

**1b. I am...** - Planning Consultant

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

**Title** The KCF Trust

**First Name** N/A

**Last Name** N/A

**Organisation (where relevant)**

**Address**

**Post Code**

**Telephone Number**

**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 to the north east of Green Lane West, Rackheath.

**Grid reference (if known)** TG2812 1684/0793

**Site area (hectares)** 1

**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)**

Not available.

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

**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.)**

Part of the site is colloquially known as The Orchard and has previously been is such use and associated with 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)**

N/A

## 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)**

Residential

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

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

Up to 10 units.

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

Development of the site for residential use will contribute to the supply of housing in the locality. The site is currently sandwiched between the GT16 and GT18 allocations and its development will result in a cohesive settlement.

## 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.**

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

## 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 is an existing access to the residential property that the site circles. It is possible to secure a new, safe access onto Green Lane West.

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

The site is relatively flat.

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

There are no 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 site does not lie in a flood risk area.

**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.

**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 are mature trees fronting Green Lane West that would be retained.

**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?**

There are residential properties to the south and west and proposed residential properties to the north and east.

**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

## 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
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<b>Mains sewerage</b>	Yes
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<b>Electricity supply</b>	Yes
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<b>Gas supply</b>	Yes
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<b>Public highway</b>	Yes
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<b>Broadband internet</b>	Yes
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**8b. Please provide any further information on the utilities available on the site:**

N/A

## 9. Availability

**9a. Please indicate when the site could be made available for the land use or development proposed.**

Immediately

**9b. Please give reasons for the answer given above.**

The development of the site would logically tie in with development of nearby allocations.

**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.** Site is under option to a developer/promoter

**11. Delivery**

**11a. Please indicate when you anticipate the proposed development could be begun.** Up to 5 years (by April 2021)

**11b. Once started, how many years do you think it would take to complete the proposed development (if known)?** 12-18 months.

**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

**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**

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

N/A

**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>	Mauree Darrie
<b>Date</b>	Sep 03, 2018





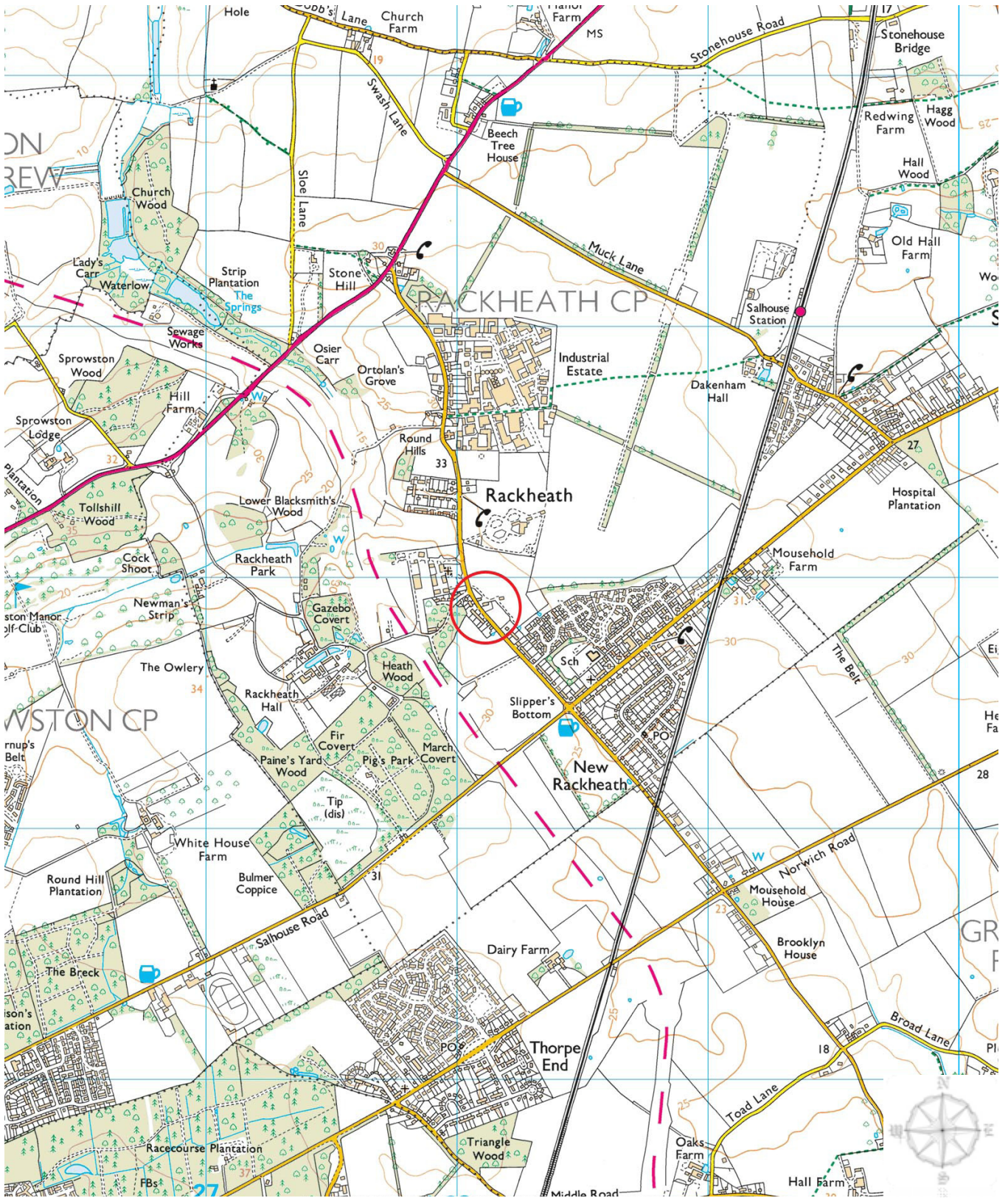
All dimensions to be verified on site. Figured dimensions to take precedent to those scaled. Any areas indicated on this drawing are for guidance only, no responsibility is taken for their accuracy.  
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**KEY**

 Planning Application Boundary



Rev	Description	Initial	Date
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<b>TITLE:</b>		<b>Green West Lane, Rackheath, Norwich</b>	
		<b>Location Plan</b>	
<b>CLIENT:</b>		Fisher Land	
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<b>DRAWN BY:</b>	KD	<b>CHECKED BY:</b>	MD
<b>DRAWING NO.:</b>	GPP/FL/R/18/02	<b>REV NO.:</b>	1
<b>SCALE:</b>	1:1250 at A3	<b>DATE:</b>	08 Mar 2018
<b>SCALE BAR:</b>			



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 DRAWING NO.: GPP/FL/R/18/01  
 SCALE: 1:25,000 @ A4  
 CHECKED BY: MD  
 REV NO.: 1  
 DATE: 07/03/2018

Green Lane West, Rackheath, Norwich  
 FISHER LAND

SITE LOCATION PLAN

Grid Reference X 628157 Y 312850  
 Postcode NR13 6PH

