

1b. I am... - Planning Consultant

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

Title Mr, Mrs

Last Name Prewer

Organisation (where relevant)

Address

Post Code

Telephone Number

Email Address

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)

Land East of Norwich Road, Dickleburgh, Norfolk

Site area (hectares) 0.90 Ha

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [PREWER-30-100 LAND EAST OF NORWICH RD.pdf](#)

3. Site Ownership

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

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

As client details above.

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.)

Currently agricultural land use for arable purposes.

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)

Historically use for agricultural purposes.

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)

Proposed residential development of between 15 and 20 dwellings including both market and affordable housing to meet the local housing need.

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

- Market Housing

- Affordable Housing

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

Residential development of between 15 and 20 dwellings (16.7 dph – 22 dph) including both market and affordable housing. Comprising single and two storey dwellings and range of 2, 3 4 and 5 bedroom dwellings.

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

The proposed development of this scale would provide significant social and economic benefits to the village, surrounding community and local businesses through supporting the local services and facilities. Support and increased demand for places at the Dickleburgh Primary School, and increased household spend in the village at the Dickleburgh Stores and post office, fish and chip shop and Crown public house. Increased demand for bus services through the village would assist in their ongoing viability and sustainability. Subsequent economic multiplier effects of additional household spend being recirculated through the local economy on other services and facilities, for maintenance, building, gardening, childcare, cleaning. The generation of labour in the short term through construction and in the longer term through generating additional need for services in the area, builders, plumbers, gardeners childminders etc. Socially the proposals would provide for increased housing supply, and offer a mix of type, size and tenure of dwellings addressing the local need for housing.

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 an access to the site from Norwich Road in the northwest corner of the site. The site as shown on the submitted plan could also be accessed by a new access points directly on to Norwich Road that bounds the site as shown on the submitted site plan. This access point would provide adequate visibility north and south given location in 30 mph restricted zone.

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

The site is a relatively flat and open agricultural field. Not a constraint on development.

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

The site is an open field with no known stability issues. The site has historically been used for agriculture as open pasture/grazing land and therefore 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?

This site submission comprises a revised site to that previously submitted reference GNLPO230. As a result the site is not located within Flood Zones 2 and 3. The site is also indicated as being at very low risk of surface water flooding as identified on the Environment Agency flood risk maps. A watercourse runs in roughly east – west direction to the north of the site and the area either side of this is subject to medium and high risk of flooding. Accordingly the site area has been reduced to avoid these 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?

There are no known legal issues.

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?

The site does not contain and is not within any statutory or non-statutorily protected sites. Nor does the site contain any priority habitats. The site is also not adjacent to or within proximity of or risk zone of any statutorily and non-statutorily protected sites. The site is within an area identified as being important for the following priority species, Lapwing Grey Partridge and Turtle Dove.

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?

The site does not include any designated heritage assets nor are there any designated heritage assets adjacent to the site. The course of a Roman Road runs roughly north to south through the site. Archaeological surveys would be undertaken as part of any subsequent development of the site which would give opportunity to assess, record and protect any artefacts and features of archaeological significance.

The northern boundary of the Dickleburgh Conservation area runs immediately to the south of the site, however a character appraisal in 2017 identified that the conservation area should be significantly reduced and as a result the areas to the south and southeast of the site have been recommended for removal. As a result subject to contextual appraisal and appropriate scale, design and layout it is not considered that this would form a constraint on development.

There are a collection of listed buildings located along either side of Norwich Road to the south of the site within the main core of the village. Those nearest include the grade II listed Ivy Cottage, Mount Pleasant also grade II listed and Westview. Subject to appropriate height, scale, and design of development, it is not considered that development on the site would cause unresolvable impacts on important views or the immediate setting of these listed buildings.

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

The site adjoins open agricultural fields to the north and east. Residential properties and main part of the village border the site to the south. A group of residential properties are located on the opposite side of Norwich Road to the west which continue both to the north and south. A sewage works is located to the southeast of the site. A buffer of in excess of 150 metres would be retained between the site and works to avoid any significant harm by way noise and odour, a similar distance to that seen between the works and main part of the village to the south.

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

The site is a clear and open field last used for agricultural purposes. No buildings or structures to be removed.

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 Yes

Electricity supply Yes

Gas supply No

Public highway Yes

Broadband internet Yes

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.

The site is in full ownership and control of the applicants. There are no known legal, viability, environmental or technical constraints and obstacles that cannot be overcome. The land is therefore available and ready to commence in the short term.

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. None

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)? 2-3

12. Viability

This is the description of your section break.

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

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

13. Other Relevant Information

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 Christopher Hobson

Date Mar 21, 2018

DRAWING NOTE

- This drawing must not be reissued, loaned or copied without the written consent of Durran's.
- All errors, omissions, discrepancies should be reported to Durran's immediately.
- All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier.
- Any deviation from the drawing to be reported to Durran's immediately.

- This drawing is only to be used for the purpose identified in the boxes below.
DO NOT SCALE FROM DRAWING

CDM 2015 DESIGNER RISK INFORMATION

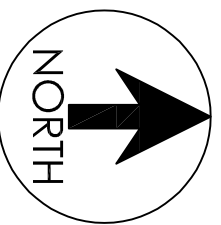
In addition to the hazards/risks normally associated with the type of construction work detailed on this drawing which a competent contractor should be able to control using normal good practice and procedures:

NOTE THE FOLLOWING UNUSUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY:-

CONSTRUCTION
MAINTENANCE/CLEANING
DECOMMISSIONING/DEMOLITION
Further information can be found on designer risk assessment number / document ref:-
It is assumed that all works will be carried out by a contractor competent under CDM/2015 working to an approved method statement and that unless otherwise advised a principle designer has been appointed



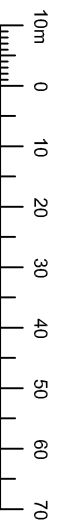
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DRAWING LEGEND

 **POTENTIAL SITE**
 **ACCESS POINT**

SITE AREA: 0.90ha



Drawn	Checked	Site	Scale	Date
TK	CH	A3	1:1250	FEB 2018
Project No.	300177	Drawing No.	30-100	Revision
				-

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Client/Project:
GREATER NORWICH JLP

PREWER
 SITE SUBMISSION - LAND EAST OF
 NORWICH ROAD, DICKLEBURGH
 Drawing Title:
SITE PLAN

