

<b>1a. Contact Details</b>	
Title	Mrs
First Name	Jane
Last Name	Crichton
Job Title (where relevant)	Associate Planner
Organisation (where relevant)	Lanpro Services
Address	Brettingham House, 98 Pottergate, Norwich,
Post Code	NR2 1EQ
Telephone Number	01603 631319
Email Address	jane@lanproservices.co.uk

<b>1b. I am...</b>	
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):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	Mr Peter Rose, Mr Philip Jeans & Mr David Jeans
First Name	

Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>	
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 south of Salhouse Road, Rackheath
Grid reference (if known)	Eastings 627833 Northings 311766
Site area (hectares)	11.3

<b>Site Ownership</b>
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).**

MR and Mrs P Rose

JB Trustees Ltd, MW House

David Jeans

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

Yes



No



**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.)

Agricultural

<b>4b. Has the site been previously developed?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>4c. Describe any previous uses of the site.</b> (please provide details of any relevant historic planning applications, including application numbers if known)		

<b>Proposed Future Uses</b>		
<b>5a. Please provide a short description of the development or land use you proposed</b> (if you are proposing a site to be designated as local green space please go directly to question 6)		
The site is proposed to deliver residential dwellings which could comprise a mix of private, affordable and self-build/custom build dwellings along with a significant area of open space/green infrastructure.		
<b>5b. Which of the following use or uses are you proposing?</b>		
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)
<b>5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.</b>		
The illustrative plan which has been submitted alongside this representation indicates that of the total site area (11.3ha) around 7.2ha could be developable delivering in the region of 216 dwellings. The remaining 4.1ha being set aside for green infrastructure/green space and buffer.		
<b>5d. Please describe any benefits to the Local Area that the development of the site could provide.</b>		

The scheme would deliver a significant area of green infrastructure/open space which would be benefit to the new and existing residents of the area and potentially for the Greater Norwich area. Green infrastructure is in demand in the Greater Norwich area, specifically within the Broadland district.

The open space could be comprised of permanent green infrastructure, recreational walks, habitat provision and children's play equipment.

### **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.**

The green infrastructure would benefit residents of Thorpe End and surrounding Rackheath/Sprowston communities and the wider north east Norwich area.

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

The site is located with the Growth Triangle area and is adjacent to Thorpe End, and large areas which are already allocated for development. The site is on a main arterial route into Norwich. It is well placed to meet local and future recreational needs and to function as a destination park within the wider Growth Triangle and Norwich Policy Area.

### **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 no existing access onto the site from Salhouse Road but the road is straight at this point and there would be no restriction on achieving a safe access which meet visibility splay requirements.

The site can also accommodate the aspiration of a Bus Rapid Transit System which Broadland District Council would wish to see developed along the southern side of Salhouse Road.

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

No
<b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?
No. There was a former landfill site opposite so it is anticipated that there may be a requirement for ground gas monitoring as there was on the GT7 site immediately west but these results did not restrict development. Therefore, there is no reason to suggest that it would on this site.
<b>7d. Flood Risk:</b> 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?
Site is located within flood zone 1 and at low risk of flooding.
<b>7e. Legal Issues:</b> 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
<b>7f. Environmental Issues:</b> 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?
No. Site is in agricultural use and therefore likely to have low ecological value.
<b>7g. Heritage Issues:</b> 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.
<b>7h. Neighbouring Uses:</b> What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
The land immediately west is proposed and approved to be developed in line with policy allocation GT7 of the Growth Triangle Area Action Plan.
<b>7i. Existing uses and Buildings:</b> are there any existing buildings or uses that need to be relocated before the site can be developed.
No
<b>7j. Other:</b> (please specify):

<b>Utilities</b>			
<b>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>			
	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):			
<b>8b. Please provide any further information on the utilities available on the site:</b>			
<p>The site has an intermediate pressure gas pipe running through the south west corner which has a 12m easement. This is shown in the accompanying illustrative masterplan.</p>			

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
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 2036)	<input type="checkbox"/>
<b>9b. Please give reasons for the answer given above.</b>	

The land owners are in the process of instructing work on the preparation of a planning application. There are no known constraints to development of this 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 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 checked="" 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 2036)	<input type="checkbox"/>

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

If approval was granted for circa 216 then likely to take around 4 years to complete.

**Viability**



<p><b>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 &amp; Children's Play Space and Community Infrastructure Levy</b></p>	<input checked="" type="checkbox"/>		
	Yes	No	Unsure
<p><b>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?</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>12c. If there are abnormal costs associated with the site please provide details:</b></p>			
<p><b>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?</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>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.</b></p> <p>The site is financially viable and deliverable immediately. Development of sites in this area demonstrate that there are unlikely to be any viability issues with developing this site.</p>			

**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**

The site is within the Growth Triangle Action Plan Area as defined by Broadland District Council and is therefore considered to be a suitable area for development. The site is located immediately north east of the GT7 site allocation which is partly approved to be developed for circa 1,000 new homes, community uses, employment, open space and a new school. Given that the site is immediately adjacent it can be concluded that this is an area which is considered to be sustainable.

The illustrative plan which has been submitted alongside this representation indicates that of the total site area (11.3ha) around 7.2ha could be developable with the remaining 4.1ha being set aside for green infrastructure/green space and buffer. Within the Growth Triangle Area Action Plan the site is shown to be a landscape buffer as defined by policy GT2. This buffer is proposed to create a landscape setting to Thorpe End as a garden village. The illustrative scheme proposes a buffer along its western and southern boundary. The nature of this buffer will be established through the design development stage but it could compromise formal and informal spaces which would be publicly accessible.

<b>Check List</b>	
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

**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

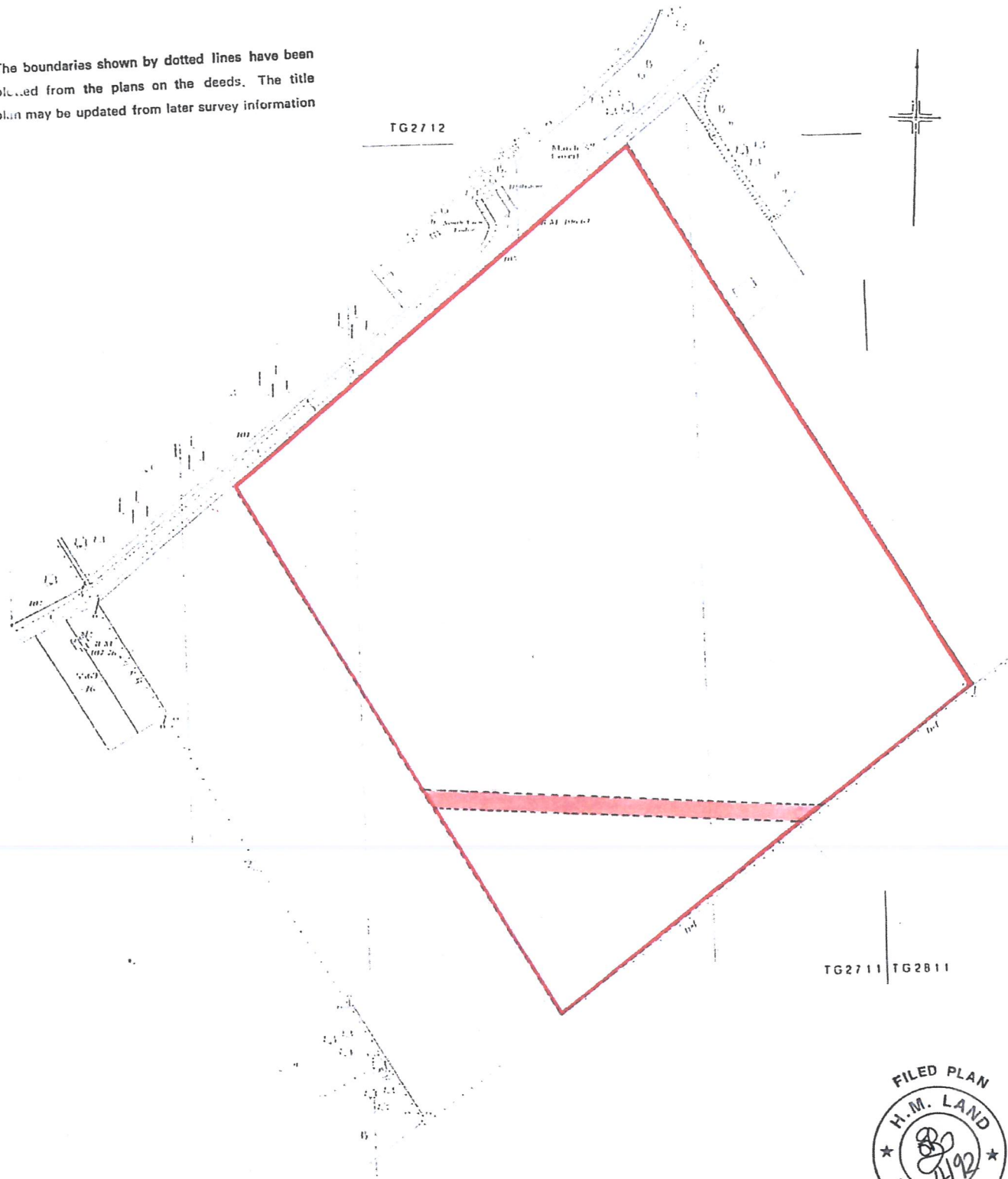
Jane Crichton

Date

22.03.18

H.M. LAND REGISTRY		TITLE NUMBER	
		<b>NK 122524</b>	
ORDNANCE SURVEY PLAN REFERENCE	TG2711 TG2712 TG2811		Scale 1/2500
COUNTY	NORFOLK	DISTRICT	BROADLAND
			© Crown copyright

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 24 January 2018 at 15:50:36. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.

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- Green Infrastructure Corridor / Buffer
- Green Space
- 7.2Ha (net) Developable Area

11.3Ha Gross Area  
7.3Ha Net Area

Taking into account 12m Gas Main  
Easement and green infrastructure total  
development equal to:

216 Units @ 30 Dw/Ha

**NOTES**  
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Green Infrastructure Corridor / Buffer

Green Infrastructure Corridor / Buffer

12m Easement for Gas Main

SUDs

Green Infrastructure Corridor / Buffer

**CDM 2015**  
The Construction (Design and Management) Regulations 2015 (CDM 2015) makes a distinction between domestic and commercial clients and outlines the duties you, as client, have under Health and Safety Law (HSE).  
These duties can be found at:  
<http://www.hse.gov.uk/controls/controls2015/responsibilities.htm>  
It is your responsibility as client to make yourself aware of your role within CDM 2015 and act accordingly.

PURPOSE OF ISSUE	RIBA STAGE		
-	2		
DRAWING STATUS	-		
PROJECT TITLE	Salhouse Road, Rackheath		
CLIENT	Peter Rose		
DRAWING TITLE	SCALE	APPROVED BY	
Proposal Plan	1:1250 @ A1	JC	
DATE	DRAWN BY	CHECKED BY	APPROVED BY
March 2018	TU	LB	JC
DRAWING NUMBER	PROJECT NO	TYPE	UNIQUE NO
0953-00-10	0953-00	00	10



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