

1b. I am... - Planning Consultant

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

First Name Louise

Last Name Bond

Job Title (where relevant) Director

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 South of The Street, Woodton,

Site area (hectares) 2 Ha

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [302763-30-100 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)

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 purposes used as arable 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)

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 25 dwellings including both market and affordable housing to meet local needs.

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 up to 25 dwellings including both market and affordable housing comprising a mix of size, type and tenure. A mix of single and two storey dwellings providing a range of 2, 3,4 and 5 bedroom dwellings. Proposals equating to a density of 12.5 dph.

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

The proposed development would provide significant social and economic benefits to the village, surrounding community and local businesses through supporting the local services and facilities, whilst also being of sufficient scale to provide affordable housing and at the same time presenting a low density continuation of the built form and ribbon pattern of development characteristic of the village.

Economically, the proposals would generate support and increased demand for places at the nearby Woodton Primary School, and increased household spend in the various local businesses and facilities in the village and surrounding villages. In particular the nearby village shop, and Kings Head public house. Increased demand for local 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 and childminders etc.

Socially the residential development would seek to address local housing need in the parish and if necessary adjoining parishes. As a result the proposals would not only provide for increased housing supply more generally, and offer a mix of type, size and tenure of dwellings but also seek to address the specific local housing need in the village. In providing for a mix of dwellings types and sizes the proposals would offer existing and future households the ability to remain in the village and engender social stability, cohesion and sustainability.

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?

New vehicular accesses can be provided on to The Street that bounds the northwest of the site. Potential access points have been shown on the submitted plan. Visibility splays could be provided within the site owners control appropriate for a 30 mph speed restricted zone in each case.

Whilst concerns have been noted with respect to the suitability of the surrounding highway network, it is noted that this is a feature of all submitted sites in Woodton. Indeed this is a characteristic of the rural road network in the surrounding area. In order to secure the ongoing viability and sustainability of the village, its community and facilities proportionate growth is necessary. To aid in the consideration and reflect the typology of the local road network the initial broader submitted site has been broken up into two smaller individual sites. These are considered to be proportionate to the village and the typology, dimensions and capacity of the surrounding highway network. The scale of development has been kept deliberately low to reflect the nature of the surrounding highway site and also character of the village and landscape. The surrounding highway network is appropriate for a proportionately scaled development as proposed.

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

The site is part of an open undulating field that slopes upwards towards the northeast and the main Norwich Road. The more prominent area alongside the Norwich Road has been avoided from this site submission. 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. The vast majority of the site is at very low risk of surface water flooding, with an area in the southwest corner being at low risk (between 0.1% and 1% chance) of surface water flooding as identified on the Environment Agency flood risk maps. As noted in the Housing and Economic Land Availability Assessment (December 2017) small areas along the northwest boundary and the southwest corner of the site are identified as being at risk of surface water flooding likely to be associated with run off from the adjacent ditch and highway. However, the remainder of the site is suitable for development. Indeed the vehicular access can be located to avoid this area, and on site landscape open space located in the southwest corner of the site to ensure dwellings avoid this area. The resultant low density therefore reflects this. There is nothing to indicate that a relatively standard approach to landscaping and SUDS techniques would not be able to mitigate for any potential off-site impacts of development and minimise risk on site.

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 site is currently a cultivated arable field and has limited flora and does not comprise an important or protected habitat. Development offers the opportunity to introduce more varied habitats and wildlife. The site would not impact on any important or sensitive landscape or areas of public open space.

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 and nor are there any heritage assets adjacent to or in close proximity to the site. Woodton Lodge a grade II listed building and is located approximately 150 metres to the southeast of the site. Woodton Lodge is situated in an elevated position with land sloping downwards towards The Street. The site extent has been reduced to form a ribbon form along The Street and thereby create greater separation to the listed building to the southeast. Given the elevated position of the listed building, the separation distance now proposed, subject to appropriate height, scale and design of dwellings and landscaping of the site this would not be a constraint on development of the site proposed.

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

Residential properties are located to the north on the opposite side of The Street and immediately to the west and to the northeast of the site. Open arable fields border the site to the south and east. Further residential properties 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 comprises clear and open fields 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 ownership and full 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.

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)?

2-4 years

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
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Date	Mar 22, 2018
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DRAWING LEGEND

 POTENTIAL SITE ACCESS POINT

SITE AREA: 2.05ha

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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Drawn: [] Date: [] Scale: [] Checked: []
GREATER NORWICH JLP
 Issued for:
MRS L BOND
 Client/Project:
SITE SUBMISSION - LAND SOUTH EAST OF THE STREET - WOODTON
 Drawing Title:
SITE PLAN

Drawn	Checked	Site	Scale	Date	
DM	CH	A3	1:1250	MARCH 2018	
Project No.	302763	Drawing No.	30-100	Revision	-

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