

1b. I am... - Owner of the site

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

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)

Intwood Rd ,Cringleford nearest postcode NR4 6TG

Site area (hectares) 1.2 STMS

3. Site Ownership

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

3b. Please provide the name, address and contact details of the site's landowner(s)

Ben Phillips and Jan Howard

3c. If the site is in multiple landownerships do all landowners support your proposal for the site? Yes

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.)

Horse grazing (although soil is so poor that keeping horses or agriculture is not suited to this ground)

4b. Has the site been previously developed? Yes

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

Planning application granted for stables and change of use in 2007

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)

The land has previously been unsuccessfully used for agriculture and is presently used as grazing for horses but very poor soil conditions produces insufficient grazing.

We therefore feel the land could be put to much better use.

So we would like to put forward our land for Housing ,Business or Tourism.

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

- Market Housing
- Affordable Housing
- Business and offices

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

Any options considered.

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

Help meet housing needs and maybe provide some much needed affordable housing.

The land is close to local amenities ,bus routes and easy vehicle access to A11 and A47.

If used for tourism could provide some local employment.

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?

There is currently a shared access from Intwood rd although a new access onto Intwood rd could be created.

A public footpath is adjacent to the current access gates.

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

Part of the site slopes gently down from south to north.

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

Ground conditions are stable and consist mainly of gravel and sand.

No contamination issues that we are aware of.

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?

No issues

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?

Shared access at entrance from Intwood rd.

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?

Stream/drainage ditch next to the railway line.

Adjacent woodland.

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?

Horses kept on adjacent land although they will be applying to have their land included in the GNLP.

Property opposite on Intwood rd used as a residence and small business.

Small strip of woodland to the north.

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

Timber stables and field shelter.

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 Unsure

Electricity supply Yes

Gas supply Unsure

Public highway Yes

Broadband internet Unsure

Other (please specify)

11,000 volt electricity pole on southerly point of land .

We think mains water is just the other side of the railway line.

Intwood rd for access

9. Availability

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

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

Horses to cease to be grazed on the land as not suitable.

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. Not known

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)?

Not Known

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?

Unsure

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?

Unsure

13. 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

Any development on the land would not be visible from the A47 southern bypass therefore complying with the councils wishes not to compromise the view from the bypass.

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.

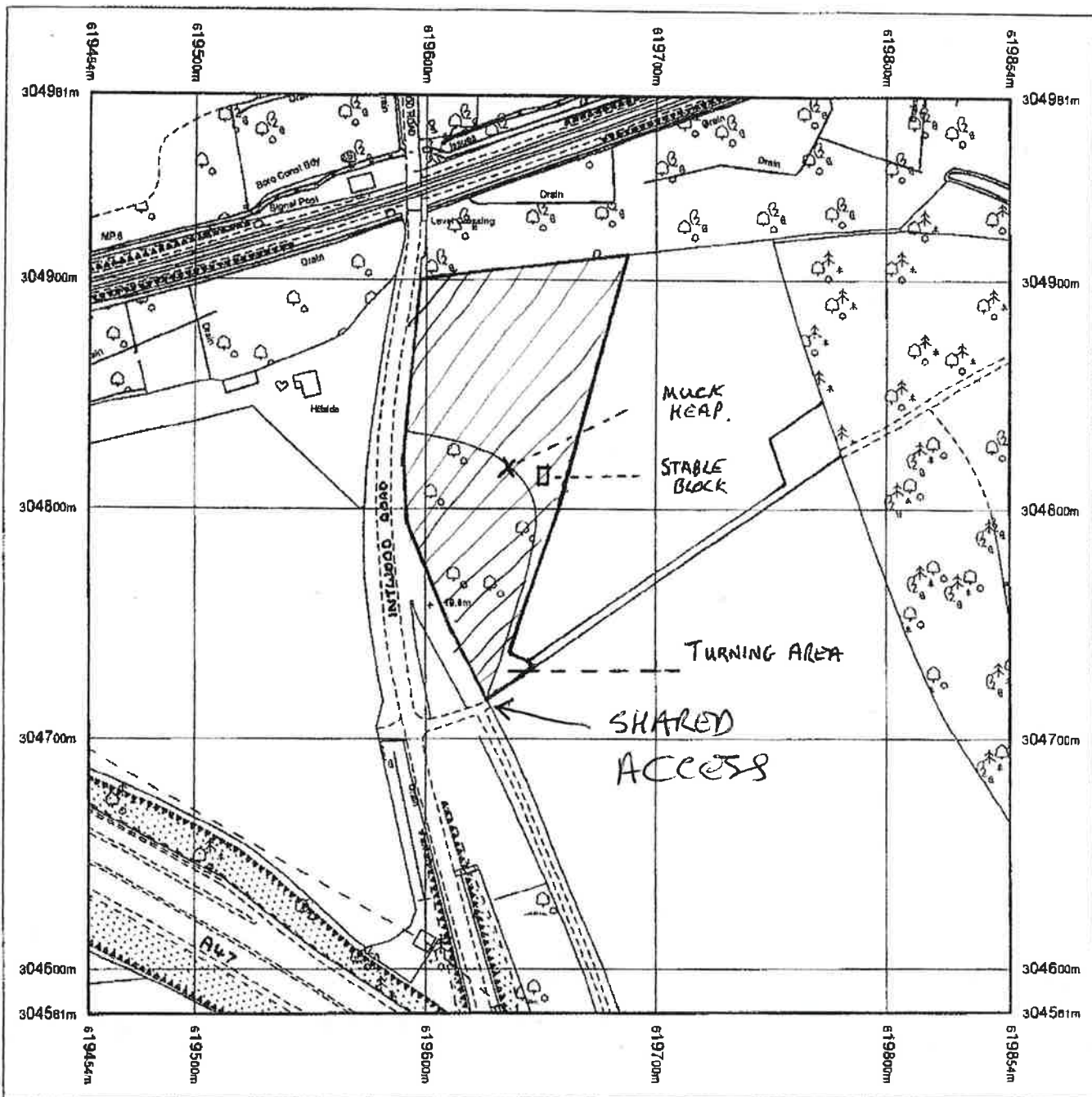
I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.

Name

Ben Phillips

Date

Feb 17, 2019



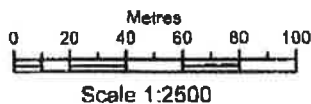
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Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
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NORWICH, NORFOLK