

<b>1a. Contact Details</b>	
Title	Mr
First Name	John
Last Name	Long
Job Title (where relevant)	Owner
Organisation (where relevant)	John Long Planning
Address	45 The Street Surlingham Norfolk
Post Code	NR14 7AJ
Telephone Number	07985 138713
Email Address	john@johnlongplanning.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 ✓	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

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

<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)	Land North of Yarmouth Road, Blofield, NR13 4LQ
Grid reference (if known)	TG 33915 09981 x- 633915 y- 309981
Site area (hectares)	0.49 hectares

Site Ownership		
<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 type="checkbox"/>
<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>  Linda Sawyer and Sue Chandler  c/o Dawlings Farm		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes  ✓	No  <input type="checkbox"/>
<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>  N/A		

Current and Historic Land Uses		
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
The site has been left unused. Self-seeded trees and shrub have established in parts of the site, the remainder is rough grassland.		
<b>4b. Has the site been previously developed?</b>	Yes  <input type="checkbox"/>	No  ✓

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

The site is part of a farm, which was dissected by the A47 Blofield bypass. The site was 'set aside' land until 2010, and has been left since. Unmanaged, self-seeded trees and shrubs have established in parts of the site, the rest is rough grassland.

**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 4 dwellings and open space.

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

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

Residential development of approximately 4 dwellings and open space.

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

New family housing and open space.

**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)?

**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?

The site is served by an existing private access (approx. 4.4m-4.5m width along its length). The access road is within the landowner's ownership/control.

The private access road connects the site to the public highway between 93 and 101 Yarmouth Road. The visibility splays at the junction with Yarmouth Road (30mph) comply with the 2.5 x 90m requirement.

The development is proposed to be served by this private road. Currently, there are 4 existing properties served by the private road. Norfolk County Council allow for 8 dwellings to be accessed off a private road.

There are no access constraints.

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

The site is reasonably level and there are no topographical constraints.

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

There are no known ground condition issues, and no potential contamination issues.

**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?

The site is not affected by flooding.

<p><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?</p>
<p>There are no 3<sup>rd</sup> party ownership/access rights on land. The public footpath to the west of the site is not affected.</p>
<p><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?</p>
<p>The site is adjacent to a small wooded area to the east. To the north of the site, (outside of the redline), is a landscaping belt (conifers) associated with the A47 Blofield bypass. There are a number of self-seeded trees and shrubs on the site.</p>
<p><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?</p>
<p>The site is self-contained and is not visible from any areas of conservation/heritage value.</p>
<p><b>7h. Neighbouring Uses:</b> What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?</p>
<p>To the north is the A47 Blofield Bypass; to the east is a small wooded area; to the south are existing residential properties and to the west is a field/grassed area, beyond which is other existing and proposed residential and community use development.</p> <p>A noise survey is being undertaken to assess the impact of noise from the A47. It is noted that houses have been constructed elsewhere in the village closer to the A47. The expectation is that the development will be located to the southern portion of the site, with additional buffer planting to the north of the site.</p>
<p><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.</p>
<p>There are no existing uses on the site. There is a tin shed on the site's western boundary which is within the land owner's control.</p>
<p><b>7j. Other:</b> (please specify):</p>

<p><b>Utilities</b></p>
<p><b>8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.</b></p>

	Yes	No	Unsure
Mains water supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public highway	<input checked="" type="checkbox"/> via a private drive in landowners control	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>
1 to 5 years (by April 2021)	<input 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"/>
<b>9b. Please give reasons for the answer given above.</b>	

The site is unused, uneconomical to farm and surplus to requirements and available for immediate development subject to necessary planning/sales processes.

**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 type="checkbox"/>	
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input checked="" type="checkbox"/>	The site has not yet been marketed.
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

**Viability**



<p><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></p>	✓		
	Yes	No	Unsure
<p><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></p>	<input type="checkbox"/>	✓	<input type="checkbox"/>
<p><b>12c. If there are abnormal costs associated with the site please provide details:</b></p>			
<p><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></p>	✓	<input type="checkbox"/>	<input type="checkbox"/>
<p><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.</b>          Technical work (including noise, ecology, highways, arboricultural assessments) has been commissioned and will be submitted to support the site promotion.</p>			

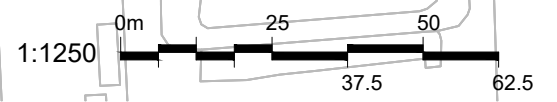
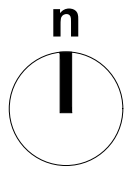
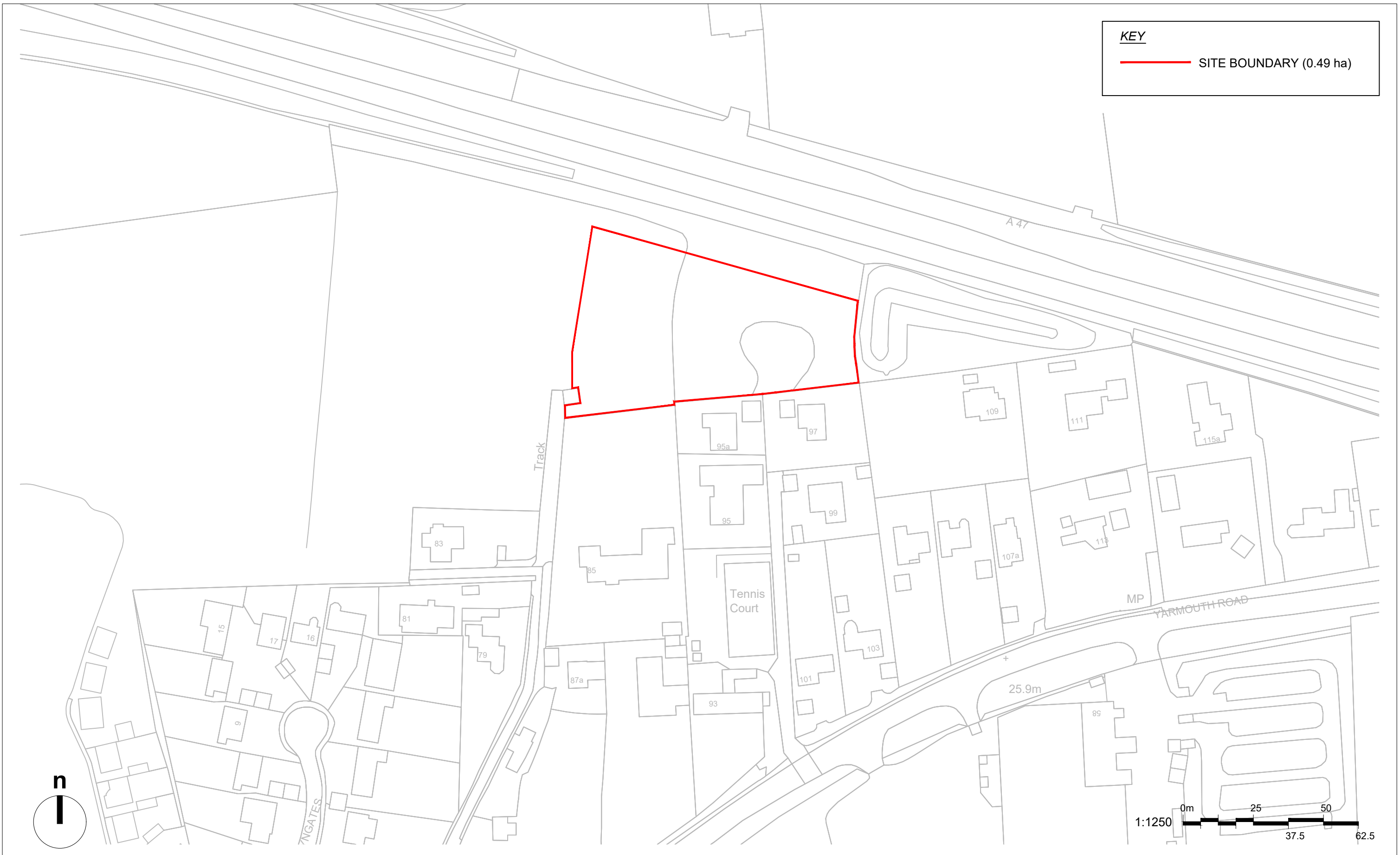
<p><b>Other Relevant Information</b></p>
<p><b>13. Please use the space below to for additional information or further explanations on any of the topics covered in this form</b></p>
Empty space for additional information

<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>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"> <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 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>	
Name John Long	Date 21 March 2018

**KEY**

— SITE BOUNDARY (0.49 ha)



**Green Hills**  
DRAUGHTING SERVICES

peter.wogan@greenhillscad.co.uk  
tel: 07899 826513

CLIENT: L. Sawyer, M. & S. Chandler, c/o Dawlings Farm  
PROJECT: Land at Yarmouth Road, Biofield, Norfolk  
TITLE: Residential Development Site Boundary Plan

PROJECT No. JLP 012/2018/001	DWG No. JLP_005	REVISION: P1	STATUS: PRELIM.
DATE: 15/03/2018	SCALE @ A3: 1:1250	DRAWN: PW	APPROVED: JLP

**NOTES**

Do not scale from this drawing, use figured dimensions only.  
All dimensions to be checked on site.  
All drawings to be read in conjunction with other contract documentation.  
Any discrepancies to be reported to the Contract Administrator before any work commences.

REV.	DATE	AMENDMENT	DRN	CHK'D