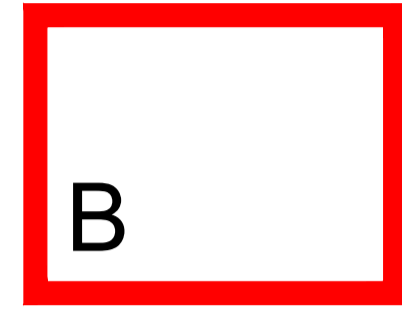
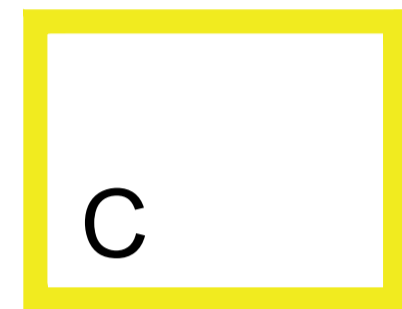


A Application site for Residential Development  
All land in client ownership



B Site within settlement boundary currently being prepared for Planning Application for Residential Development.  
The access connection from site to Sandstone Way will be through this area as indicatively shown  
All land in client ownership



C Site to North of Application site included in settlement boundary for 42 dwellings and application due to be submitted



Location of current settlement boundary



Suggested link up line of revised settlement boundary

**PETER CODLING ARCHITECTS**  
7 THE OLD CHURCH, ST. MATTHEWS ROAD, NORWICH, NR1 1SP Tel: 01603 660408 Fax: 01603 630339

Site Development at Sandstone Way  
Diss

Site Layout Plan

SCALE 1 / 500

JOB NO 5632 20

DATE June 2016 DRAWN BY

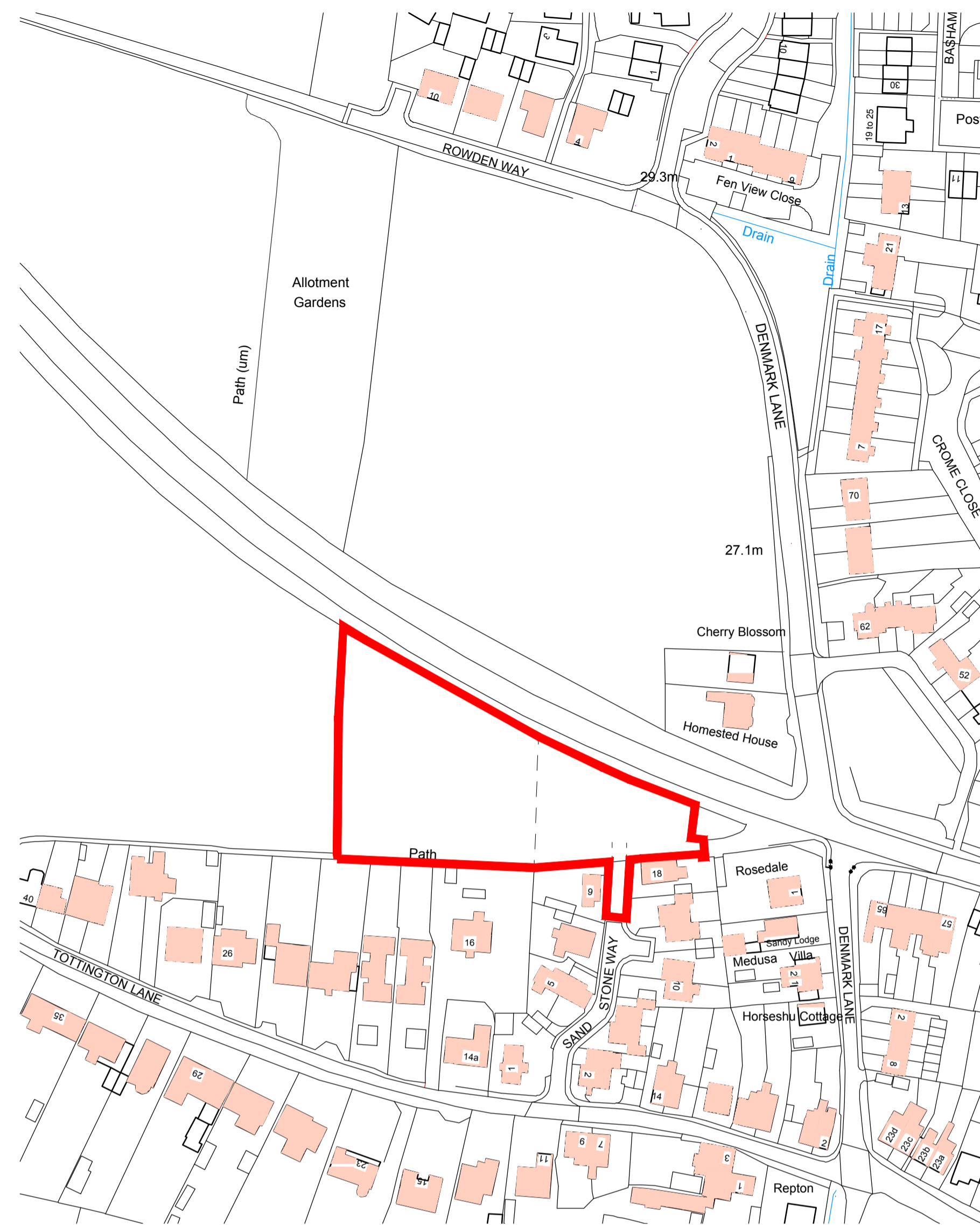
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Existing public footpath which will be retained



The Site being put forward (Area A on drawing 5632 20 marked in red and hatched )

The site equates to approx 485msq or 0.48 hectares. It is of currently meadowland bounded by the existing 1066 main road to the North, existing residential development to the South, vacant site within the Diss development boundary to the East and meadowland outside an existing native hedge to the West. We believe it is a suitable location for additional residential development due to its location bordered on three sides by the existing settlement boundary and the site will be surrounded by residential development on all three sides when the development of 42 houses to the North has been completed.

The site will be assessed off Sandstone Way and through an existing piece of land owned by our client (Area B on drawing 5632 20). This area is currently included within the Diss settlement boundary of Diss and will shortly be subject to a Planning Application for development (informal discussions had with Planning and Highways Officer at South Norfolk Council). The layout will be designed to incorporate continued through access to the proposed site. An indicative plan only at this stage has been prepared (see drawing 5632 22)



Area showing where new footway link would go



From Sandstone Way looking up existing access to site. Please note manhole covers in road for connection purposes.



From site looking down towards Sandstone Way

**Access**

Vehicle access will be from Sandstone Way an existing adopted highway with pedestrian footpaths on both sides and street lighting. Sandstone way joins Tottington Lane with good visibility in both directions. The area of land to create the new access from Sandstone Way to the site is in our clients ownership so no requirement for third party agreements. The width of the road is suitable width for extension of an adoptable highway.

Discussions have been had with Highways regarding pedestrian access from the site into Diss. It was agreed that a suitable access would be to extend the existing footpath running along the South side of the site upgrade the surface and link it with the junction of Denmark Lane and the main Diss to Roydon (1066) road as shown on drawing 5632/20. There is also a pedestrian link from Sandstone Way along Tottington Lane across Fair Green and up Denmark Street.

**Services**

All services are available either on site or in very close proximity. There is an existing foul water sewer crossing the site which can be used for the additional dwellings. This sewer connects to an existing AWA manhole in Sandstone Way. There is also a surface water sewer in this location to take additional highway water. It is anticipated surface water from roofs etc etc will go to soakaways appropriately designed following the results of percolation tests. The results of percolation tests on the site to the North would suggest that infiltration rates will be favourable. Mains water, electric gas and telephone are available in Sandstone Way and there is no need to cross third party land for these to be available on site.

**Ecology**

An ecology report has been prepared in April 2016. A copy is available to view. The conclusion was that further surveys were not required and that the site was "poor habitat for common peptiles". Enhancements were suggested in the report.

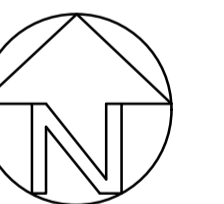
Deliverable and Viable.

We consider the site to be deliverable and viable for the following reasons:--

- A The site is a small parcel of land not suitable for agriculture.
- B It will shortly be enclosed on three sides with residential developments.
- C It straightens the existing settlement boundary line.
- D Our client is in total control of all the pieces of land including the area of the access road.
- E No reliance on third party's for vehicle access or pedestrian
- F No reliance on third party's for services
- G The land is currently of little value. The client is aware of the need to provide affordable houses and/or starter homes and has taken this into consideration.
- H The client is aware of the need to provide payment via the Community Infrastructure Levy.
- I The site is in a highly sustainable location with easy access to Diss which is in walking Distance. Schools, shops, bars and restaurants are all in walking distance on footpaths.
- J Access possible to further afield destinations such as Norwich, Thetford and Ipswich without the need to drive through the centre of Town.
- K Easy access to Bus and train links.
- L Ecology survey suggests no issues or hold up of development should the site be included for development.

**Conclusion**

The site would be available for immediate development should approval be granted.



**NOTE:**  
The client should be aware of his/her statutory requirement to appoint a principle designer and principle contractor under the CDM 2015 regulations. Peter Codling Architects does not undertake this H&S role unless specifically appointed.

**PETER CODLING ARCHITECTS**  
7 THE OLD CHURCH, ST. MATTHEWS ROAD, NORWICH, NR1 1SP Tel: 01603 660408 Fax: 01603 630339

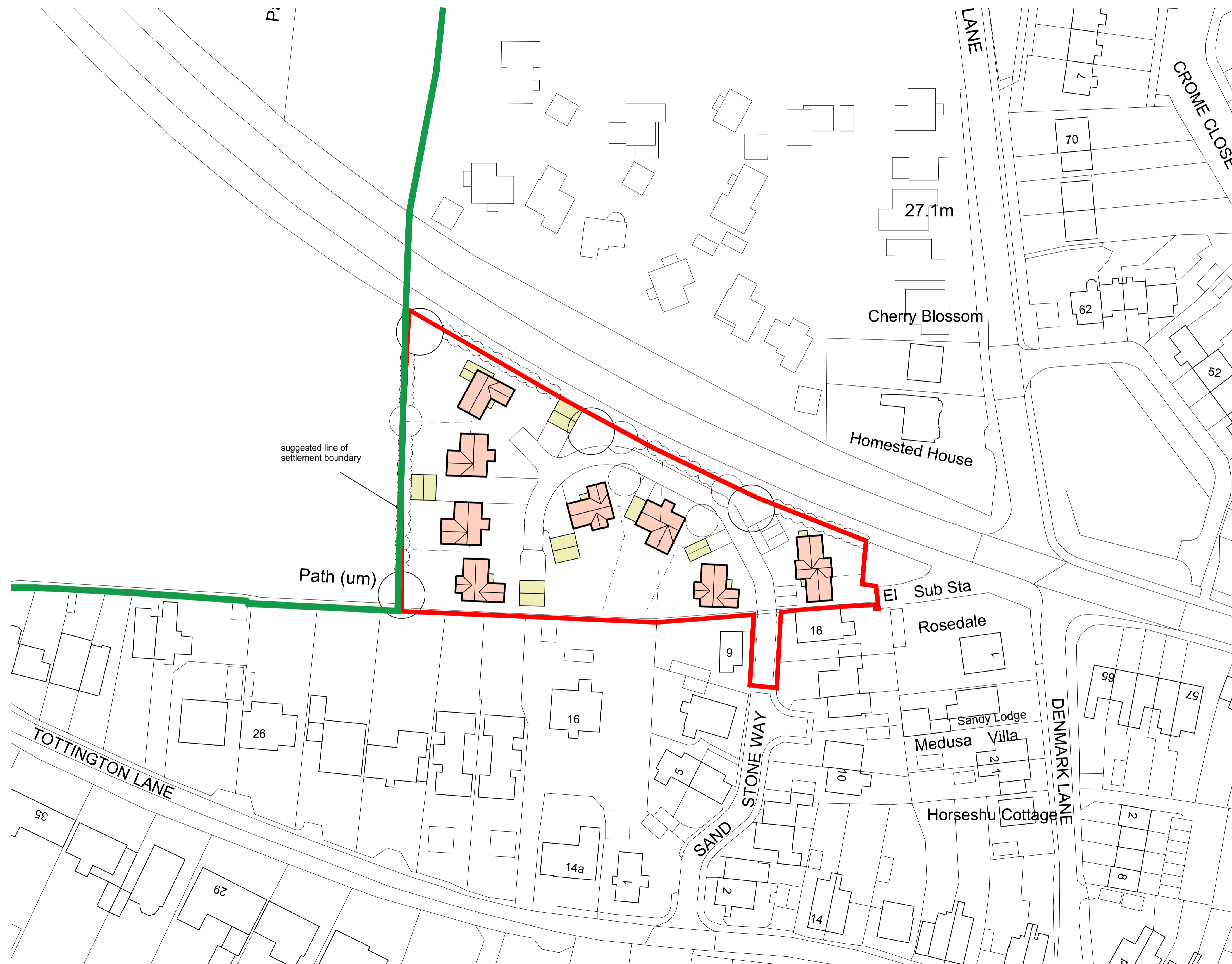
Site Development at Sandstone Way  
Diss

Location / Sustainability Plan

SCALE	1 / 1250
JOB NO	5632
DATE	June 2016
DRAWN BY	21

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Indicative site plan only incorporating both sites A and B

**NOTE:**  
 The client should be aware of his/her statutory requirement to appoint a principle designer and principle contractor under the CDM 2015 regulations.  
 Peter Codling Architects does not undertake this H&S role unless specifically appointed.

**PETER CODLING ARCHITECTS**  
 7 THE OLD CHURCH, ST. MATTHEWS ROAD, NORWICH, NR1 1SP Tel: 01603 660408 Fax: 01603 630339

Site Development at Sandstone Way  
 Diss

Indicative only site layout

SCALE	1 / 500
JOB NO	5632
DATE	June 2016
DRAWN BY	22

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## Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0104
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team no later than **5pm on Friday 24 June 2016**.

By email: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Or, if it is not possible submit the form electronically,

By Post to:

*Greater Norwich Local Plan Team  
PO Box 3466  
Norwich  
NR7 7NX*

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 site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: [www.greaternorwichlocalplan.org.uk](http://www.greaternorwichlocalplan.org.uk)

E-mail: [callforsites@gnlp.org.uk](mailto:callforsites@gnlp.org.uk)

Telephone: 01603 306603

<b>1a. Contact Details</b>	
Title	Mr
First Name	Martin
Last Name	Howe
Job Title (where relevant)	
Organisation (where relevant)	
Address	Peter Codling Architects Ltd 7 The Old Church St matthews Road Norwich Norfolk
Post Code	NR1 1SP
Telephone Number	01603 660408 NULL
Email Address	martin@petercodlingarchitects.co.uk

<b>1b. I am...</b>
Planning Consultant

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
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)	Land at Sandstone Way  NULL  NULL  Diss  Norfolk
Grid reference (if known)	TM107797

Site area (hectares)	0.48
Site parish	Diss
Site district	South Norfolk

<b>Site Ownership</b>	
<b>3a. I (or my client)...</b>	
Is the sole owner of the site	
<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>	NULL
<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.)

Agricultural / meadowland / grazing

**4b. Has the site been previously developed?**

No

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

meadow land and grazing land

kept maintained by current owner

**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

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

Market Housing	Yes
Affordable Housing	Yes
Residential Care Home	No
Gypsy and Traveller Pitches	No
Business and offices	No
General industrial	No
Storage and distribution	No
Tourism	No
Recreation & Leisure	No
Community Use	No
Public Open Space	No
Other (Please Specify)	NULL

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



Please see enclosed drawings produced for indicative purposes

Residential development between 6-10 dwellings

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

Due to the shape and location of the site it is considered not suitable for agricultural purposes. Re-development of this site for residential purposes would provide a mix of residential homes including an element of affordable and starter units in a sustainable location with good vehicle and pedestrian links.

**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. Are you proposing a site to be designated as a Local Green Space?**

No

**6b. Which community would the site serve and how would the designation of the site benefit that community.**

NULL

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

NULL

**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 a current access to the site from Sandstone Way which would be upgraded and improved to take the scale of development proposed. This is all in our clients

ownership and control and so no need for third party involvement to achieve the access

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

The site is level but slightly raised from Sandstone Way. The dwellings would be carefully designed to avoid overlooking issues.

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

The ground conditions of the site are stable. Due to historical land use and the fact that the site is surrounded by residential properties it is unlikely that contamination will be of concern.

**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 lies outside Environment Agency Flood areas.

**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 has full control and ownership of the site and access. There is no reliance on third parties for the development.

**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. Roydon Fenn to the West but considered far enough away not to be affected by site development. An ecology report has been prepared in April 2016 and raised on concerns.

**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. Roydon Fenn to the West but considered far enough away not to be affected by site development. An ecology report has been prepared in April 2016 and raised on concerns.

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

All existing residential properties.



<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.	
No existing buildings on site. The site is vacant.	
<b>7j. Other:</b> (please specify):	
None	

<b>Utilities</b>	
<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>	
Mains water supply	Yes
Mains sewerage	Yes
Electricity supply	Yes
Gas supply	Yes
Public highway	Yes
Broadband internet	Yes
Other (please specify):	All available either on site or close to site and available for connection
<b>8b. Please provide any further information on the utilities available on the site:</b>	
See enclosed drawing showing location of foul sewer. Also showing Sandstone Way where other services are available for connection	

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
Immediately	

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

The site is vacant and is available for development immediately. Client controls all necessary site and access provision.

**Market Interest**

**10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.**

Site is owned by a  
developer/promoter

<b>Comments</b>	As previous
-----------------	-------------

**Delivery**

**11a. Please indicate when you anticipate the proposed development could be begun.**

Immediately

**11b. Once started, how many years do you think it would take to complete the proposed development (if known)?**

Site could commence immediately subject to obtaining the necessary Planning consents and could be completed in one to two years from commencement.

**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

**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?**

No



**12c. If there are abnormal costs associated with the site please provide details:**

NULL

**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?**

Yes

**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.**

As previously stated the site is deliverable with no third party ownership restrictions

**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 see the following drawings attached  
 5632 20 site plan  
 5632 21 location plan  
 5632 22 indicative layout plan

<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            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> </ul>



- to evaluate the development potential of the submitted site for the uses proposed within the form

**Disclaimer**

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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  
Martin Howe

Date  
6/21/2016