

1a. Contact Details	
Title	
First Name	Jonathan
Last Name	Dixon
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

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)	
Address	
Post Code	
Telephone Number	
Email Address	

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 at Green Lane, Horsford
Grid reference (if known)	TG192174
Site area (hectares)	28.73

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).		

Michael and Deborah Keeler :-

Joanne Keeler :-

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.)

Agriculture and partially a small holding farm.

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)

Small holding farm.

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)		
Up to 600 dwellings with public open space and a community woodland.		
5b. Which of the following use or uses are you proposing?		
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)
5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.		
Please see accompanying illustrative layout. Approximately 500-600 dwellings with an average net density of 35 dwellings per hectare. Buffer planting along Mill Lane and Green Lane and public open space. A Community Woodland is proposed on land to the north of Green Lane. Please refer to the accompanying illustrative masterplan.		
5d. Please describe any benefits to the Local Area that the development of the site could provide.		
<p>The site would provide housing including a policy compliant amount of affordable housing. There would be a range of house sizes to suit a range of local needs. The public open space could be used by both existing residents and new residents.</p> <p>The Community Woodland could be used for educational purposes and by all of the village's residents. This would play both an environmental and social role.</p>		

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.
N/A

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

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 access into the site could be via Green Lane and the two access points through Phase 2 (Land east of Holt Road, Horsford) (LPA Ref: 20161770).
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 a gentle slope down from west to east.
7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?
There are low-moderate potential ground contamination issues arising from the existing small holding and associated buildings. However, this will be addressed through a Phase 1 Contamination Assessment when an application is submitted. This will not constrain 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?
According to the Government's Flood Map for Planning website, the entire site is situated within Flood Zone 1, the lowest risk of flooding.
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?
None known.
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 are some mature trees and hedgerow along Green Lane on the area to the north where the Community Woodland is proposed. Therefore the development proposals respond to key environmental features.

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?

The site is not located within the Horsford Conservation Area. There are two Scheduled Monuments known as 'Two Round Barrows on Horsford Heath' and are approximately 300m and 40m from the north western boundary of the part of the site proposed as the Community Woodland.

There is one Listed Building in Horsford known as Corn Mill (32 Metres North of Mill House) which is approximately 480m south west of the site. However, there is a large amount of existing built development between the site and the Listed Building. It is therefore considered that any impact will be negligible.

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

To the west of the site is the residential site, which is being delivered by our client Barratt David Wilson (Eastern Counties). To the north of the site is agricultural land, beyond which is woodland. To the south of the site is existing agricultural land. To the east of the site is woodland and agricultural land. None of the neighbouring uses will have any implications on the deliverability of 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, although the part of Sharps Hall Farm which is to be demolished will need to be removed. This will not impact on the deliverability of the 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Mains sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electricity supply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public highway	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Broadband internet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (please specify):			
<p>8b. Please provide any further information on the utilities available on the site:</p> <p>Given the developments adjacent and south of the site, it is considered that all the necessary utilities can be provided at the site.</p>			

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.	
Negotiations have commenced with the land owner.	

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 checked="" type="checkbox"/>	Developer is in negotiations with the Landowner

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)?	
Our client is a national housebuilder with a good track record of housing delivery as shown with Phase 1 (Land at Sharps Hall Farm, Mill Lane) (LPA Ref: 20130547). Delivery of Phase 2 ref etc. Will commence in 2018.	

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

Other Relevant Information

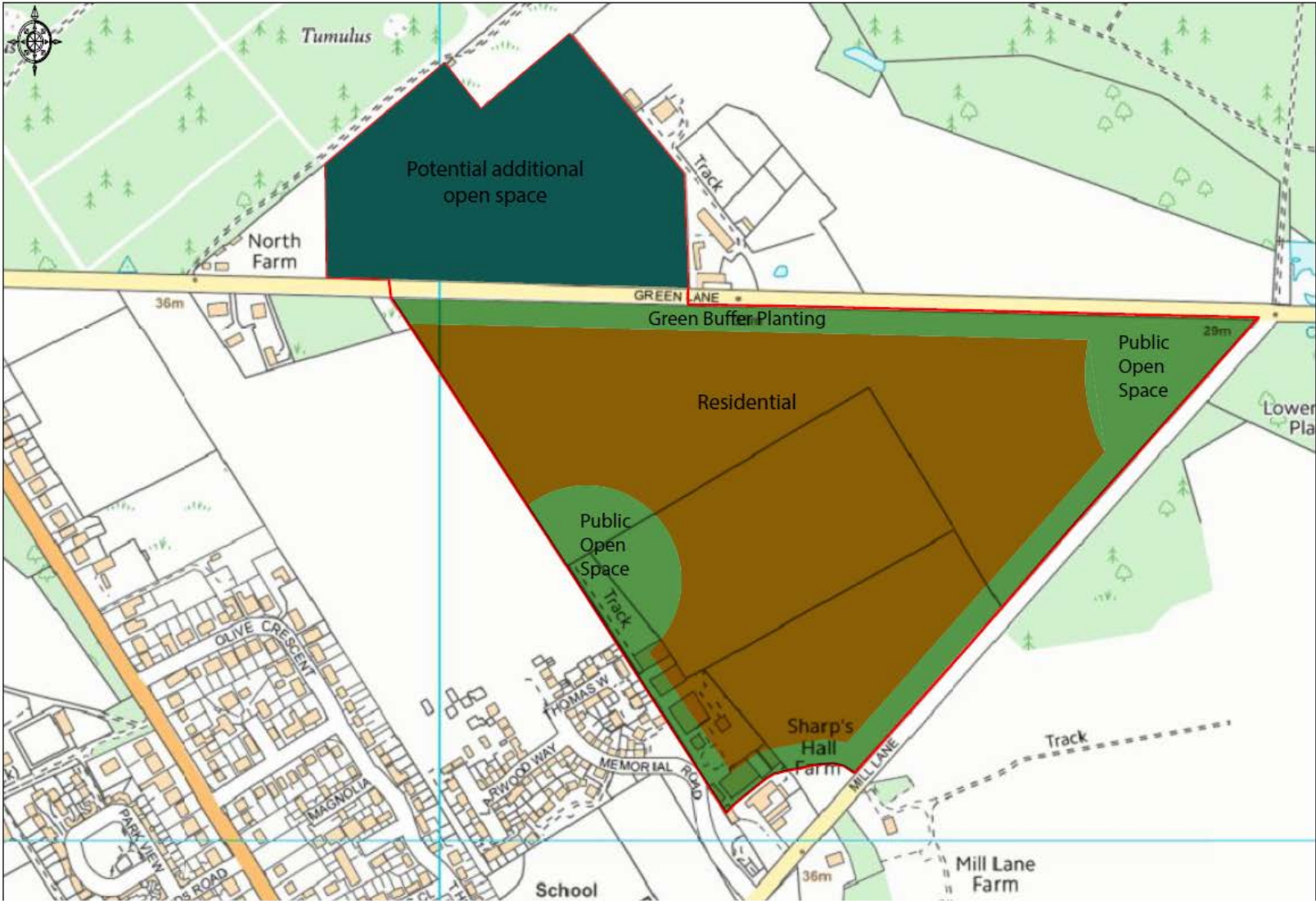
13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

Please find enclosed a proposed site plan illustrating the land uses at the site.

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</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"> • 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 <p>Disclaimer</p> <p>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.</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

Site Location Plan for Illustrative Purposes Only



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