

1a. Contact Details	
Title	MR ✓ MRS
First Name	CHRIS ✓ MARGARET
Last Name	JOYCE JOYCE
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):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
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 NORTH OF BREWERS GREEN LANE ROYDON NEAR DISS IP 22 5QR
Grid reference (if known)	610611 280402
Site area (hectares)	1.06H 2.63 ACRES

Site Ownership		
<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 checked="" type="checkbox"/>	<input 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>		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes <input 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>		

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

<b>Local Green Space</b>
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.
<b>6a. Which community would the site serve and how would the designation of the site benefit that community.</b>
<b>6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.</b>

<b>Site Features and Constraints</b>
Are there any features of the site or limitations that may constrain development on this site (please give details)?
<b>7a. Site Access:</b> 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?
TWO SEPERATE GATED ENTRANCES ON BREWERS GREEN LANE BOTH SET BACK SPLAYED FOR VEHICLES USE, NOT HARDSTANDING. NO PUBLIC RIGHTS OF WAY
<b>7b. Topography:</b> 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
<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?
NO
<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

**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?

No

**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? NO

TO THE NORTH IS A SMALL CLUSTER OF RESIDENTIAL DWELLINGS. THE LAND TO THE SOUTH IS AGRICULTURAL LAND.

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

A SMALL 5Mx3M WOODEN STORAGE SHED FOR MAINTAINANCE AND FACILITIES

**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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Other (please specify):	
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**8b. Please provide any further information on the utilities available on the site:**

MAINS WATER ON SITE  
 ELECTRICITY ON SITE  
 2 PUBLIC HIGHWAY ACCESS ON BREWERS GREEN LANE  
 GAS ON FACTORY LANE  
 MAINS SEWER ON FACTORY LANE / BREWERS GREEN LANE

**Availability**

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

Immediately	<input checked="" type="radio"/>
1 to 5 years (by April 2021)	<input 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.**

LAND IS UNUSED FOR MANY YEARS

**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 type="radio"/>	

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

<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="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"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
1 OR 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 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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
<b>12c. If there are abnormal costs associated with the site please provide details:</b>			
<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 type="radio"/>	<input type="radio"/>	<input checked="" 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.

#### 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 WELL RELATED TO JOBS, SCHOOLS, SHOPS & SERVICES BEING APPROX 800 TO 1 KM FROM THE TOWN CENTRE.

IF SO REQUIRED, AS THE AREA IS 2.63 ACRES, THE DWELLINGS COULD BE LOCATED SO AS TO BE BUILT ON AN APPROPRIATE DIVISION OF THE LAND. THIS TRIANGULAR SHAPED LAND IS AN ISLAND SURROUNDED BY HEDGES & BORDERED BY BREWERS GREEN LANE & FACTORY LANE & TO THE EAST BY A DRAINAGE DITCH & PUBLIC FOOTPATH. DUE TO ITS SHAPE & SIZE THE LAND IS UNSUITABLE FOR AGRICULTURAL MACHINERY SUCH AS COMBINES



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

<b>14. Declaration</b>	
<p>I understand that:</p> <p><b>Data Protection and Freedom of Information</b></p> <p>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"> <li>• To assist in the preparation of the Greater Norwich Local Plan</li> <li>• To contact you, if necessary, regarding the answers given in your form.</li> <li>• To evaluate the development potential of the submitted site for the uses proposed within the form.</li> </ul> <p><b>Disclaimer</b></p> <p>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 20. 6. 17



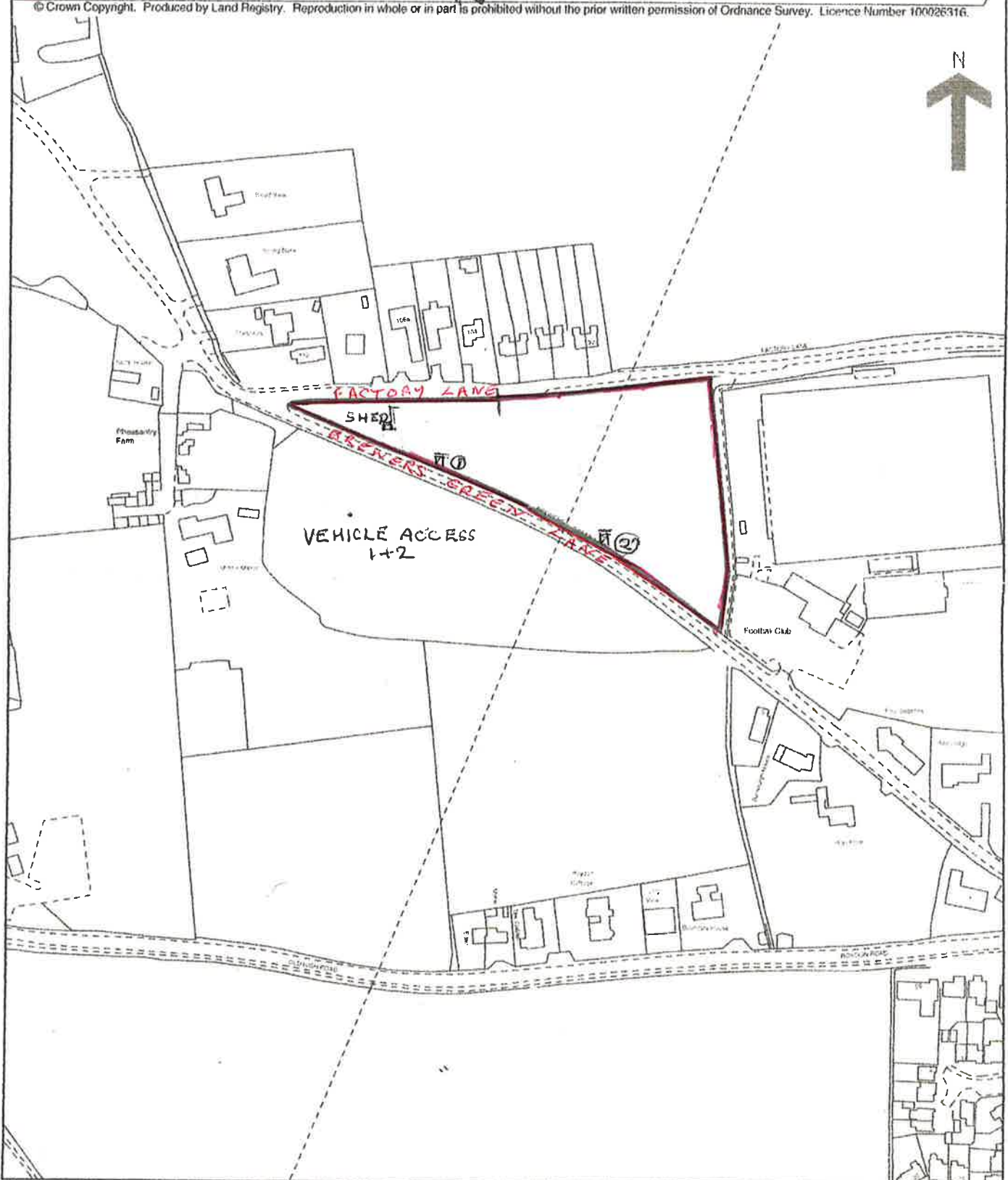
Land Registry  
Official copy of  
title plan

Title number **NK414188**  
Ordnance Survey map reference **TM1080SE**  
Scale **1:2500**  
Administrative area **Norfolk: South Norfolk**



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This official copy issued on 7 November 2011 shows the state of this title plan on 7 November 2011 at 16:24:14. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). 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. See Land Registry Public Guide 19 - Title Plans and Boundaries.  
**This title is dealt with by Land Registry, Kingston upon Hull Office.**

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