

1b. I am... - Planning Consultant

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

First Name Katie

Last Name O'Sullivan

Address

c/o Bidwells

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 West of Woodrow Lane, Aslacton

Site area (hectares) 2.5ha

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)

Katie O'Sullivan,

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.

N/A.

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.)

Pasture land.

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)

Pasture.

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)

Residential development with associated infrastructure and landscaping.

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.

It is proposed that the site could accommodate a residential development of approximately 20-30 units. An indicative layout plan will be provided in due course to demonstrate how this could be achieved. Access would be provided from Woodrow Lane.

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

The site has the capacity to deliver market and affordable housing, thereby boosting the supply of much-needed residential development in the District. The site could deliver community facilities, to be determined through consultation with the Greater Norwich Local Plan team and the local community.

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.

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.

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?

The site can be accessed from Woodrow Lane, and there are no public rights of way within the site. Further information will be provided in due course.

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

The site levels are generally flat with no significant changes in level that could adversely affect the development of the site as a whole.

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

There are no known ground stability or contamination issues on the site. Further information will be provided in due course.

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 Environment Agency Flood Risk Map indicates that the site is not located in a high level flood risk area (Flood Zone 1). At any detailed planning application stage, a suitable drainage system solution can be implemented to eradicate any potential risk of flooding to the development site and the surrounding area.

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 for the site, with the landowner owning the site outright.

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 comprises undeveloped pasture land, bordered and intersected by established hedgerows. The ecological value of these hedgerows is unknown at this stage, though further information will be submitted in due course. Any development on the site would seek to retain and preserve these hedgerows wherever possible.

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?

With the exceptions of Wallbridge Sneath Farmhouse (Grade II Listed Building) to the south, Sneath Farmhouse (Grade II Listed Building) and Rookery Farmhouse (Grade II Listed Building) to the north-west, there are no other known heritage or conservation assets within the immediate surrounding area of the site. Given the distances separating the aforementioned Listed Buildings from the site, the development of this site for new housing will unlikely impact upon the heritage or conservation setting of the nearby assets. Despite this, any development would seek to retain green spaces and remain sensitive to the visual character of the area.

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

There are residential properties to the east, south and west of the site, with further pasture land 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.

There are no existing uses or buildings on the site that need to be relocated for any development to commence.

7j. Other: (please specify):

N/A.

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 No

Mains sewerage No

Electricity supply No

Gas supply No

Public highway Yes

Broadband internet Unsure

Other (please specify)

N/A.

8b. Please provide any further information on the utilities available on the site:

N/A.

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 land is available for development now with no private ownership ransom strips.

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)? Not known - depends on final numbers.

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? 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	Jake Lambert
Date	Jan 09, 2018

