

Other (please specify)

Architect Agent

1c. Client / Landowner Details (if different from your login account)**Title** Mr**First Name** Joe**Last Name** High**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 adjacent A146, Loddon Rd, Norwich NR14 7PL, UK.

Grid reference (if known) E 628592 , N 303660**Site area (hectares)** 1.8**Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process.** [Land at Yelverton NR14 7PL_Site Location Plan_SL100.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)**

Mr Joe High.

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.)**

Agriculture.

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)

Agriculture, no previous planning history.

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.

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

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

Proposal for 10 market houses.

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

A high standard of Architectural design and planning will add to the visual appeal of the area.

Supporting local businesses with additional commerce at the adjacent Highways Cafe, Nursery, and local Farm Shop.

Proposed ecological enhancement of the site from mown grass, with the planting of native trees and shrubs and the creation of a shared meadow space incorporating sustainable drainage strategy.

Contributing to the provision of affordable homes in the area, by offsite contribution or on site allocation; agreement to be reached with the Local Authority to meet with local need.

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?

Vehicular access exists into the site from the A146 Loddon Road. This occurs in a location with extensive vision splays in both directions within a 50mph zone.

Access is currently via a short vehicular track, approximately 6 metres between the carriageway edge and a field gate. The proposal will include the widening of this access point, with the creation of a tarmac bell mouth to Highways Authority standard.

There are no public rights of way across the land.

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

The site is level.

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

The ground is thought to be stable with no 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?

Part of the site is within Zone 3 of the Environment Agency flood map, with the 10 proposed dwellings located outside of the flood zone.

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?

No.

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 is bounded by a minor field drain, with semi-mature woodland to the West and a neighboring Orchard to the North. None of the trees will effect, or be impacted upon by the development.

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.

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

Neighboring land is predominantly agricultural with a small number of residential dwellings located in the vicinity.

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

No.

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 No

Electricity supply Yes

Gas supply Yes

Public highway Yes

Broadband internet Yes

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

To date, Anglian Water have been consulted informally regarding water and sewage provision. Other services are available, already serving homes and businesses locally.

A full utilities check will be completed in advance of development services commencing.

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 currently laid to grass without a crop. The Land Owner is looking to develop the land immediately.

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. Enquiries received

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)? Two to Three years inclusive of design and planning.

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? Yes

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

An overhead power line will be removed, with the supply re-routed and buried. The Land Owner has made enquiries with UK Power Networks and the cost of this is known and calculated.

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

13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

The site is considered to have excellent access within the A146 50 mph zone, with the potential for secondary access along a shared drive leading into Gull Lane, Framingham Earl and Framingham Pigot.

It is within a close communiting distance to Norwich City Centre, and there will be a demand for new homes created on the site.

There are local conveniences within easy walking distance; Highways Nursery and the Local Farm Shop are accessible via road and on foot. The Gull Public House is under new management and is currently being extended. New homes can provide custom to these local businesses.

Proposed dwellings will be constructed to a high environmental standard, each to an exemplar design. The proposed development of 10 new homes would be in keeping with the scale of surrounding development.

New homes are required in the area to meet the UK's housing need, Central Government and Local Government targets.

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

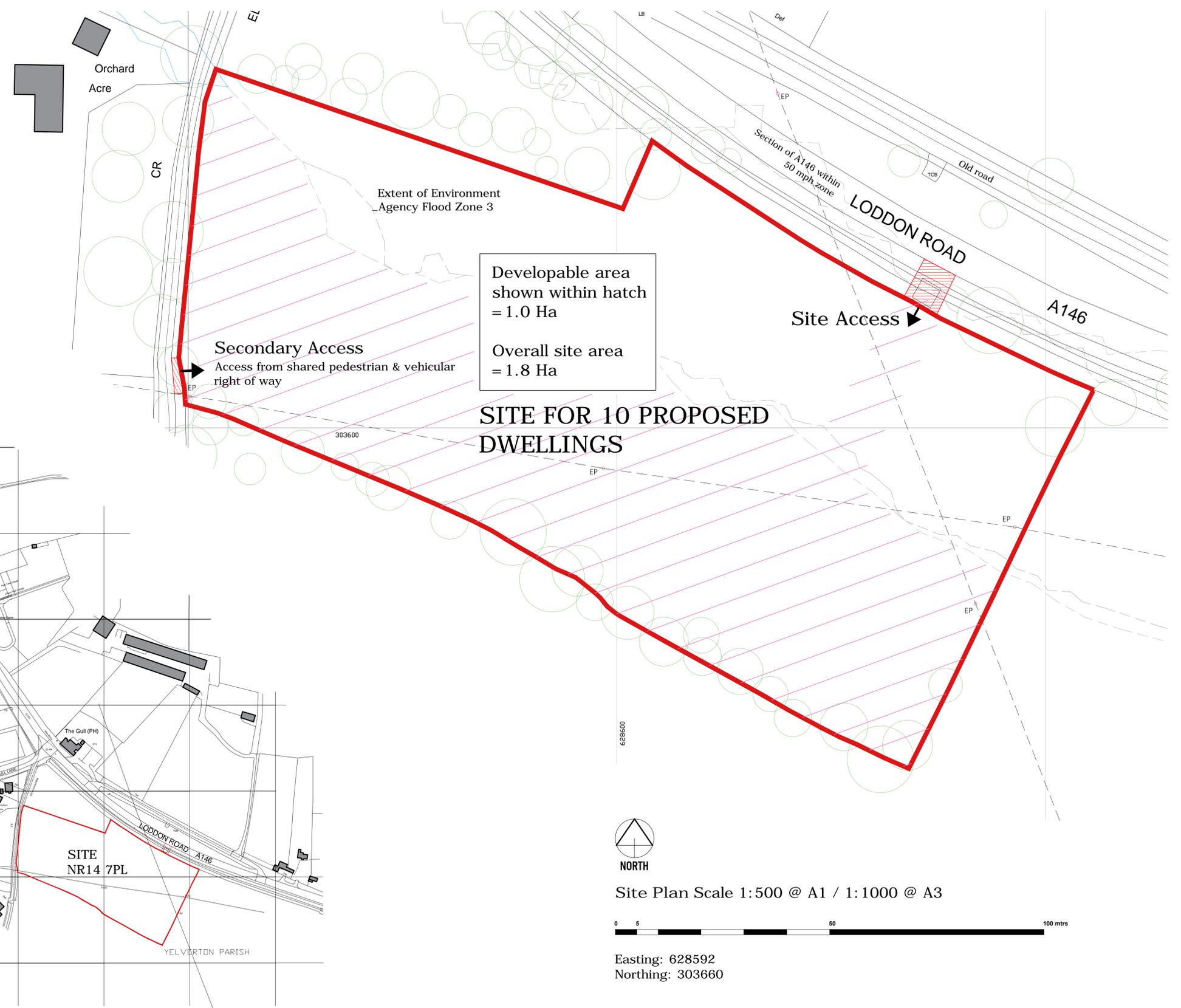
Tony Wilde

Date

Jan 24, 2018

304300
304200
304100
304000
303900
303800
303700
303600
303500

303400



Developable area shown within hatch = 1.0 Ha
Overall site area = 1.8 Ha

SITE FOR 10 PROPOSED DWELLINGS

Secondary Access
Access from shared pedestrian & vehicular right of way

Site Access

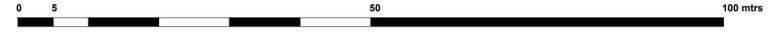
SITE NR14 7PL

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YELVERTON PARISH



Site Plan Scale 1:500 @ A1 / 1:1000 @ A3



Easting: 628592
Northing: 303660



Site Location Plan Scale 1:2500 @ A1 / 1:5000 @ A3

628000 628100 628200 628300 628400 628500 628600 628700 628800

Project Land Adjacent A146, Yelverton. NR14 7PL
Client Mr High
Drawing Site Location Plan & Site Plan
Number SL100
Scale 1:2500 & 1:500 @ A1
Status Outline Proposal
Checked TW
Revision First Issue 23/01/2018

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