

<b>1a. Contact Details</b>	
Title	Mr
First Name	Stephen
Last Name	Tring
Job Title (where relevant)	Architect
Organisation (where relevant)	McArthur Tring Architects
Address	140 Thorpe Road Norwich
Post Code	NR1 1RH
Telephone Number	01603 766 750
Email Address	steve@mcarthurtring.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):	

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<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	Mr
First Name	Daniel
Last Name	Temple
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 a scaled OS base with the boundaries of the site clearly shown)	The site is on the west side of Buckenham Road opposite St Peters Church. The post code for the church is NR13 4NN  The land registry plan is included which shows the exact location of the site.  There is also in indicative site plan included, drawing S01.

Grid reference (if known)	52.615733, 1.467673
Site area (hectares)	1.463 Hectares

<b>Site Ownership</b>		
<b>3a. I (or my client)...</b>		
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>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).</b>  Co-owner with Client/ landowner stated above : Philip Temple		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes  <input checked="" type="checkbox"/>	No  <input type="checkbox"/>
<b>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.</b>  N/A		

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<b>Current and Historic Land Uses</b>		
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
Agricultural - used to graze horses.		
<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)		
We are not aware of any previous planning applications relating to this site.		

<b>Proposed Future Uses</b>		
<b>5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision</b> (if you are proposing a site to be designated as local green space please go directly to question 6).		
The site is on the west side of Buckenham Road just beyond the Strumpshaw village boundary and we would propose that it be incorporated within the settlement boundary.		
<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 type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage and distribution <input type="checkbox"/>	Public Open Space <input checked="" type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Self build plots) <input checked="" type="checkbox"/>

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

We include an indicative site plan which shows there is space for 11-12 residential units sited to the south of the site closest to the existing residential buildings on Buckenham Road, St Peters Close and Barn Hill. These could be marketed as self-build plots. They will be low density and of vernacular design.

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

We propose that the north part of the site, opposite St Peters Church, can provide some community use as an open public area. This could be used as allotments or left as a planted public space such as an orchard or wild-flower meadow. We would expect some local consultation to take place to determine the best community use for this part of the site.

**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.**

The green space would serve the local community. As stated above we would expect some local consultation to take place to determine the best community use for this part of the site.

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

The area suggested for green space is opposite St Peters church and would prove an opportunity to enhance and protect the setting of the listed church.

**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?

Yes there is a site access on the corner of Buckenham Road and Barn Hill. The entrance would need to be upgraded to highway standards. These standards would improve highway safety generally at the junction of Buckingham Road & Barn Hill

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

None, the site is relatively flat

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

None that we are aware of

**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?

No third-party ownership or access rights need to be aquired. The land is rented out on an annual basis to a local riding school.

**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 is a wooded area to the north of the site. This is in separate ownership and not part of the site and the proposals would have no effect on this area. There are a few boundary trees and a low hedge along Buckenham Road to the northern part of the site. As this is the area proposed for community use the existing boundary landscaping can be incorporated into any future proposals.

**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?

St Peters Church is opposite the site at the northern end. We are proposing that a community use may be appropriate to this part of the site. As well as a community use there is also an opportunity to explore improvements to the church facilities. The front of the site could be of some benefit to the church for, say, a pull off area or discreet overspill parking. We note that there is a requirement for toilet facilities for the church. If it isn't feasible to locate these within the curtilage of the listed-building then an alternative location could be within the proposed community area. These are some preliminary suggestions and have not, at this stage, been discussed with any representative from St Peters Church.

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

We have commented on St Peters Church above. In addition there are some neighbouring houses to the south of the site. The proposed plots are of a good proportion with plenty of space for carefully designed landscaping to ensure that there is no visual intrusion on the neighbours. The west of the site is arable farming.

**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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input checked="" 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):	
<p><b>8b. Please provide any further information on the utilities available on the site:</b></p> <p>There are currently no utilities to the site but we have assumed that, as it fronts a highway and is on the edge of the village with properties opposite and adjacent, that utilities will be available.</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 type="checkbox"/>
1 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 2038)	<input type="checkbox"/>
<b>9b. Please give reasons for the answer given above.</b>	
Upon termination of the annual tenancy the site will available with no restrictions.	

<b>Market Interest</b>		
<b>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.</b>		
	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"/>	

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
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 2038)	<input type="checkbox"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
1-2 years	

<b>Viability</b>			
<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>			<input checked="" type="checkbox"/>
	Yes	No	Unsure
<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>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>12c. If there are abnormal costs associated with the site please provide details:</b>			
N/A			
<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>	<input checked="" type="checkbox"/>	<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.**

There have been no viability assessments carried out but we consider that the size of the site and its proximity to the village along with the fact that it is a simple flat site with existing access should mean that the site is 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	√
Site Details (including site location plan)	√
Site Ownership	√
Current and Historic Land Uses	√
Proposed Future Uses	√
Local Green Space (Only to be completed for proposed Local Green Space Designations)	√
Site Features and Constraints	√

Utilities	√
Availability	√
Market Interest	√
Delivery	√
Viability	√
Other Relevant Information	√
Declaration	√

#### 14. Disclaimer

I understand that:

Data Protection and Freedom of Information

The Data Controller of this information under the General Data Protection Regulation (GDPR)2018 / 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

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 "- Site Submission Guidance Notes.

See our Privacy notice here <http://www.greaternorwichlocalplan.org.uk/> for information on how we manage your personal information

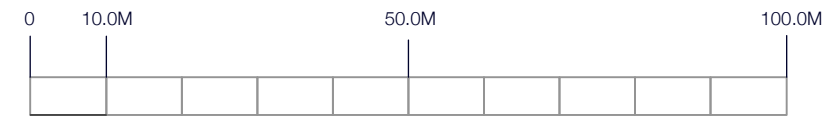
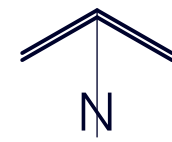
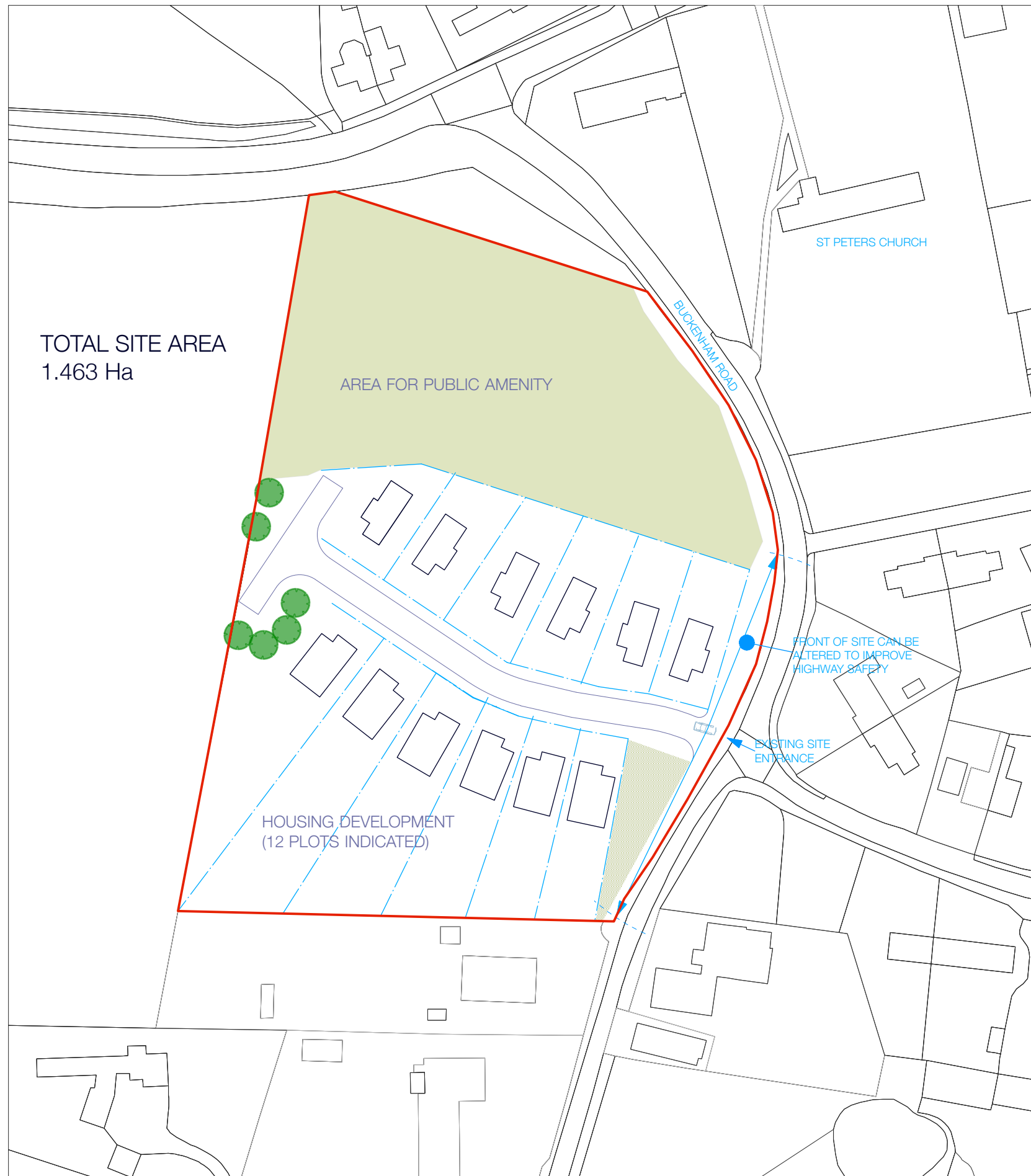
#### Declaration

I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above.

Name

Date

12 March 20



Revisions.

Project: SITE WEST SIDE OF BUCKINGHAM LANE STRUMPSHAW		Drawing: INDICATIVE SITE PLAN		mcarthur tring architects llp 140 THORPE ROAD . NORWICH . NR1 1RH tel. 01603 766 750 <a href="http://www.mcarthurtring.co.uk">http://www.mcarthurtring.co.uk</a> <a href="mailto:mail@mcarthurtring.co.uk">mail@mcarthurtring.co.uk</a>	
Client: P & D Temple	Scale: 1:1250 @ A3	Drg no: 2020/369 : S01	Date: MAR 20		