

| 1a. Contact Details | |
|-------------------------------|---|
| Title | Mr |
| First Name | Geoff |
| Last Name | Armstrong |
| Job Title (where relevant) | Director |
| Organisation (where relevant) | Armstrong Rigg Planning |
| Address | The Exchange, Colworth Science Park, Sharnbrook, Bedfordshire |
| Post Code | MK44 1LQ |
| Telephone Number | 01234 867135 |
| Email Address | Geoff.armstrong@arplanning.co.uk |

| 1b. I am... | |
|--|--|
| 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"/> |
| Other (please specify): | |

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| 1c. Client/Landowner Details (if different from question 1a) | |
|---|--------------------------|
| Title | Oxygen Real Estate Group |
| First Name | |
| Last Name | |
| Job Title (where relevant) | |
| Organisation (where relevant) | |
| Address | C/o Agent |
| 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) | Land West of Carpenter Close Downham Grove House Downham Grove Wymondham NR18 0SN |
| Grid reference (if known) | E: 612509 N: 303370 |

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|----------------------|--------|
| Site area (hectares) | 3.1 ha |
|----------------------|--------|

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| 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 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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). | | |
| Oxygen Real Estate Group, c/o agent | | |
| 3c. If the site is in multiple landownerships do all landowners support your proposal for the site? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 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. | | |
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| Current and Historic Land Uses |
| 4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.) |

Greenfield undeveloped land

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)

Greenfield land, no previous planning history.

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)

Up to 80 homes and public open space with access from Carpenter Close (current Persimmon Homes development)

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 checked="" 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.

Please refer to accompanying representations and plans

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

A supply of new homes (both market and affordable dwellings) in a highly sustainable location adjoining the existing Persimmon Homes development at Land North-West of Carpenters Farm (Ref: 2012/0839). Any proposal would also have the potential to provide public open space and financial contributions towards local services.

Local Green Space

n/a

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?

Access is proposed via the existing Persimmon Homes development to the east of the site in accordance with the masterplan drawing submitted under application reference 2014/2093 which shows a road provided up to the site boundary.

There are no public rights of way crossing or adjoining the site.

Please see enclosed Transport Note prepared by Motion which demonstrates that the access into the site is safe, suitable and deliverable for the level of development proposed.

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

No. The site is flat.

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

Ground conditions are stable and there are no known 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?

No. The site is in Flood Zone 1 (i.e. low risk) and therefore suitable for residential development.

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?

Our client is pleased to confirm that there are no legal constraints to the proposed from Persimmon Homes' development to the east of the site.

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?

There are no environmental or geological designations on the site or immediate surrounding area.

The site is enclosed by trees on all sides and its development would have little landscape impact. Part of the site comprises woodland that it proposed to be retained and enhanced with additional planting. The site also adjoins an area of woodland to the north and south which will be appropriately protected and enhanced in the design of the development.

There are no significant water courses on or near the site, but there is a ditch that runs through the site on a north-south alignment that would be incorporated into the proposal and ditches adjoining the site that would be retained.

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?

There are no heritage designations on the site or immediate surrounding area.

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

Residential and open countryside.

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):

N/A

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.

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|--|-------------------------------------|
| 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"/> |
| 9b. Please give reasons for the answer given above. | |
| The site is controlled by Oxygen Real Estate Group, who are committed to bringing it forward for residential development, and has no physical or legal constraints to delivery. | |

| | | |
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| 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 checked="" type="checkbox"/> | |
| Enquiries received | <input type="checkbox"/> | |
| Site is being marketed | <input type="checkbox"/> | |
| None | <input type="checkbox"/> | |
| Not known | <input type="checkbox"/> | |

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| 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)? | |

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| 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 | | | <input checked="" type="checkbox"/> |
| | 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"/> | <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"/> | <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. | | | |
| n/a | | | |

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|-----------------------------------|
| 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

Please refer to accompanying letter

| Check List | |
|--|-----|
| 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) | n/a |
| 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:

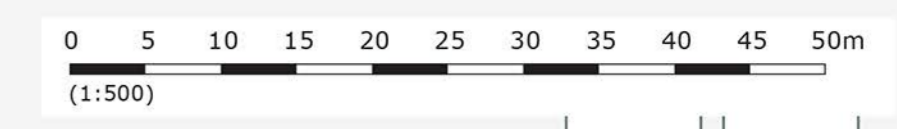
- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form
- to evaluate the development potential of the submitted site for the uses proposed within the form

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 Mr Geoff Armstrong | Date 20 th March 2018 |
|----------------------------|-------------------------------------|



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 Where applicable this drawing is to be read in conjunction with the Consultant's drawings.

| REV | DESCRIPTION | DATE | AUTHOR | CHK'D |
|-----|---------------|----------|--------|-------|
| P1 | Primary Issue | 19/03/18 | BD/ah | BD |

- KEY**
- Site Boundary
 - Principal Access Point
 - Proposed Pedestrian/Cycle Routes
 - Residential Development Blocks
 - Indicative Building Frontage
 - Built Form
 - Public Open Space
 - Existing Trees
 - Proposed Trees
 - Surrounding Existing Development



thrive.
 architects

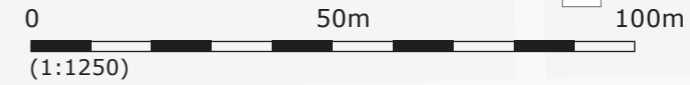
Romsey Office
 Building 300, The Grange, Romsey Road, Michelmersh, SO51 0AE
 t: 01794 367703 f: 01794 367276 www.thrivearchitects.co.uk

PROJECT
 Land at Downham Grove
 Wymondham
 For: Oxygen Real Estate Group

DRAWING
 Concept Masterplan
 & Land Budget

| SCALE | DATE | AUTHOR | CHK'D |
|------------|----------|--------|-------|
| 1:500 @ A0 | 19/03/18 | BD/ah | BD |

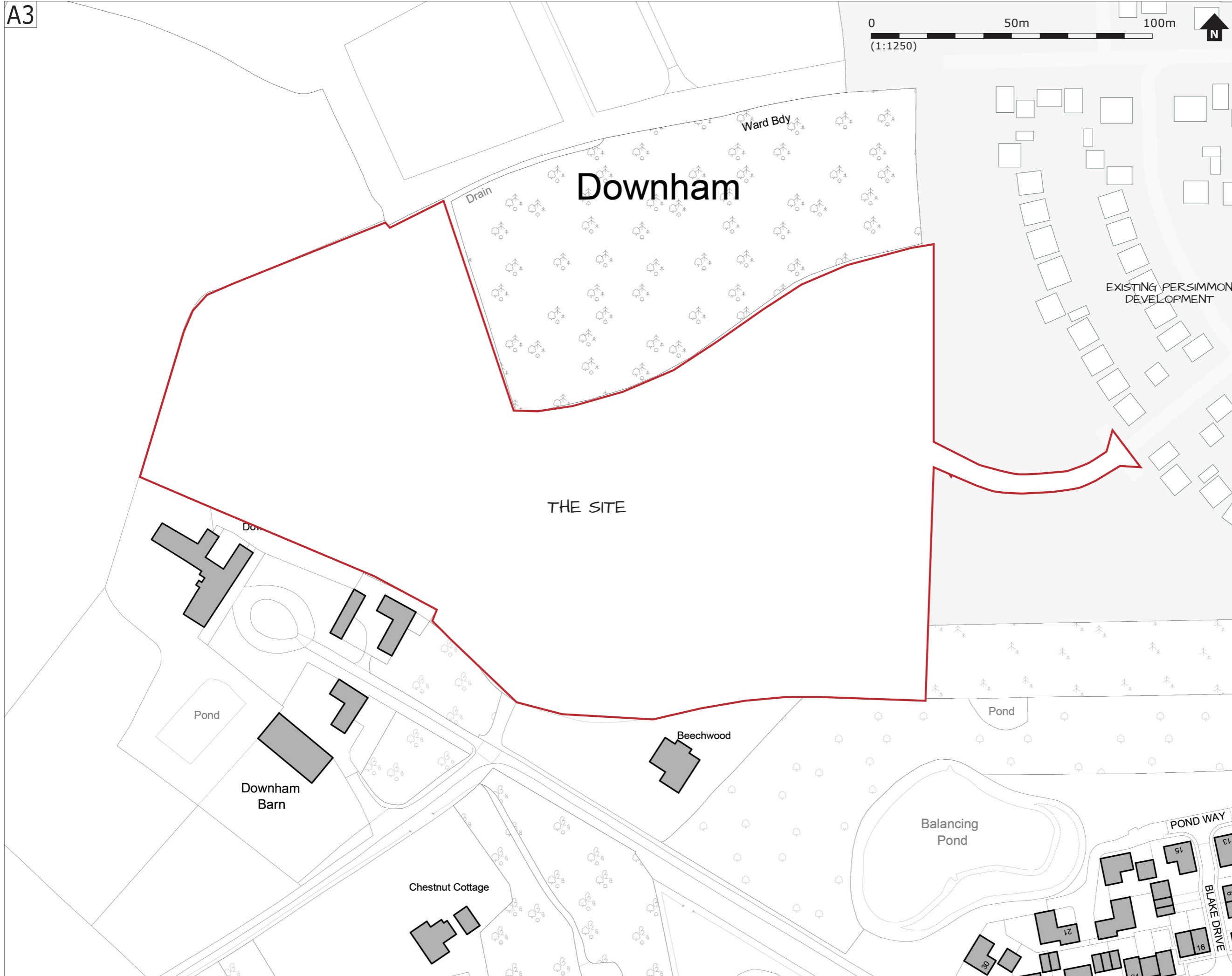
JOB NO. OXYG180209 **DRAWING NO.** CMP-01 **REV** P1



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| REV | DESCRIPTION | DATE | AUTHOR | CHK'D |
|-----|-------------------|----------|--------|-------|
| P1 | Preliminary Issue | 20/03/18 | BD/ah | BD |

- KEY**
- Site Boundary
 - ← Principal Access Point
 - Existing Persimmon Development
 - Surrounding Buildings



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PROJECT
 Land at Downham Grove
 Wymondham
 For: Oxygen Real Estate Group

DRAWING
 Site Location Plan

| SCALE | DATE | AUTHOR | CHK'D |
|-------------|-------------|--------|-------|
| 1:1250 @ A3 | 20/03/18 | BD/ah | BD |
| JOB NO. | DRAWING NO. | REV | |
| OXYG180209 | LP-01 | P1 | |