

1a. Contact Details	
Title	MRS
First Name	ERICA
Last Name	WHETTINGSTEEL
Job Title (where relevant)	MANAGING DIRECTOR
Organisation (where relevant)	EJWPLANNING LIMITED
Address	LINCOLN BARN NORWICH ROAD SCOULTON NORFOLK
Post Code	NR9 4NP
Telephone Number	01953 850 643
Email Address	Erica@ejwplanning.co.uk

1b. I am...	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent X <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>

Other (please specify):

1c. Client/Landowner Details (if different from question 1a)

Title	MR
First Name	REG
Last Name	HOLMES
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	CONTACT AGENT
Email Address	CONTACT AGENT

2. Site Details

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 Beccles Road, Loddon NR14 6JQ
Grid reference (if known)	636450 289278

Site area (hectares)	0.58
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Site Ownership		
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
x <input 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).		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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.)

Vacant land / some storage of building materials

4b. Has the site been previously developed?

Yes

No

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

Land was formerly used by Express Plastics Ltd for parking and storage in conjunction with adjoining site that has now been developed for housing see permission 2011/1184.

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 <input type="checkbox"/>	X	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 & distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>		Tourism <input type="checkbox"/>	Other (Please Specify)

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

Up to 10 dwellings with a total floorspace of no more than 1000 square metres

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

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

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?
The existing access will be realigned to improve visibility – There are no public rights of way over the site
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 with no significant changes in level other than a slight fall in an easterly direction
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
No known contamination

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 Assessment prepared in September 2016 concludes that entire development area would fall within Flood Zone 1			
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?			
A 7 metrew strip of land adjacent to the ditch on the eastern boundary is to be kept free of obstruction to allow access by Waveney Lower Yare and Lothingland Internal Drainage Board for maintenance prescribed by 'Land Drainage Act 1991'.			
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?			
Ecological Survey and Arboricultural Impact Assessments prepared in September 2016 conclude that there is no constraint to development of this site.			
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?			
Site frontage adjoins the south eastern edge of Loddon Conservation Area			
7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?			
Adjoining land to west, east and north in residential use			
7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.			
None			
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"/> X	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input checked="" type="checkbox"/> X	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	<input checked="" type="checkbox"/> X	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> X
Public highway	<input checked="" type="checkbox"/> X	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input checked="" type="checkbox"/> X	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			
8b. Please provide any further information on the utilities available on the site:			

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input checked="" type="checkbox"/> X
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"/>
9b. Please give reasons for the answer given above.	
SITE HAS BEEN VACANT FOR AROUND TEN YEARS AND LANOWNER IS READY TO DEVELOP SITE FOR RESIDENTIAL USE	

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 checked="" 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 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)?

12-18 MONTHS

Viability

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

	Yes	No	Unsure
12b. Do you know if there are there any abnormal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?			
12c. If there are abnormal costs associated with the site please provide details:			
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?	<input checked="" type="checkbox"/> X	<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.			

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

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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. Declaration
<p>I understand that:</p> <p>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:</p>

- 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
ERICA WHETTINGSTEEL

Date 28.02.18

