

1b. I am... - Planning Consultant

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

Title Mrs

First Name Charles

Last Name Inglis

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 west of Norwich Road, Dickleburgh.

Grid reference (if known) Easting - 616510 Northing - 282659

Site area (hectares) 6

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process.

3. Site Ownership

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

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

Airlie Anne Inglis

c/o La Ronde Wright Limited

3c. If the site is in multiple landownerships do all landowners support your proposal for the site? Yes

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.)

Residential and Agriculture (grade 3)

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)

Agricultural.

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)

Mixed use development comprising approximately 80 new houses, a retirement home, a community facility, offices, pedestrian/cycle links and public open space.

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

- Market Housing
- Affordable Housing
- Residential Care Home
- Business and offices
- Recreation & Lisure
- Community Use
- Public Open Space

Other

Custom build homes and bungalows would be include in the housing mix.

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

The amount of non-residential floorspace is to be determined, but the site is considered to have sufficient capacity to accommodate approximately 80 dwellings.

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

The proposed development would deliver much needed housing, a community facility, public open space and 'start up' business units.

The mix of housing would satisfy a wide range of needs in the local community and the business units would create job opportunities for local people. The creation of accessible open space would deliver public amenity benefits and enable the development to assimilate sympathetically with the rural landscape character of the wider area.

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?

A vehicular access point is provided from Norwich Road and the road would need to be extended to create access through the site.

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

No.

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

Ground conditions are stable and there are 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 majority of the site is in Flood Zone 1. A small area of the site at the north of the site adjacent to the watercourse lies within Flood Zone 2 and Flood Zone 3.

There are small areas of the site (at the north and south) that are at low to medium risk from surface water flooding, but the majority of the site is outside of the surface water flood risk 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 relevant to the above.

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?

There is a watercourse adjacent to the north boundary of the site and mature trees bound the site to the north and west, but otherwise there are no known features of ecological or geological importance on or adjacent to the site.

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?

There are a number of listed buildings located on Norwich Road, and a conservation area to the east. Development at the site would be sensitively designed to avoid any harm to the setting of the nearby heritage assets and key views of the the Grade I listed All Saints Church would be protected.

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

Neighbouring the site to the east are agricultural fields, which are currently the subject of an additional site submission to the GNLP for a mixed use development comprising approximately 80 dwellings (GNLP 0516).

The site is bound by mature woodland to the west and north. Neighbouring the site to the east is Chapel Farm and a vehicular track which connects to Burston Road.

The mature trees buffering the site from the A140 would be retained. Development would be designed to avoid any significant amenity impacts on the surrounding area.

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

Agricultural fields would be lost to development at the site.

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

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. 5 - 10 years (between April 2021 and 2026)

9b. Please give reasons for the answer given above.

It is envisaged that the first phase of development would involve the adjacent site (GNLP 0516). Development of the new site would then follow.

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. 5 - 10 years (between April 2021 and 2026)

11b. Once started, how many years do you think it would take to complete the proposed development (if known)? 3-4 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

12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

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.

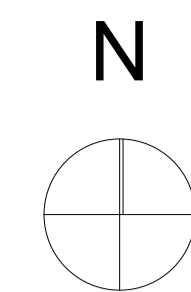
I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.

Name

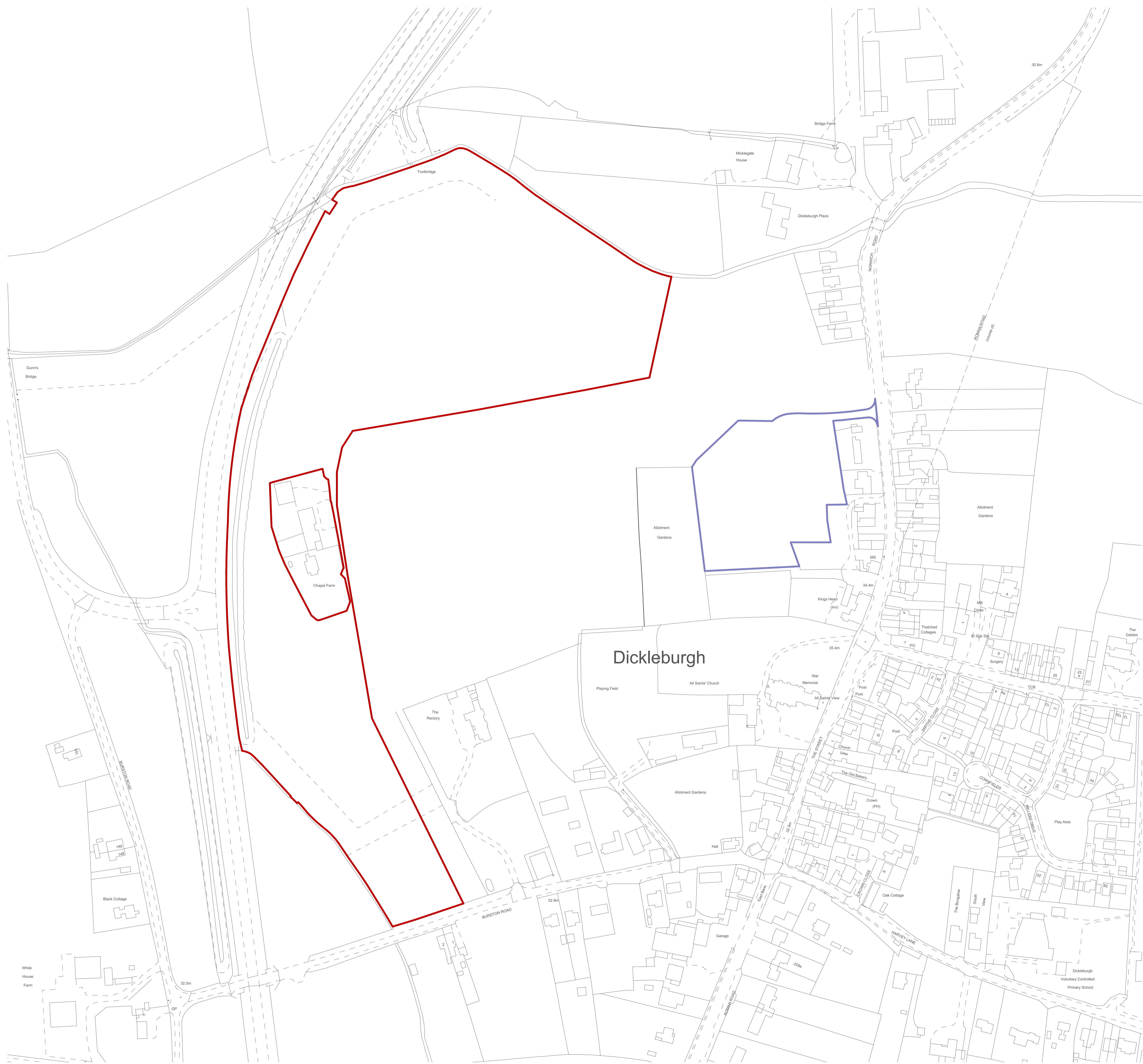
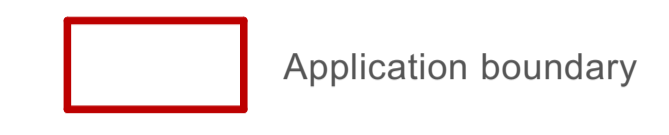
Kian Saedi

Date

Mar 22, 2018



KEY



Rev	Int	Date	Revision
A	DP	20.03.18	Boundary updated

lsi
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Client		
La Ronde Wright		
Project		
Dickleburgh - New Housing Masterplan		
Title		
1700 Site		
Additional Application Site Location		
Scale @ A1	Date	Drawn
1:1250	20.02.18	MM
15229-1702		A