

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

1b. I am...	
Owner of the site <input checked="" 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 type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify): 	

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="radio"/>	<input type="radio"/>	<input type="radio"/>
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="radio"/>	No <input type="radio"/>
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.		

Current and Historic Land Uses		
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
Agriculture		
4b. Has the site been previously developed?	Yes <input type="radio"/>	No <input checked="" type="radio"/>

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

There have been no planning applications for residential development submitted previously.

The land outlined in red on Plan A has been promoted previously with the Broadland District Council.

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)

Confirm areas in question and identify area totals

0.81 Hect. site A secluded site providing building plots for exclusively Self Build buyers approximately 20 plots
2.81 Hect. site A mixture of affordable plots and normal housing at Broadland's discretion.

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

Market Housing <input checked="" type="checkbox"/>	Business & 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 checked="" type="checkbox"/>	Storage & distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy & Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) Self Build <input type="checkbox"/>

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

I would like to promote the land outlined in yellow for a self-build scheme of 20 homes. I would like to promote the land outlined in red for a residential development scheme of 84 houses, comprising a mix of market and affordable houses.

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

The proposed development would contribute to supporting Old Rackheath as a sustainable village and rural community. Existing facilities include a The Green Man Public House a bus stop on the A1151 and Salhouse Railway Station within 1 mile.

The site is located close to the Growth Triangle, which is proposed to offer a wide range of services. The site could also be used to accommodate a Care Home, depending on the demand.

Local Green Space

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.

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

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

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?

The filed outlined in red is currently accessed from Dobb's Lane. There is a footpath running between the land highlighted yellow and the land highlighted red. This would be retained in any development.

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

The topography of the land outlined in red on Plan A is generally level and there are no obvious low spots.

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

The ground conditions are considered to be stable and there is no evidence of contamination on the site. The land outlined in red on Plan A has been used for agricultural purposes for over 150 years.

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?

We have carried out a flood-risk search and Plan C includes an Environment Agency map which demonstrates the area in question and the immediate surrounding area is not at risk from river; ground; or surface water flooding. We have carried out a historic search and the site has no history of ever having been flooded.

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?

There is no land in third party ownership. There are no limits over access to the land outlined in red on Plan A. There is an annual Farm Business Tenancy in place, which can be terminated on serving 12 month's notice to gain vacant possession. There is a restrictive covenant in favor of Norwich Brewery dated 1981, on the land outlined red on Plan A which prohibits the sale of alcoholic drinks.

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 is not located next to or close to a watercourse. There is a small area of trees located to the south within the land outlined in blue on Plan A. These trees would remain and would be unaffected by any development. There are existing hedgerows, which would be retained. I would look to plant additional hedges on the site to promote nesting birds. There are no other ecological or geological features of importance with on or adjacent to the site.

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?

Having carried out a search on the British Listed Buildings website, there are no listed buildings adjacent to or on the site, or in the immediate surrounding area. The closest listed building is around 1 mile to the west. It is not envisaged any development will affect this listed building, being the Church of All Saints. Having carried out a magic map search, the site is not in a conservation area and there are no historic parklands or historic monuments located nearby.

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

The surrounding land is currently used for agricultural purposes. It is not envisaged that the proposed development will impinge on or effect the neighboring land.

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 permanent buildings located on the land outlined in red on Plan A.

7j. Other: (please specify):

We understand that as part of the plan to encourage use of the NDR the rat-run to Spixworth is to be closed at the Coltishall end, thus reducing dramatically the rat-run traffic.

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	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify):	
<p>8b. Please provide any further information on the utilities available on the site: A number of the existing residential dwellings in the immediate area are served by gas. A mains water supply exists down Back Lane and along to the Green Man.</p> <p>Most existing residential dwellings have private drainage systems.</p> <p>There is a Broadband connection in the area.</p>	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input type="radio"/>
1 to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
9b. Please give reasons for the answer given above.	
<p>The land is being farmed under an annual Farm Business Tenancy, which runs from year to year. Vacant possession can be gained by serving 12 month's notice.</p> <p><i>The current crop will be harvested in July/Aug 2017.</i></p>	

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="radio"/>	
Site is under option to a developer/promoter	<input type="radio"/>	
Enquiries received	<input checked="" type="radio"/>	I have been approached by a number of self-build enquirers.

Site is being marketed	<input type="radio"/>	
None	<input type="radio"/>	
Not known	<input type="radio"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
I envisage the self-build units would be constructed within 12 to 18 months and any further development would be constructed within 18 to 24 months of commencement.	

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	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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
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?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

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.

I believe that this proposal is financially viable and deliverable for a developer. We have left 0.5 acres for green space, and believe that approximately 79 houses could be constructed on the remaining area outlined red, assuming that 40% (34) of the houses are affordable. I have attached an outline viability statement, showing how I think the site is financially viable.

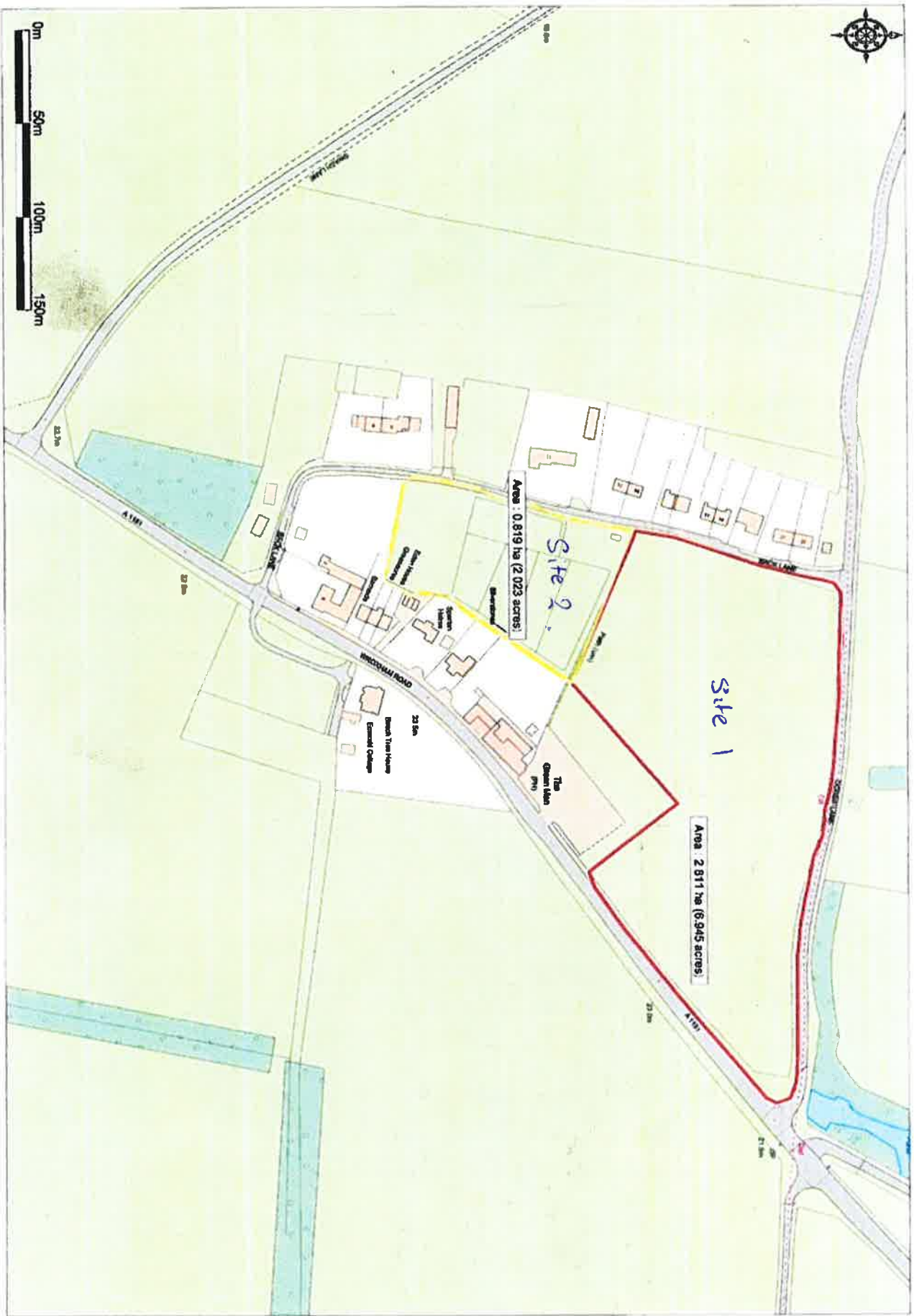
Other Relevant Information

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

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

14. Declaration	
<p>I understand that:</p> <p>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:</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 The responses received as part of the Greater Norwich Local Plan "Call for Sites" 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 Call for Sites Response Form 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>	
Name	Date

Land at Back Lane and Dobbs' Lane, Rackheath, NR13 6NQ



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