

<b>1a. Contact Details</b>	
Title	Mr
First Name	Malcolm
Last Name	Dixon
Job Title (where relevant)	
Organisation (where relevant)	MDPC Ltd
Address	Wolseley House 1 Quay View Business Park Barnards Way Lowestoft Suffolk
Post Code	NR32 2HD
Telephone Number	01502501115(W) 07824637207 (M)
Email Address	Malcolmdixon@mdpctownplanning.co.uk

<b>1b. I am...</b>	
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"/>

<input checked="" type="checkbox"/> X	<input type="checkbox"/>
Other (please specify):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	Mr
First Name	D
Last Name	George
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

<b>2. Site Details</b>
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<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 at rear of 33 Norwich Rd Strumpshaw NR13 4AG</p> <p>To include previous Land Bid site identified as GNLP1034</p>
<p>Grid reference (if known)</p>	
<p>Site area (hectares)</p>	<p><b>0.28 hectares</b> in total inc. <b>1944 sq m.</b> (site identified as GNLP 1034)</p>

<b>Site Ownership</b>		
<b>3a. I (or my client)...</b>		
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>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).</b></p> <p><b>1)GNLP ref 1034</b></p>		

2)D.George

**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.)

- 1) (Site identified as GNLP 1034) forms part of a site of a previously demolished cottage, land unused at present &
- 2) Vacant land and barn –partially part of an extant planning permission for 2 detached dwellings inc demolition of the barn (LPA ref 20131181)

**4b. Has the site been previously developed?**

Yes

No

x

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

PP (LPA ref 20131181) dated 10<sup>th</sup> Oct 2013–foundations in place for 1 of the approved dwellings

Former agricultural barn on site to be demolished as part of the PP

(both the above to the north of the area under site identified as GNLP 1034)

**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)

- for residential use -estimated 6 dwellings

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

Market Housing <input type="checkbox"/>	Business and offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
<b>X</b>		
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.**

1 no. 4 bed house & 5 no. 2/3 bed bungalows

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

- If threshold for requiring Affordable Housing is triggered then the required level would be provided
- Discrete development site which would round off development in this part of Strumpshaw without having any material landscape impact or loss of valuable Grade1 / 2 agricultural land which applies to other promoted sites in the area
- Help regeneration complementing development taking place by Total Build to the immediate west.
- Efficient use of land
- Potential for wider housing market including lower end of housing ladder
- Inclusion of smaller properties for the elderly to enable downsizing in Village to free up larger family housing in the vicinity
- Sustainable location in terms of the village and close to Norwich with good public Transport (inc railway stations at Brundall and Lingwood)and excellent road links

**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)?

No

**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?

Existing access is available from a SW direction onto Norwich Rd which also serves

the development underway under Planning permissions granted for 2 dwellings (LPA ref 20131181) and 3 dwellings (LPA ref 20171722 dated 24 <sup>th</sup> Nov 2017)
<b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?
Nothing of any significance
<b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?
Not aware of any (none on sites to the west being developed presently by Total Build
<b>7d. Flood Risk:</b> 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?
No
<b>7e. Legal Issues:</b> 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?
Not aware of any
<b>7f. Environmental Issues:</b> 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?
No
<b>7g. Heritage Issues:</b> 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
<b>7h. Neighbouring Uses:</b> What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?
Existing and proposed housing alongside therefore no implications as far as developing this site is concerned for residential use
<b>7i. Existing uses and Buildings:</b> are there any existing buildings or uses that need to be relocated before the site can be developed.
No
<b>7j. Other:</b> (please specify):
UKPower Networks has access rights to Cables (see attached plan)around

periphery of site –would not prejudice development

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

**Availability**

**9a. Please indicate when the site could be made available for the land use or development proposed.**

Immediately	<input checked="" 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.**

Willing land owners

**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 partially owned by developer/promoter
Site is under option to a developer/promoter	<input checked="" type="checkbox"/>	Part of site (Land to immediate rear of 33 Norwich Rd identified as GNLP 1034) is under option agreement
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)?**

1 year (and up to 2 years if the site is consolidated with the Huntsman site (GNLP 0277))

<b>Viability</b>			
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"/> X
	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"/> X	<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"/> 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.			
Updated EVA attached (Pathfinder Ltd dated March 2018)			

<b>Other Relevant Information</b>
13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

- Ideal opportunity for the construction of 5 medium sized bungalows to enable downsizing as referred to above at para 5D
- Natural infill to existing development boundary for residential use which otherwise will lead to a pocket of land becoming landlocked once the schemes with the benefit of planning permission (as referred to above) are completed
- No encroachment into valuable agricultural land (Grade 1 /2) as affecting other potential sites
- No material landscape impact
- Most efficient use of land given its brownfield credentials
- The overall site should have been identified when the submission for GNLP10234 was made.
- In accordance with Central Govt advice a local building firm will develop the site and
- HELAA demonstrates that the site is suitable for development based on the criteria applied to the Huntsman Site to the east (ref GNLP 0277)
- Also conforms with the NPPF Draft Consultation exercise which at Para 69 is seeking seeks sites of 0.5 hectares or under to provide 20% of HLS commitments to help achieve 5YHLS

<b>Check List</b>	
Your Details	X
Site Details (including site location plan)	X
Site Ownership	X
Current and Historic Land Uses	X
Proposed Future Uses	X
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	X
Utilities	X
Availability	X
Market Interest	X
Delivery	X
Viability	X
Other Relevant Information	X
Declaration	X

#### **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  M Dixon	Date 14/03/18
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APPLICATION SITE  
• 283 HECTARES

The Huntsman  
(PH)

41

33

re m

Assumed visibility, spray  
2m x 40m in both directions