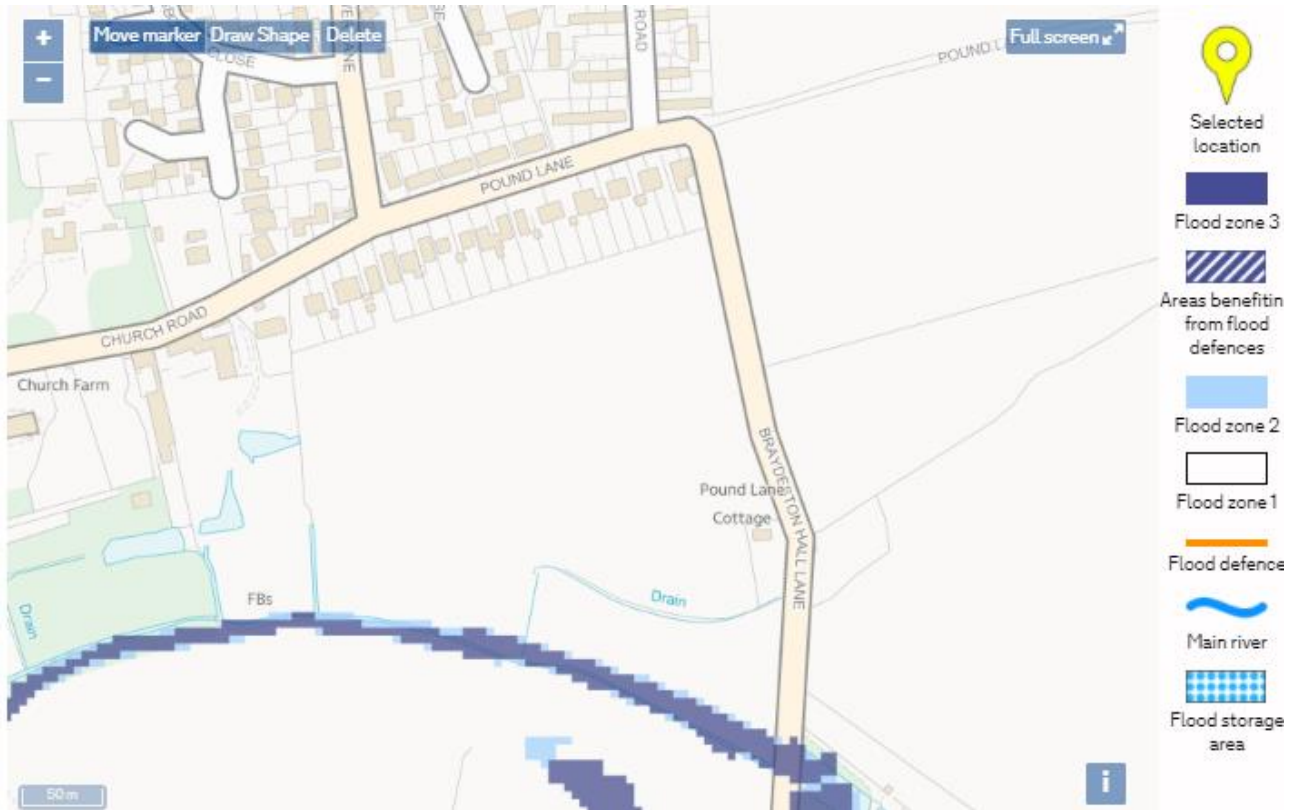


Utilities	Y
Availability	Y
Market Interest	Y
Delivery	Y
Viability	Y
Other Relevant Information	Y
Declaration	Y

<p>14. Disclaimer</p> <p>I understand that: Data Protection and Freedom of Information The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / 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"> • 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 <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 - Site Submission Guidance Notes.</p> <p>See our Privacy notice here http://www.greaternorwichlocalplan.org.uk/ for information on how we manage your personal information</p> <p>Declaration I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above.</p>	
<p>Name Magnus Magnusson</p>	<p>Date 13/03/2020</p>

Appendix B – Environment Agency Flood Mapping

Source: <https://flood-map-for-planning.service.gov.uk/>



parker planning services

Thanks for your valued business.

