

1a. Contact Details	
Title	Mr
First Name	Brian
Last Name	Flynn
Job Title (where relevant)	Associate
Organisation (where relevant)	Mr David Smith, Mr Dennis Smith & Mrs Anabelle Taylor
Address	c/o Agent Carter Jonas LLP One Station Square Cambridge
Post Code	CB1 2GA
Telephone Number	01223 326823
Email Address	brian.flynn@carterjonas.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 <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

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

Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	Mr David Smith, Mr Dennis Smith & Mrs Anabelle Taylor
Address	c/o Agent Carter Jonas LLP
Post Code	
Telephone Number	
Email Address	

2. Site Details	
<p>Site location / address and post code</p> <p>(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)</p>	<p>Land East of Ipswich Road, Norwich (adjacent to A47).</p>
Grid reference (if known)	
Site area (hectares)	approx. 48Ha

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
<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 David Smith, Mr Dennis Smith & Mrs Anabelle Taylor		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input checked="" 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.)		
Agricultural including occupied and vacant farm buildings		
4b. Has the site been previously developed?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)		

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)

Employment

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

Market Housing <input type="checkbox"/>	Business and offices <input checked="" type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input type="checkbox"/>	General industrial <input checked="" type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage & distribution <input checked="" 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.

At this stage the type of employment uses and quantum of development is unknown.

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

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 site is well related to the strategic road network. The main access to the site would be from Ipswich Road, which provides access to the A47.

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

Yes. The topography of the site can be taken into account within the proposed development, and sufficient land exists within the site to avoid areas where the gradients are unsuitable for buildings.

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

An assessment of ground conditions and contamination will need to be undertaken, but it is unlikely that these matters will prevent development at the site.

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?

The site is not at risk of flooding, and sufficient land exists with the site to provide surface water drainage infrastructure for employment development.

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.

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?

The River Yare and a County Wildlife Site are located at the northern boundary of the site. The site falls with the Norwich Southern Bypass Landscape Protection Zone (NSBLPZ), which is designated because of visibility from the road towards an area of open rural character which is important to the landscape setting of Norwich. We note that Policy DM 4.6 (Landscape Setting of Norwich) of the adopted South Norfolk Development Management Policies Document 2015 seeks to protect the openness of the NSBLPZ, and where possible, to enhance the landscape setting of the southern bypass through wild flower planting and management regimes. The proposed development would include a landscape enhancement scheme.

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?

There is a Tesco Superstore located to the north west of the site, which would be compatible with the proposed employment development at the site.

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

No. The existing farm buildings will be demolished as part of the proposed development.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public highway	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			

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

The neighbouring uses and residential areas are connected to utilities services, and new utilities infrastructure would be provided so that the proposed development would also be connected to the utilities network.

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
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 2036)	<input type="checkbox"/>
9b. Please give reasons for the answer given above.	
The site is owned by a willing landowner. An assessment of market demand will be undertaken to determine the potential interest from promoters and occupiers for employment use at the site. The availability of the site is to be determined.	

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 type="checkbox"/>	
Not known	<input checked="" type="checkbox"/>	An assessment of market demand will be undertaken.

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)?	
To be determined.	

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

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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. An assessment of market demand will be undertaken to determine the potential interest from promoters and occupiers for employment use at the site. The development viability will need to be determined.			

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
<p>Question 5a.</p> <p>Proposed Future Use: Employment. An assessment of market demand will be undertaken to determine the potential interest from promoters and occupiers for employment use at the site. At this stage the type of employment uses and quantum of development is unknown. A landscape assessment of the site will need to be undertaken. At this stage, we consider that the development opportunity at the site comprises the following: to demolish the existing farm buildings on the site, which are in a visually prominent location; to erect new employment buildings on the site taking into account landscape and visual impacts; and to create a landscape enhancement strategy to meet the objectives of the NSBLPZ designation in terms of landscape enhancement, planting and management. We consider that there is sufficient land within the site to accommodate landscape enhancement in conjunction with additional employment development. The landscape enhancements and new public access arrangements to the site from the surrounding area could be a benefit to the local community.</p> <p>Other Relevant Information</p> <p>A large site has been promoted for employment development. The employment uses would be sensitively located taking into account landscape and visual</p>

impacts. A significant proportion of the site would be used for landscape enhancement measures, including wild flower planting and management regimes.

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

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.

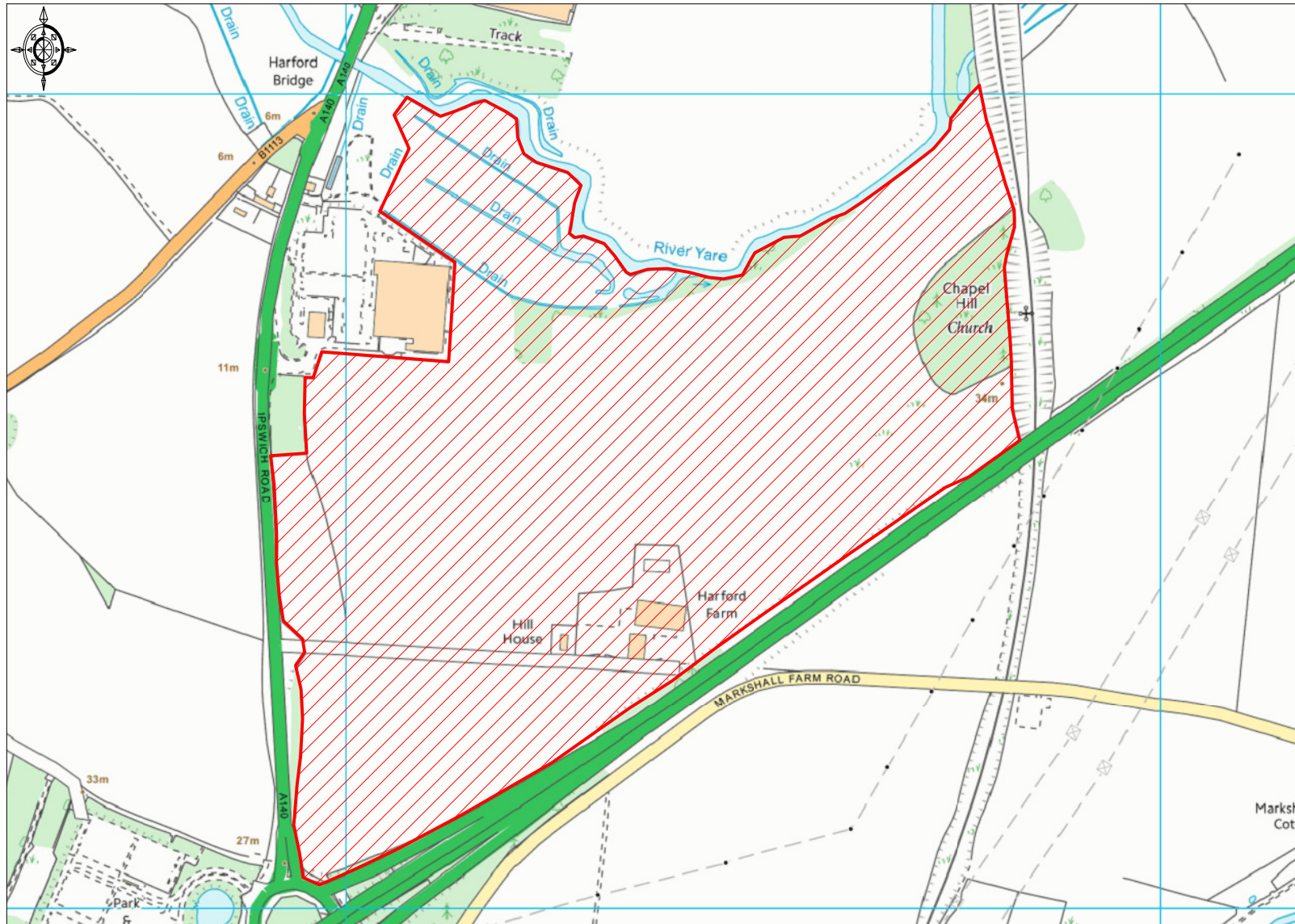
I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City

Council and South Norfolk District Council for the purposes specified in this declaration.

Name **Carter Jonas LLP**
on behalf of Mr David Smith, Mr Dennis
Smith & Mrs Anabelle Taylor

Date **20/03/18**

Site Ownership - Land at Ipswich Road, Norwich



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