

1b. I am... - Land Agent

**1c. Client / Landowner Details (if different from your login account)**

**Title** Messrs

**First Name** AGH, JE, and RG

**Last Name** Smith

**Address**

**Post Code**

**Telephone Number**

**Email Address**

**2. Site Details**

**Site location / address and post code.**

**(at the end of this form you will be able to plot the site on a map as part of your submission)**

MILL ROAD, NORWICH ROAD, STRUMPSHAW, NR13 4DN

**Site area (hectares)** 2.54

**3. Site Ownership**

**3a. I (or my client)...** Is the sole owner of the site

**Please attach copied of all relevant title plans and deeds (if available).** [Title Plan View - NK365945.pdf](#)

**4. 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

**4b. Has the site been previously developed?** No

**5. 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)**

Part of my client's original ownership was identified in the Strumpshaw Neighbourhood Plan as being suitable for a development of 10 residential properties provided a hall for use by the local community was built and funded under a s108 agreement.

This area of land is now under development and the balance of my client's land is now put forward for additional residential dwellings

**5b. Which of the following use or uses are you proposing?** - Market Housing  
- Affordable Housing

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

The number of dwellings to be accommodated on the site would be the subject of further discussion and planning appraisal work that my clients would undertake with the allocation and consideration that this site is suitable for residential development.

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

Development of this site would complete the village development boundary within a road network rather than see further incursions into open countryside

**6. 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.

**7. 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?**

This site has 2 road frontages, 1 to Mill Lane which is having some improvement to allow the development of the community hall and 10 detached dwellings to take place and the other to Buckenham Road

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

no

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

The site is general level and enclosed by road frontages or existing residential development.

The land is stable and there have been no known issues with the development of the adjoining land currently taking place.

**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?**

None known

**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 issues or implications known

The site has residential dwellings on 2 sides and road frontages to the remaining sides.

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

No buildings on the site

**8. 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.**

**Mains water supply** Yes

**Mains sewerage** Yes

**Electricity supply** Yes

**Gas supply** Unsure

**Public highway** Yes

**Broadband internet** Yes

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

The development of the community hall and 10 detached dwellings have all been connected to main utility services. It is therefore envisaged that such main utility services will be available for connection to any development that takes place on the site being put forward.

**9. Availability**

**9a. Please indicate when the site could be made available for the land use or development proposed.** 1 to 5 years (by April 2021)

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

The site is being used by the landowners who have possession and availability subject only to current cropping.

**10. 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.** Site is owned by a developer/promoter

**11. Delivery**

**11a. Please indicate when you anticipate the proposed development could be begun.** Up to 5 years (by April 2021)

**11b. Once started, how many years do you think it would take to complete the proposed development (if known)?** 2/3

## **12. Viability**

This is the description of your section break.

**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** - I agree

**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?** No

**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

## **13. Other Relevant Information**

### **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

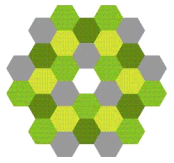
Disclaimer

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

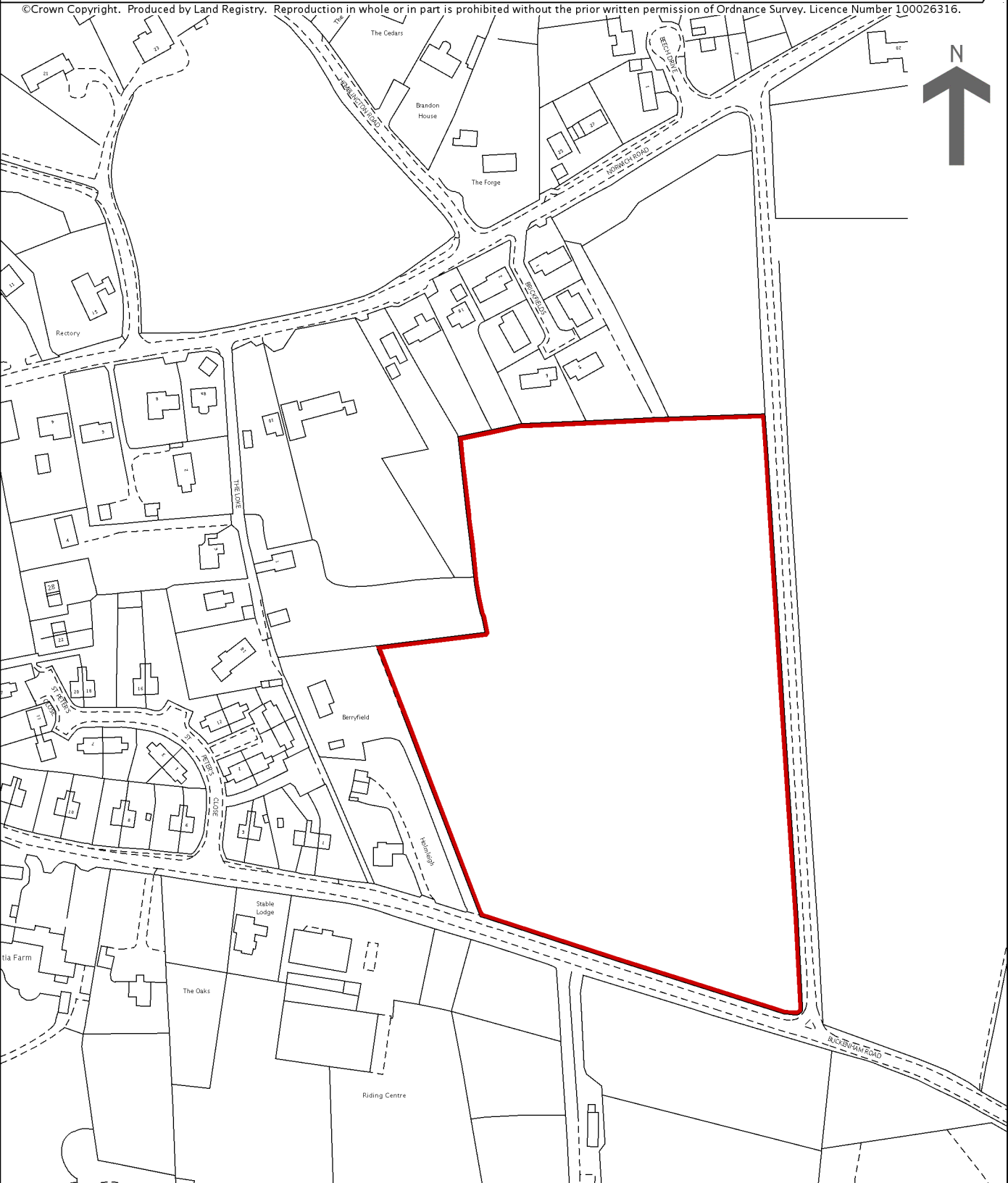
Greater Norwich Local Plan: Regulation 18 "Growth Options" Consultation - Site Submission Guidance Notes.

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.

<b>Name</b>	Alan K Cole
<b>Date</b>	Feb 25, 2018



©Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 23 February 2016 at 10:15:37. 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.

This title is dealt with by Land Registry, Kingston upon Hull Office.