

<b>1a. Contact Details</b>	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

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

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

<b>2. Site Details</b>	
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)	
Grid reference (if known)	
Site area (hectares)	

<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
<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>		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes	No
<b>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.</b>		

<b>Current and Historic Land Uses</b>		
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
<b>4b. Has the site been previously developed?</b>	Yes	No

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

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**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)

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

Market Housing	Business & offices	Recreation & Leisure
Affordable Housing	General industrial	Community Use
Residential Care Home	Storage & distribution	Public Open Space
Gypsy & 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.**

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

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<b>Local Green Space</b>
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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.
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<b>6a. Which community would the site serve and how would the designation of the site benefit that community.</b>
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<b>6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.</b>
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<b>Site Features and Constraints</b>
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Are there any features of the site or limitations that may constrain development on this site (please give details)?
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<b>7a. Site Access:</b> 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?
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<b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?
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<b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?
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<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?
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<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?
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**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?

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**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?

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

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

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**7j. Other:** (please specify):

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**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):	
<b>8b. Please provide any further information on the utilities available on the site:</b>	

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
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)	
<b>9b. Please give reasons for the answer given above.</b>	

<b>Market Interest</b>		
<b>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.</b>		
	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		

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
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)	
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	

<b>Viability</b>			
<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 &amp; Children's Play Space and Community Infrastructure Levy</b>			
	Yes	No	Unsure
<b>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?</b>			
<b>12c. If there are abnormal costs associated with the site please provide details:</b>			
<b>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?</b>			



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.

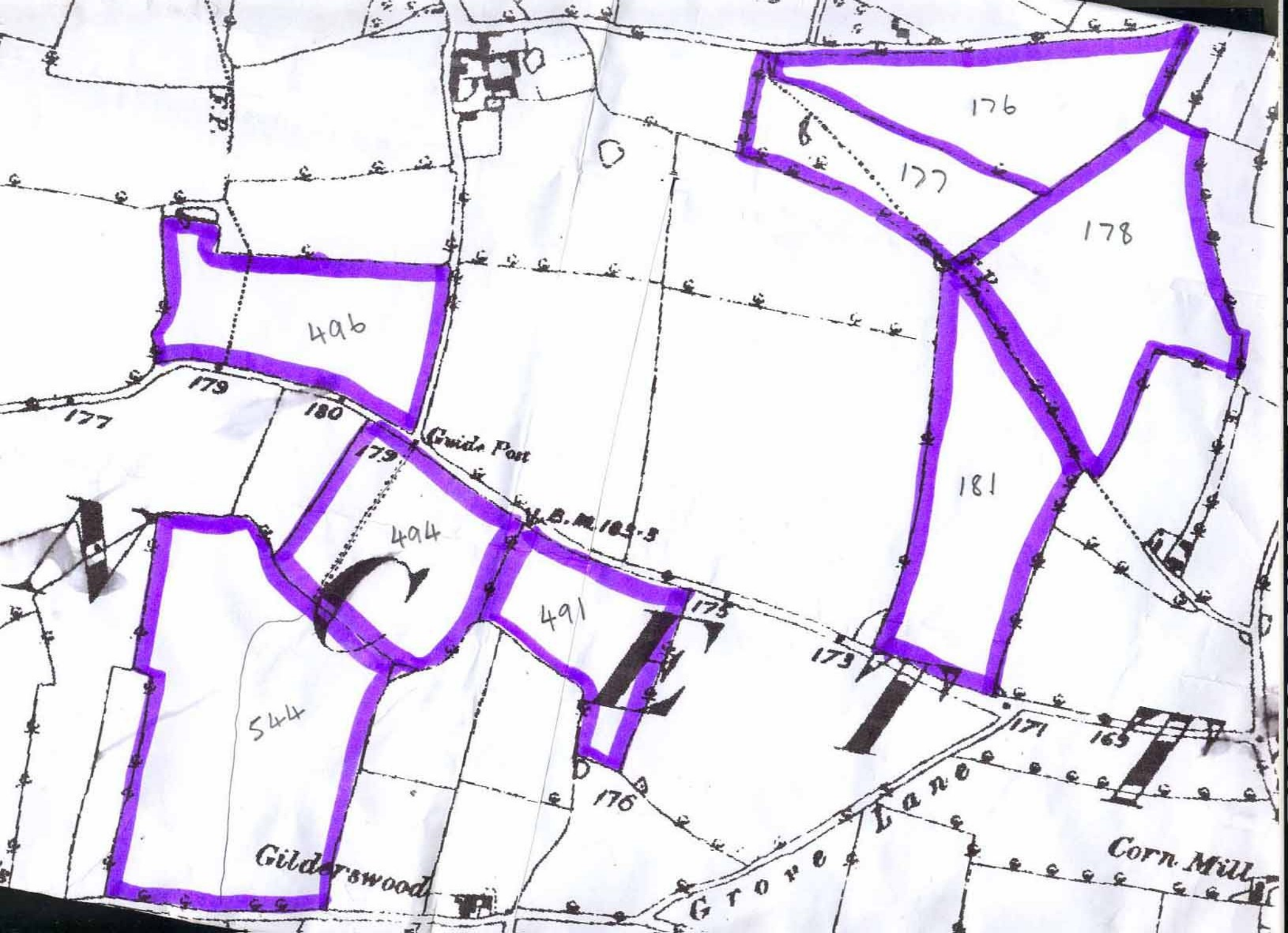
**Other Relevant Information**

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

<b>Check List</b>	
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	

<b>14. Declaration</b>	
<p>I understand that:</p> <p><b>Data Protection and Freedom of Information</b></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"> <li>• To assist in the preparation of the Greater Norwich Local Plan</li> <li>• To contact you, if necessary, regarding the answers given in your form.</li> <li>• To evaluate the development potential of the submitted site for the uses proposed within the form.</li> </ul> <p><b>Disclaimer</b></p> <p>The responses received as part of the Greater Norwich Local Plan "Call for Sites" 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 Call for Sites Response Form 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





MEMORANDUM:

BY an Assent dated 10th day of October 1989 the within named Thomas Christopher Eaton and Colin Norman Humphreys assented to the vesting in the said Colin Norman Humphreys Margaret Louise Eddy and Judith Lilian Aldred of all that land containing 52.550 acres at Forncett St. Peter Norfolk subject to the tenancy of R.J. Smith & Sons for an estate in fee simple. The usual acknowledgment was given in respect of the within written Grant

*Colin Norman Humphreys*

Memorandum endorsed on Probate of  
Norman Ephraim Humphreys Dec'd.

16<sup>th</sup> October 1989

529/ 45 2150  
RECEIVED  
26 OCT 1989  
PROBATE DEPARTMENT

DATED 10<sup>th</sup> October 1989

THE PERSONAL REPRESENTATIVES  
- of -  
NORMAN EPHRAIM HUMPHREYS Dec'd

- to -

MR. C. N. HUMPHREYS  
MRS. M. L. EDDY  
- and -  
MRS. J. L. ALDRED

A S S E N T

- of -

Freehold Land situate at Forncett  
St. Peter in the County of Norfolk  
comprising 52.550 acres

OVERBURY STEWARD & EATON  
Solicitors

NORWICH

WE, THOMAS CHRISTOPHER EATON OBE.,TD.,DL., of 3 Upper King Street in the City of Norwich Solicitor and COLIN NORMAN HUMPHREYS of 243 Victoria Road Lowestoft in the County of Suffolk Civil Servant the personal representatives of Norman Ephraim Humphreys (hereinafter called "the Testator") late of 42 Bancroft Close Stoke Holy Cross in the County of Norfolk who died on the twelfth day of January One thousand nine hundred and eighty-nine and whose Will was proved by us on the fourteenth day of April One thousand nine hundred and eighty-nine in the Ipswich District Probate Registry DO this *Tenth* day of *October* One thousand nine hundred and eighty-nine hereby :-

1. AS such personal representatives ASSENT to the vesting in the said COLIN NORMAN HUMPHREYS MARGARET LOUISE EDDY of 39 Spink Hall Lane Stocksbridge Sheffield S30 5FL and JUDITH LILIAN ALDRED of 212 Reepham Road Hellesdon Norwich Norfolk NR6 5SW (hereinafter called "the Beneficiaries") of ALL THAT property described in the Schedule hereto TO HOLD unto the Beneficiaries in fee simple as beneficial tenants in common in equal shares \_\_\_\_\_

2. DECLARE that we have not previously hereto given or made any assent or conveyance in respect of any legal estate in the premises or any part thereof \_\_\_\_\_

3. ACKNOWLEDGE the right of the Beneficiaries to the production of the Grant of Probate of the said Will (the possession of which is retained by us) and to delivery of copies thereof \_\_\_\_\_

4. THE Beneficiaries hereby declare that they or other the trustees for sale for the time being hereof shall (pending the sale of the whole of the said property in exercise of the trust for sale applicable thereto) have the same full and unrestricted power to dispose of the said property or any part thereof for full consideration (whether by way of sale lease exchange or otherwise) as a sole absolute beneficial owner thereof \_\_\_\_\_

A S WITNESS the hands of the parties hereto the day and year first before written \_\_\_\_\_

THE SCHEDULE

ALL THOSE pieces of freehold land containing 52.550 acres or thereabouts situate in the Parish of Fornsett St. Peter in the County of Norfolk As the same is all the property now remaining unsold more particularly described in the First Schedule to an Assent dated the sixteenth day of November One thousand nine hundred and sixty-eight whereby the said Thomas Christopher Eaton vested the said property in the Testator for an estate in fee simple All which said property is now SUBJECT to the agricultural tenancy of "R. J. Smith & Sons" at an annual rental of £2,150 payable half yearly on the 11th day of October and the 6th day of April in every year and SUBJECT ALSO to (1) an apportioned annual rentcharge of seven pounds and (2) the terms of a



Deed of Easement dated the 13th day of January 1982 made between the Testator of the one part and William Rodney Matthews and Heather Mary Matthews of the other part \_\_\_\_\_

SIGNED by the said THOMAS CHRISTOPHER EATON in the presence of :

T. C. Eaton

Rush Warren  
15 Water Beth Rd.  
Northolt  
Secretary

SIGNED by the said COLIN NORMAN HUMPHREYS in the presence of :

C. N. Humphreys

J. Kinnell

Forge House, Shadingfield,  
Beccles, Suffolk.

CIVIL SERVANT

SIGNED by the said MARGARET LOUISE EDDY in the presence of :

M. L. Eddy

David Pittell  
Worwick Cottage,  
75 Victoria Rd.  
Cirencester Glos.

SIGNED by the said JUDITH LILIAN ALDRED in the presence of :

J. L. Aldred

Peate Collins  
208 Reepham Road  
Halesden.

Medical Secretary.

Orncell  
End

Baptist Chapel  
(Garden)  
S.M. 188-3

Home Farm

# FORNCET

Corn Mill

Gilderswood

Brook's  
Corner

Acres  
19.00.8

