

1b. I am... - Land Agent

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

Title Messrs

First Name M & R

Last Name Webster

Job Title (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 adjacent to Cawston Road/Norwich Road, Aylsham, Norfolk, NR11 6UX

Grid reference (if known) TG195256

Site area (hectares) 1.2

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [Land_adj_Spa_Lane.pdf](#)

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)

Messrs M & R Webster

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.)

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 development

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

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

15-20 dwellings

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

The proposed development site is located within easy walking distance of the range of services and facilities available in Aylsham, a key market town. The site occupies a sustainable location and is easily accessed off either the Cawston Road (B1145), Norwich Road (A140) or Spa Lane. A number of sites are allocated for large scale residential development on the outskirts of Aylsham. In order to retain the character of this historic market town, it is important to offer housing sites of a lower density and a more sensitive appearance. This site offers an opportunity to provide homes of a high quality and historic character.

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.

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?

No public rights of way cross the site.

Access to the site is off Norwich Road (A140) or Cawston Road (B1145).

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

The site is level.

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

Ground conditions are stable. The site has been used for agriculture (arable production) for over 50 years. Contamination risk is minimal.

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?

Flood risk is low/nominal.

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?

None of which the landowner is aware.

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 of which the landowner is aware.

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?

None of which the landowner is aware.

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

The site is bounded by public highway on its northern and eastern sides, and Spa Lane on its south western side. An existing dwelling lies off Spa Lane, and beyond that land is used in connection with Redwings Horse Sanctuary.

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

No existing buildings are located on the site.

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.

Mains water supply Yes

Mains sewerage Yes

Electricity supply Yes

Gas supply Unsure

Public highway Yes

Broadband internet Yes

8b. Please provide any further information on the utilities available on the site:

The answers provided are based on the assumption that these services would be available because of the proximity of existing dwellings to the north and south of the site.

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 land is farmed in-hand by the landowner (Messrs M & R Webster). There are no restrictions of which the landowner is aware. The land is available for development subject to planning consent being obtained.

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. None

11. Delivery

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

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? Yes

12c. If there are abnormal costs associated with the site please provide details:

The cost of connecting services to the site is currently unknown.

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

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	Charlotte Webster
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Date	Mar 15, 2018
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Land adj. Norwich Road, Aylsham, Norwich, NR11 6UX



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