

1b. I am... - Planning Consultant

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

First Name AJ

Last Name Alexander

Organisation (where relevant)

Address

Post Code

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 Mill Lane, Pulham Market, Norfolk

Site area (hectares) 3.24 Ha

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [300177-30-100- AJ ALEXANDER- SITE PLAN.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 as arable farmland.

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 used 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 up to 30 dwellings (phase 1) and a further 20 dwellings (phase 2) including both market and affordable housing to meet the local housing need in the parish and adjoining parishes and public open space. The development could be phased to allow long term incremental growth of the village throughout the plan period, for example 30 dwellings in phase 1 with a further 20 dwellings in phase 2.

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

- Market Housing
- Affordable Housing
- Public Open Space

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

Proposed residential development of up to 50 dwellings, broken down into 30 dwellings in phase 1 and a further 20 dwellings in phase 2, including both market and affordable housing. Comprising a mix of single and two storey dwellings, and variety 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 Pulham Church of England Primary School, and increased household spend in the village shop and post office, and Crown Inn public house. Increased demand for bus services through the village would assist in their ongoing viability and sustainability. Site also has easy access to the village playing fields to the southeast of the site and the Church Hill Surgery within the village. 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 a field access to the site from Mill Lane in the southeast corner of the site. A section of Mill Lane in the southeast corner of the site will clearly need widening and 30 mph restriction extended northwards along the sites eastern boundary as Mill Lane narrows from the junction of Jocelyn Close north. A small portion of the eastern part of the site would need to be used for this purpose, which would also require the loss of two mature trees. Replacement tree planting could be provided within the remainder of the field (western half) in the form of woodland planting to form a community woodland. Once provided Mill Lane would be a continuation of its southern extent. Cost implications meaning the bulk of dwellings (30) would be front loaded in phase 1.

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 arable 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?

The site is not located within Flood Zones 2 and 3. A small area towards the northeast corner of the site is indicated as being at low risk (between 0.1% and 1%) of surface water flooding as identified on the Environment Agency flood risk maps. This area represents only a small proportion of the site and remains low risk.

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 close proximity to any statutorily and non-statutorily protected sites. The nearest site is located approximately 2.7 kms to the north and is the Pulham Market Big Wood SSSI. 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 or undesignated heritage assets nor are there any heritage assets adjacent to the site. The nearest heritage asset comprises the Grade II Tattlepot Farmhouse located immediately approximately 110 metres to the site. As this heritage asset sits adjacent to the remainder of the village and is appreciated and viewed in this context, 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 this building. The Grade II Listed Mill Lane Farmhouse is located approximately 230 metres to the north. Given the intervening field and separation distance it is considered that appropriate scale and design of development and landscaping of the site would ensure this would not be a constraint on development.

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

The site sits at the northern edge of the village and adjoins open agricultural fields to the north, east and west. A group of residential properties are located on the opposite side of Mill Lane to the southeast and residential properties border the site to the south. The village playing fields are located to the southeast of the site.

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 the full ownership and control of 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)? 5-20 years in 2 phases.

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 Christopher Hobson

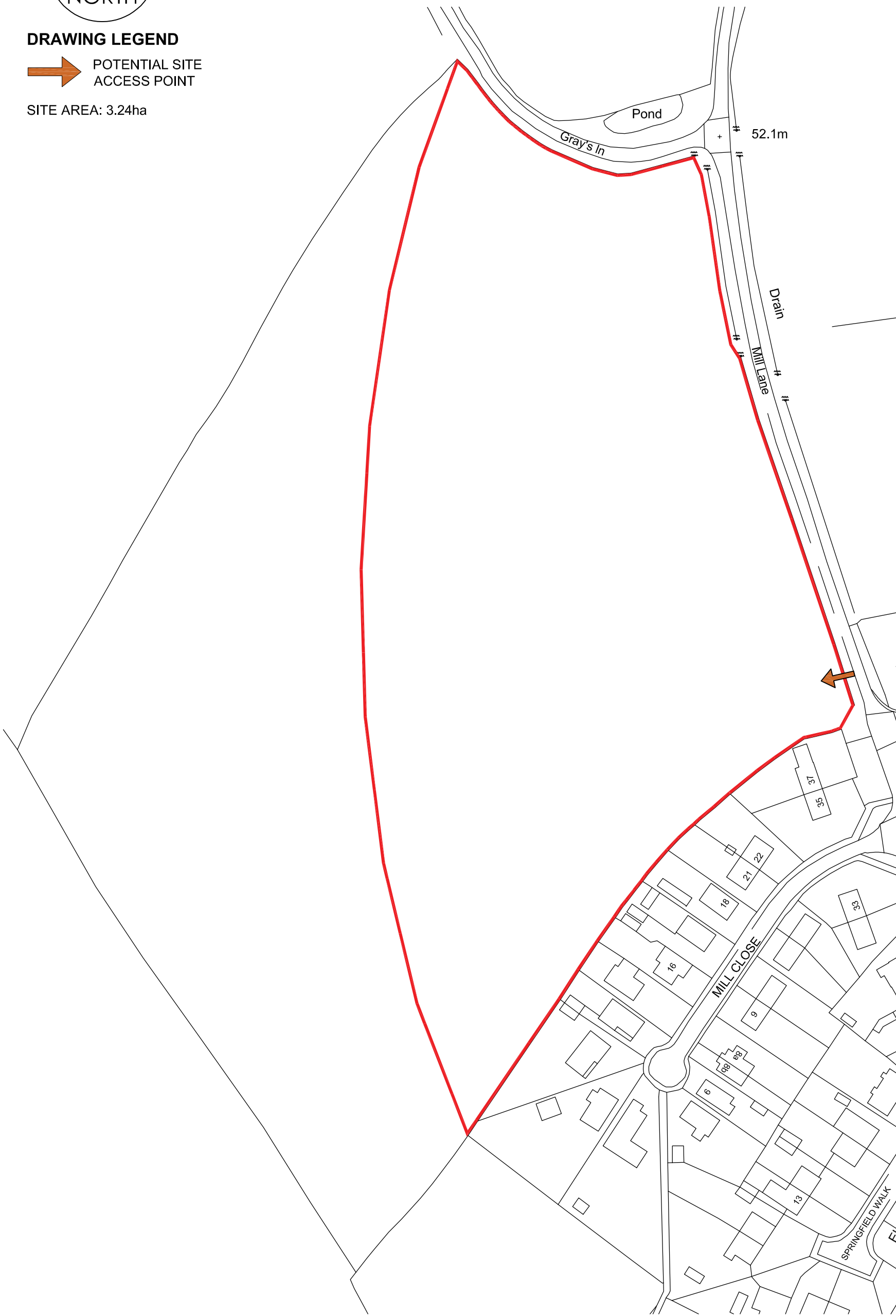
Date Mar 21, 2018



DRAWING LEGEND

POTENTIAL SITE ACCESS POINT

SITE AREA: 3.24ha

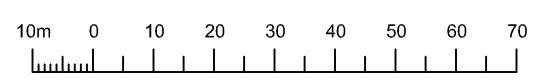


DRAWING NOTE
 - This drawing must not be reissued, loaned or copied without the written consent of Durrants.
 - All errors, omissions, discrepancies should be reported to Durrants immediately.
 - All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier.
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

Rev.	Date	Details	Drawn	Checked
Issued for:				
GREATER NORWICH JLP				
Client/Project:				
AJ ALEXANDER				
SITE SUBMISSION- LAND WEST OF MILL LANE, PULHAM MARKET				
Drawing Title:				
SITE PLAN				
Drawn:	Checked:	Size:	Scale:	Date:
TK	CH	A3	1:1250	FEB 2018
Project No.:	Drawing No.:	Revision:		
300177	30-100	-		

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DURRANTS BUILDING CONSULTANCY
 Pump Hill House,
 2b Market Hill,
 Diss, Norfolk, IP22 4JZ
 Tel: 01379 646603
 Mail: buildingconsultancy@durrants.com
 Website: www.durrantsbuildingconsultancy.com