

1a. Contact Details	
Title	Mr
First Name	Geoff
Last Name	Armstrong
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

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 X	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	Saltcarr Farms Ltd
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	c/o Agent
Post Code	
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 an scaled OS base with the boundaries of the site clearly shown)	Land between Harvest Close and Dumbs Lane, Hainford, NR10 3TA
Grid reference (if known)	E: 622680 N: 318738
Site area (hectares)	2.5 ha

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
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).		
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 – under single ownership		

Current and Historic Land Uses		
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
Greenfield undeveloped land on good to moderate agricultural land		
4b. Has the site been previously developed?	Yes <input type="checkbox"/>	No X

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

Agricultural land, no previous planning history.

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)

Up to 60 dwellings and public open space along with access possible from either Harvest Close or Dumbs Lane.

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 & 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)	

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

Please refer to accompanying representations and plans

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

A supply of new homes (both market dwellings, including smaller properties and bungalows, and affordable housing) on one of the few unconstrained sites in Hainford. Any proposal would also have the potential to provide public open space, biodiversity enhancements, upgrades to the local footpath network and financial contributions towards local services.

Local Green Space
n/a
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)?
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?
Please refer to accompanying statement and drawings. Sufficient vehicular access can be drawn from both Harvest Close and Dumbs Lane.
7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?
The site is a flat, regular shaped parcel.
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
Ground conditions 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?
No.
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?
Suitable access can be provided from Dumbs Lane without crossing any third-party land. The access option onto Harvest Close would involve crossing third-party land. It should be noted, however, that a compliant vehicular access can be delivered at either location.

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?
Not in close proximity or in a location where the delivery of the site would impact on their setting.
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
Open countryside and residential.
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):

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.			
	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	X	<input type="checkbox"/>	<input type="checkbox"/>
Public highway	X	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	X	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify):	
8b. Please provide any further information on the utilities available on the site:	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
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)	<input type="checkbox"/>
9b. Please give reasons for the answer given above.	
The site is in single ownership, that of our client, and has no physical or legal constraints to its delivery.	

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 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	X	Site is in a location subject to high levels of developer interest.

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

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			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.

n/a

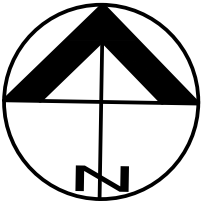
Other Relevant Information

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

Please refer to accompanying statement

Check List	
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	
<p>I understand that:</p> <p>Data Protection and Freedom of Information</p> <p>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:</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>Disclaimer</p> <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 "Growth Options" Consultation - Site Submission Guidance Notes.</p> <p>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.</p>	
<p>Name</p> <p>Mr Geoff Armstrong</p>	<p>Date</p> <p>21st March 2018</p>



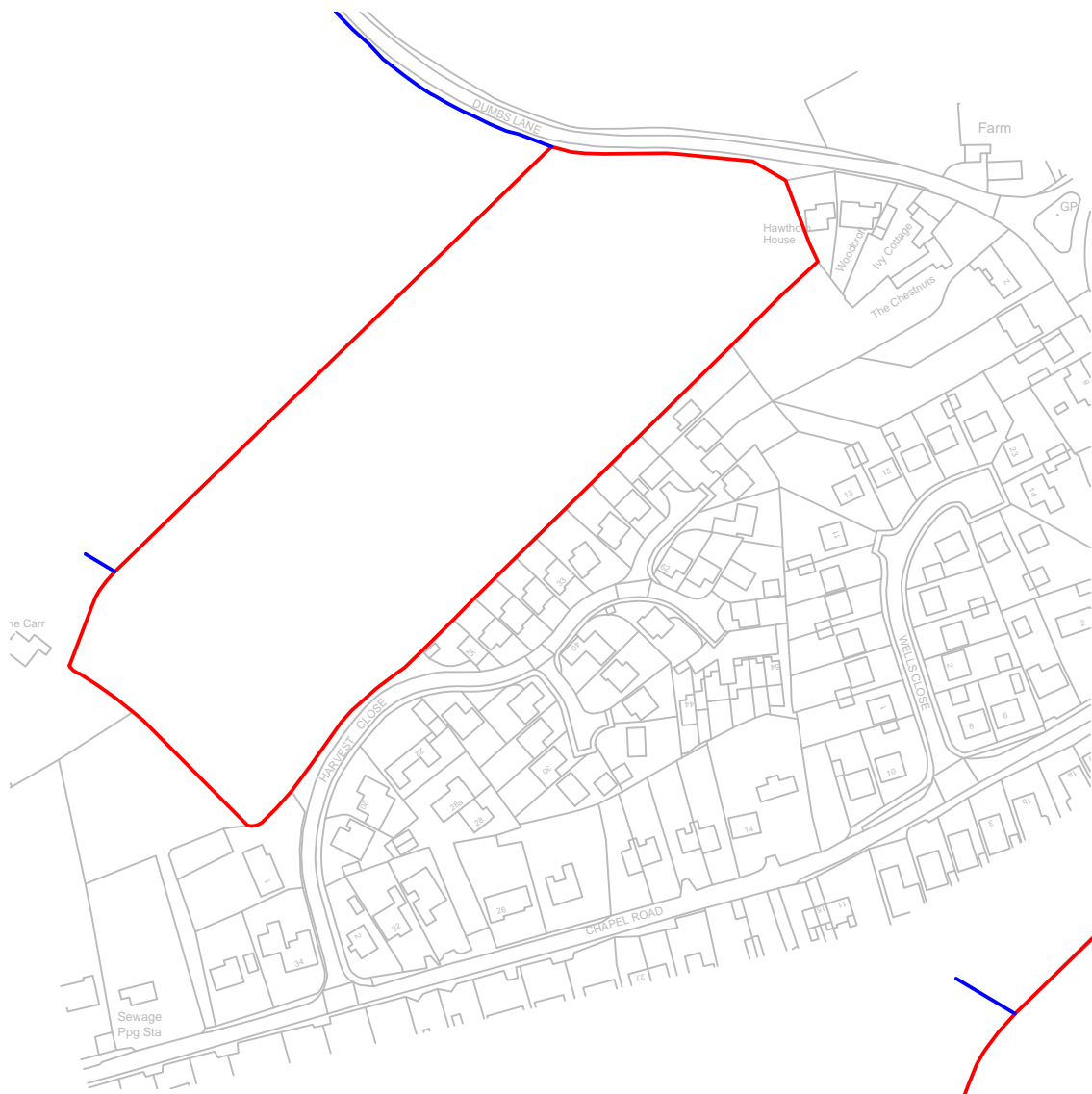
Notes:

1. Do not scale from drawings; use figured dimensions only. Any discrepancies should be raised with the Architect.
2. All design information, specifications, and drawings are subject to copyright and are the property of Jon Boon Architects and must not be copied in whole or in part without their written permission.

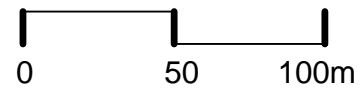
Schedule of Areas:

	(m2)
 Total ownership	
 Application area	25,053

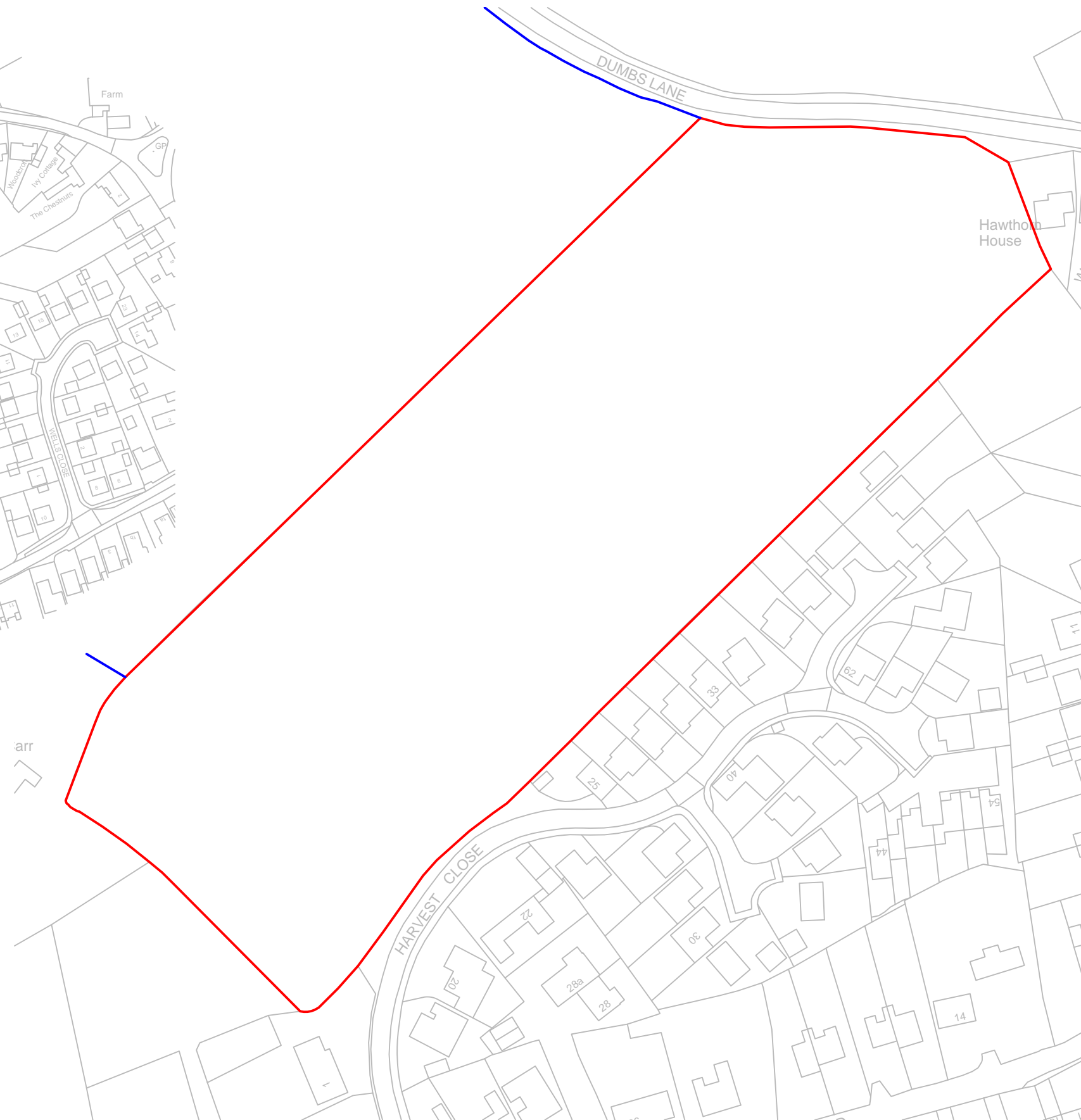
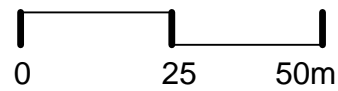
Revisions:



Location Plan [1:2500]



Site Plan [1:1250]



Jon Boon Architects

The Enterprise Centre
University Drive
Norwich NR4 7TJ

T: 01603 672710
M: 07770 437700
jonboon@me.com

Dumbs Lane, Hainford, Norfolk NR10 3BH
Client: Saltcarr Farms Ltd

Site Plan - location and existing
18-104 SK01 - | 09-03-18 | A3 | 1:2500/1250



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Schedule of Areas:

	(Ha)
 Total ownership	
 Site area	2.5
 Open space	0.2
 Area for housing	1.8
 Adopted road	0.2
Footpaths, landscaping etc.	0.3

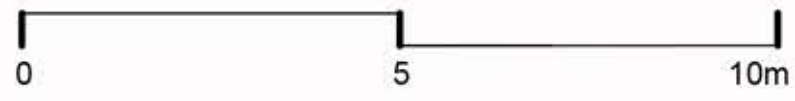
Revisions:

- Initial issue for comment	07.03.18
A Footpath position revised	08.03.18
B Landscaping to N boundary	15.03.18
C Revised to client comments	16.03.18
D Schedule of areas added	19.03.18



Jon Boon Architects

The Enterprise Centre
University Drive
Norwich NR4 7TJ
T: 01603 672710
M: 07770 437700
jonboon@me.com



Dumbs Lane, Hainford, Norfolk NR10 3BH
Client: Saltcarr Farms Ltd





Site Plan - proposed option 1
18-104 SK02D | 07-03-18 | A3 | 1:1000



Notes:

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Schedule of Areas:

	(Ha)
 Total ownership	
 Site area	2.5
 Open space	0.2
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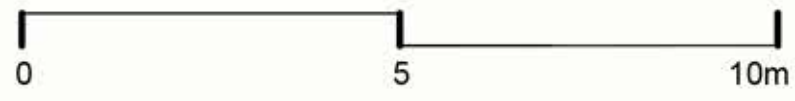
Revisions:

- Initial issue for comment	07.03.18
A Landscaping to N boundary	15.03.18
B Revised to client comments	16.03.18
C Schedule of areas added	19.03.18



Jon Boon Architects

The Enterprise Centre
University Drive
Norwich NR4 7TJ
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M: 07770 437700
jonboon@me.com



Dumbs Lane, Hainford, Norfolk NR10 3BH
Client: Saltcarr Farms Ltd

Site Plan - proposed option 2
18-104 SK03C | 07-03-18 | A3 | 1:1000