

Taverham Road with 151 Tav Rd development land.jpg

### 3. Site Ownership

3a. I (or my client)...

Is the sole owner of the site

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.)

garden of 151 Taverham Rd and agricultural use

4b. Has the site been previously developed?

No

### 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 development land for houses and bungalows

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

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

Houses fronting Taverham Road with access road to houses /bungalows at rear

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

To help satisfy the demand for family housing and bungalows in Taverham

### 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 current access to site from Taverham road and Macks lane which could be extended to accomodate housing.

**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?**

stable and no ground 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?**

Not in a flood plain

**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?**

Some hedge row bordering Macks lane that would be retained

**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?**

adjacent houses. no implications

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

one bungalow would need demolishing depending on the design of 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

**Gas supply**

Yes

**Public highway**

Yes

**Broadband internet**

Yes

**Other (please specify)**

All services are available to the site from Taverham Road

**9. Availability**

**9a. Please indicate when the site could be made available for the land use or development proposed.**

1 to 5 years (by April 2021)

**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**

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

approx 3 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.

<b>Name</b>	Paul Roberts
<b>Date</b>	Mar 13, 2019

NEW ACCESS FORMED TO TAVERHAM RD.

LOW ENERGY PASSIVHAUS DESIGN HOUSES PLOT 1 + 2

EXISTING ACCESS TO MACKS LANE RETAINED FOR AGRICULTURAL VEHICLES

LOW ENERGY PASSIVHAUS DESIGN BUNGALOWS PLOT 3 to 16

NEW COMMUNITY ORCHARD

NEW TREE PLANTING AND GRAZING MEADOW.

NEW TREE PLANTING

NEW DITCH + HEDGE BOUNDARY.

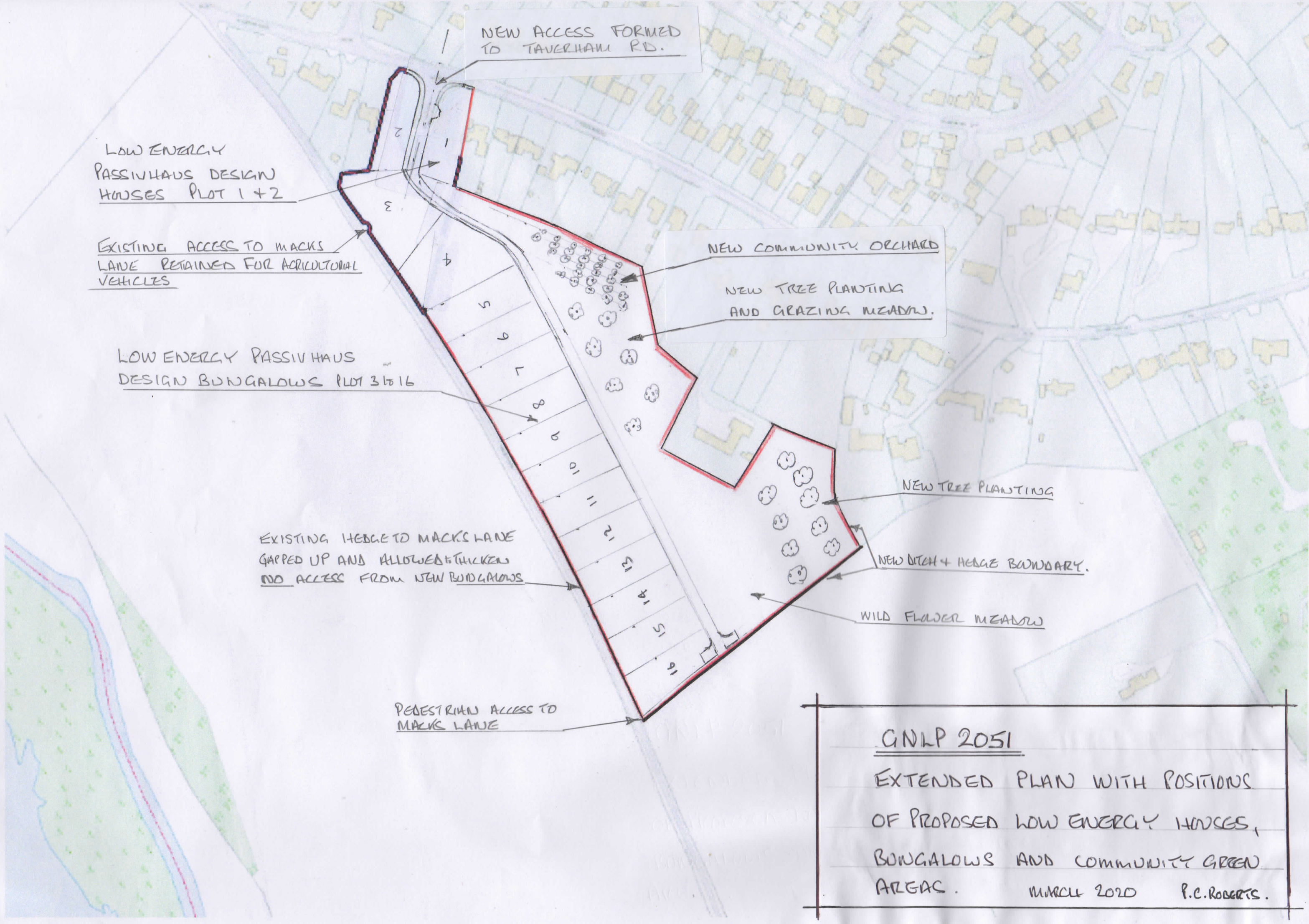
WILD FLOWER MEADOW

EXISTING HEDGE TO MACKS LANE GAPPED UP AND ALLOWED THICKEN NO ACCESS FROM NEW BUNGALOWS

PEDESTRIAN ACCESS TO MACKS LANE

GNLP 2051

EXTENDED PLAN WITH POSITIONS OF PROPOSED LOW ENERGY HOUSES, BUNGALOWS AND COMMUNITY GREEN AREAS. MARCH 2020 P.C. ROBERTS.





# Flood map for planning

Your reference  
**NR8**

Location (easting/northing)  
**616850/313321**

Created  
**10 Mar 2020 21:20**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

## **This means:**

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

## **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>





### Flood map for planning

Your reference

**NR8**

Location (easting/northing)









**616850/313321**

Scale

**1:2500**

Created

**10 Mar 2020 21:20**

-  Selected area
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

