

1a. Contact Details	
Title	Mr
First Name	David
Last Name	Harvey
Job Title (where relevant)	
Organisation (where relevant)	Harvey & Co
Address	St James Mill Whitefriars Norwich
Post Code	NR3 1SH
Telephone Number	01603 677162 (mobile: 07986 996881)
Email Address	david@harveyandco.com

1b. I am...	
Owner of the site	Parish/Town Council
Developer	Community Group
Land Agent ✓	Local Resident
Planning Consultant	Registered Social Landlord
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	Mr
First Name	James
Last Name	Alston
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)	Site within South Wymondham Development Area Wymondham
Grid reference (if known)	
Site area (hectares)	1.38 hectares

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
✓		
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). The land edged red on the indicative site plan is owned in its entirety by J. Alston & Son Ltd.		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Not applicable ✓	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. Not applicable		

Current and Historic Land Uses
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)
The site is within agricultural use.

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)		
Not applicable		

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)		
Residential development of approximately 32 units. Plan 2 shows an indicative masterplan.		
5b. Which of the following use or uses are you proposing?		
Market Housing ✓	Business and offices	Recreation & Leisure
Affordable Housing ✓	General industrial	Community Use
Residential Care Home	Storage & distribution	Public Open Space
Gypsy and Traveller Pitches	Tourism	Other (Please Specify)
5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.		
See above – 5a.		
5d. Please describe any benefits to the Local Area that the development of the site could provide.		
<p>The development of this site would ensure the comprehensive planning and delivery of residential development within the south Wymondham area. If it were not incorporated, it would fetter the adjoining emerging development and would be entirely inconsistent with the principles of good, comprehensive planning.</p> <p>Plan 3 attached demonstrates the relationship between the site and the adjoining South Wymondham development area.</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.

Not applicable

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

Not applicable

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?

A legal right of way exists across the former BOCM site, to Rightup Lane, from which access would be taken, as shown on plan 2. It is possible, however, that in due course, access will be provided by the absorption of the site into the delivery of the overall adjoining South Wymondham development.

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

The site is flat.

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

Stable – yes, no ground contamination.

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?

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?

No, the required right of way exists – see 7a.

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?

No.

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?

The proposed development is entirely compatible with emerging residential development on adjoining land.

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	✓		
Mains sewerage	✓		
Electricity supply	✓		
Gas supply			✓
Public highway	✓		
Broadband internet	✓		
Other (please specify):			
8b. Please provide any further information on the utilities available on the site:			
Because the site sits within a larger development area, all utilities will be available.			

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	
1 to 5 years (by April 2021)	✓
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
9b. Please give reasons for the answer given above.	
The site is within the control of the landowner. There are no known impediments to delivery.	

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		
Site is under option to a developer/promoter		
Enquiries received		
Site is being marketed		
None		
Not known		
Other		<p>The landowner is prepared to promote the site through the current planning process. A site of this size does not require a promoter.</p> <p>A developer of an adjoining site has expressed provisional interest in acquiring the site and incorporating it into the larger development.</p>

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	✓
5 - 10 years (between April 2021 and 2026)	
10 – 15 years (between April 2026 and 2031)	
15 - 20 years (between April 2031 and 2036)	
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
2 years	

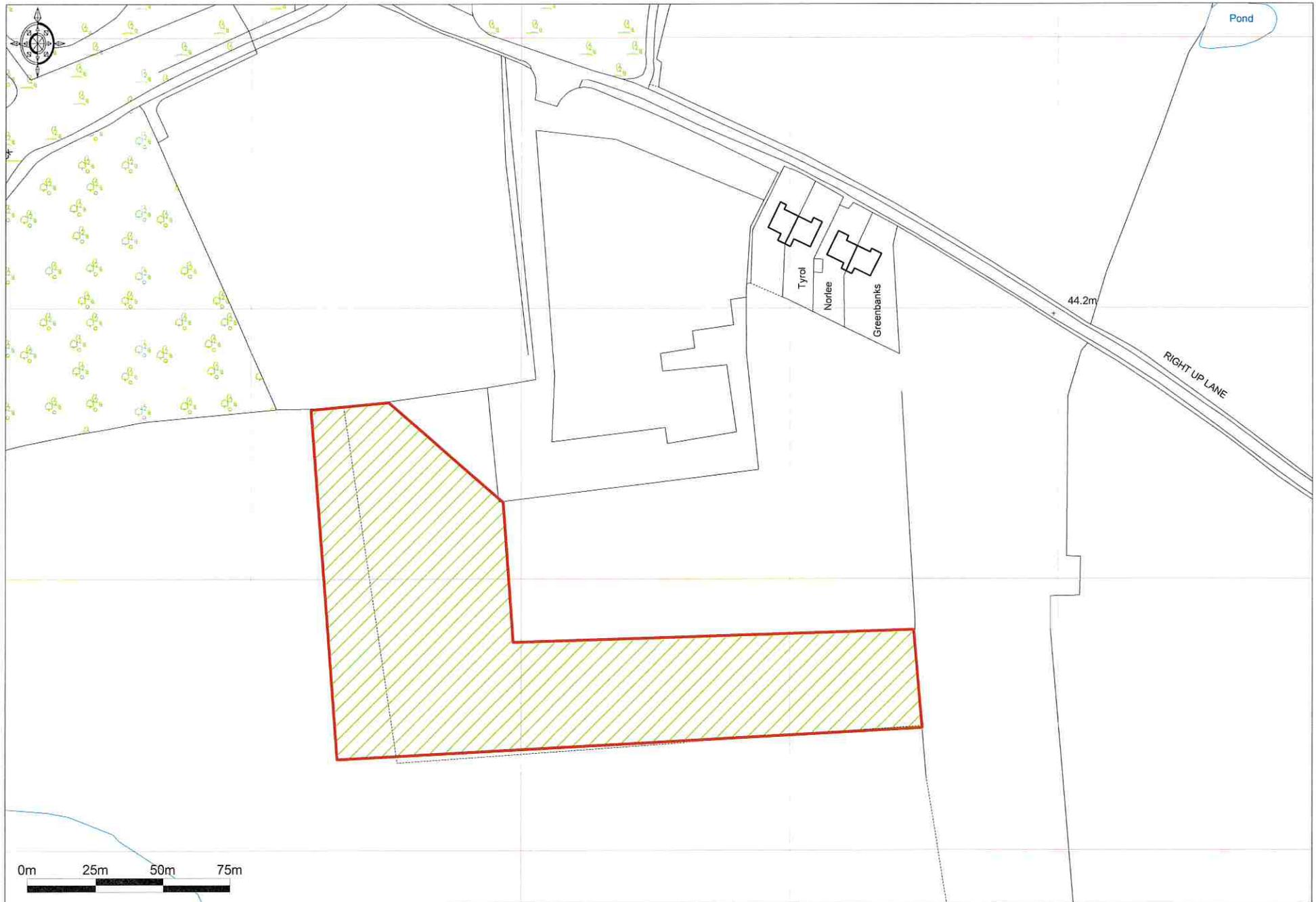
Viability			
12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy			✓
	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?	✓		
12c. If there are abnormal costs associated with the site please provide details:			
Not applicable.			
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?	✓		
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.			
On the basis of our knowledge of land values achieved in South Wymondham, and also having regard to the fact that principal infrastructure will be in place within the overall surrounding development, we are satisfied the development of the site will be 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	
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	✓

Check List cont ...	
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>	
<p>Name: David Harvey</p>	<p>Date: 22nd March 2018</p>

Plan 1 - Site within South Wymondham development area



0m 25m 50m 75m

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Site Area - 2,973.7 m² (0.73 acres)

Type	Beds	areas	No.	
A	House	4 bed	147 sq.m (1580 sq.ft)	11
B	House	4 / 5 bed	186 sq.m (2000 sq.ft)	2
C	House	4 bed	153 sq.m (1650 sq.ft)	3
D	House	3 bed	108 sq.m (1165 sq.ft)	2
E	House	3 bed	90 sq.m (975 sq.ft)	2
F	House	3 bed	86 sq.m (926 sq.ft)	3 - affordable
G	House	2 bed	78 sq.m (848 sq.ft)	3 - affordable
H	House	3 bed	140 sq.m (1510 sq.ft)	1
J	Flats	2 bed	60 sq.m (646 sq.ft)	5 - affordable

TOTAL 32



NOTE:
 Subject to detailed topographical and measured survey.
 Subject to client, local authority and consultant input Client to confirm all boundaries, wayleaves and easements



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James Alston

CLIENT

Silfield, Wymondham

PROJECT

4474-001- Dec 2012

DRAWING

OPTION 1

SKETCH LAYOUT approx 1:1000 at A3

