

1a. Contact Details	
Title	MR
First Name	ALAN
Last Name	IRVINE
Job Title (where relevant)	CHARTERED SURVEYOR
Organisation (where relevant)	ALAN IRVINE
Address	
Post Code	
Telephone Number	01603 622000
Email Address	airvine@alanirvine.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	MR + MRS
First Name	DAVID
Last Name	JACOBS
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 a scaled OS base with the boundaries of the site clearly shown)	LAND NORTH OF LOW ROAD GREAT PLUMSTEAD NORWICH NORFOLK NR13 5EB
Grid reference (if known)	EASTING 629823 NORTHING 310188
Site area (hectares)	0.75 ha

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). SEE ANSWER TO 1c		
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.)		
AGRICULTURE		
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)

SITE WAS SUBJECT TO A PLANNING APPLICATION SUBMITTED TO BROADLAND DISTRICT COUNCIL UNDER REF 20150352

Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed, including stating if it is for a settlement boundary revision (if you are proposing a site to be designated as local green space please go directly to question 6).

HOUSING - MARKET AND AFFORDABLE - WITH ASSOCIATED ACCESS

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

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

THE SITE CAN ACCOMMODATE 12 HOUSES INCLUDING POLICY LEVELS OF AFFORDABLE HOUSING

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

THE DEVELOPMENT OF THE SITE WILL BRING FORWARD HOUSING TO MEET IDENTIFIED NEED FOR MARKET AND AFFORDABLE HOUSING. THE DEVELOPMENT WILL CREATE ECONOMIC AND SOCIAL BENEFITS

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.

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?

THERE ARE TWO MEANS OF ACCESS TO THE FIELD OF WHICH THE SITE IS A PART BUT A NEW ACCESS IS PROPOSED FROM LOW ROAD. THERE ARE NO RIGHTS OF WAY ACROSS THE SITE

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

THE LAND SLOPES GENTLY DOWN TOWARDS LOW ROAD WITHOUT SIGNIFICANT CHANGES IN LEVELS

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

THE GROUND CONDITIONS ARE STABLE - THERE ARE NO CONTAMINATION ISSUES

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?

THERE ARE NO ISSUES WITH ANY FORM OF FLOODING
THE SITE IS LOCATED IN 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?

THE LAND IS IN SINGLE OWNERSHIP. THERE ARE NO LEGAL CONSTRAINTS AND NO RESTRICTIVE COVENANTS. THE LAND IS FARMED UNDER A TENANCY BUT SURRENDER HAS BEEN AGREED

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 NO WATERCOURSES, MATURE WOODLAND OR SIGNIFICANT TREES CROSSING OR BORDERING THE SITE. THERE IS A NATIVE SPECIES HEDGE ALONG LOW ROAD FRONTAGE. NO ECOLOGICAL OR GEOLOGICAL IMPORTANT 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?

NONE.

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

AGRICULTURE AND RESIDENTIAL

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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):			

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

ADEQUATE CAPACITIES ARE AVAILABLE TO SERVICE THE SITE

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 type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input checked="" type="checkbox"/>
10 - 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>

9b. Please give reasons for the answer given above.

TO ALLOW SUFFICIENT TIME FOR THE SITE TO PROGRESS THROUGH THE LOCAL PLAN PROCESS AND FOR PLANNING PERMISSION TO BE OBTAINED

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"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input checked="" type="checkbox"/>
10 - 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2038)	<input type="checkbox"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
THE DEVELOPMENT SHOULD BE COMPLETED WITHIN 1.5 YEARS FROM COMMENCEMENT ON SITE	

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?

YES



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.

NO VIABILITY OR DEVELOPMENT APPRAISAL HAS BEEN UNDERTAKEN. THE DEVELOPER WHO PROMOTED THE SITE AND SUBMITTED PLANNING APPLICATION 20150352 CONFIRMED THE SITE WAS 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

THE SITE IS WELL LOCATED WITHIN THE SETTLEMENT FOLLOWING THE CLOSURE OF LEW ROAD TO THE WEST, AFTER CONSTRUCTION OF THE NORTHERN DISTRIBUTOR ROAD, THE NEW ACCESS WILL BE ON TO A HIGHWAY WITH REDUCED TRAFFIC LEVELS MAKING IT SAFER AND MORE PEDESTRIAN FRIENDLY

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.

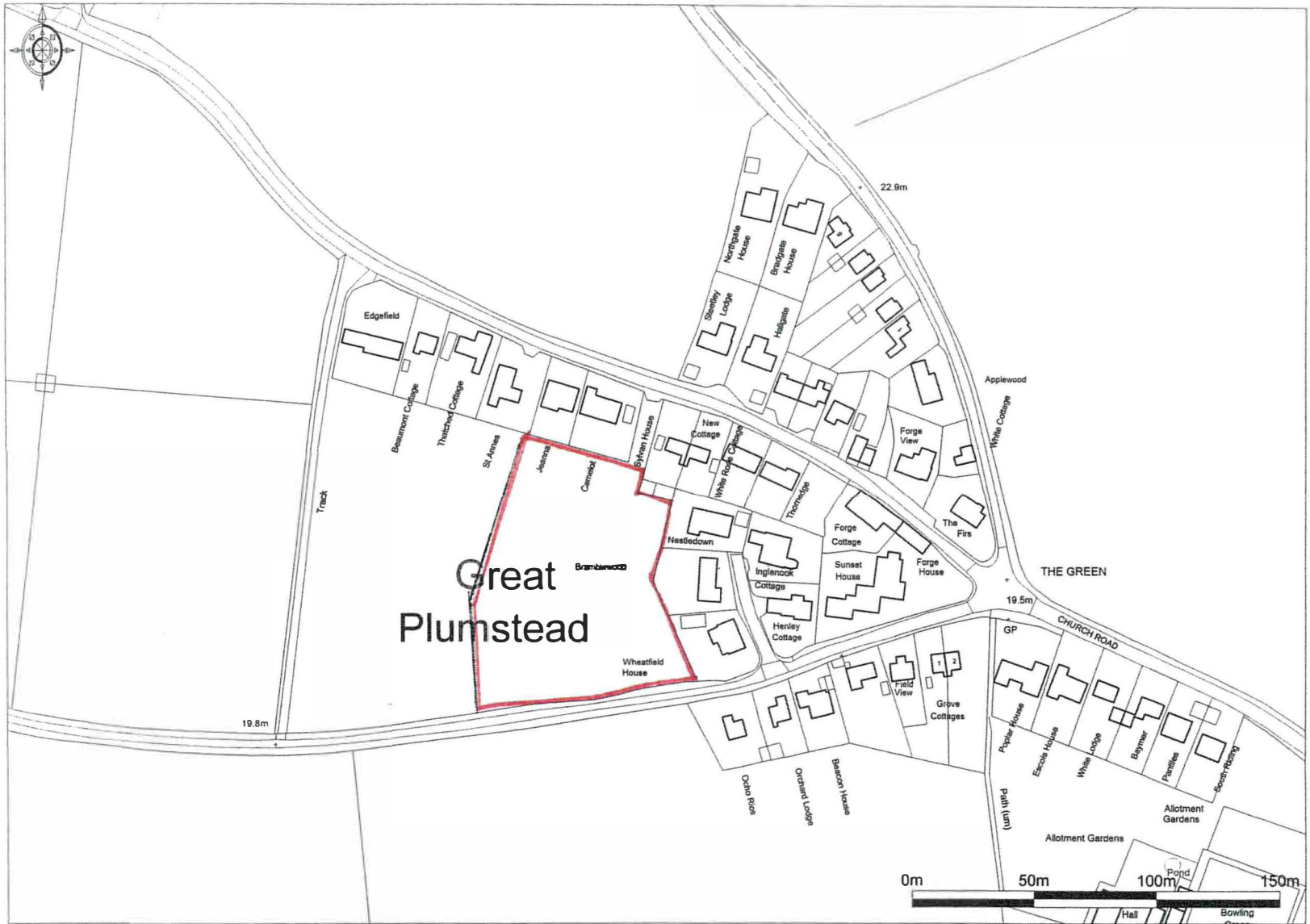
Name

ALAN IRVINE

Date

13:05:2020

Land North of Low Road Great Plumstead



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Alan Irvine
Chartered Surveyor