

1b. I am... - Owner of the site

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

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)

Blofield Lodge
Bullacebush Lane
Blofield
Norwich NR134SG

Site area (hectares) 0.33

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [blofield_lodge_location_plan.pdf](#)
[site_access_document_blofield_lodge.pdf](#)

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.)

established single residence with 2.6 hectare plot

4b. Has the site been previously developed? Yes

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

Site has had single dwelling for many years. Recent relevant applications:
20151202 - approval granted to subdivide plot and convert coach house to residential dwelling
20171195 - outline application to subdivide plot to allow up to 5 new dwellings - refused

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 comprising up to 2 dwellings, associated road access on plantation road and infrastructure improvements within site.
Previous application (20171195) was judged to be a sustainable location, with good access to services in Blofield only 200 meters away. The grounds for refusal were on the basis of the potential harm to the local landscape character and the historic environment of the current residence.

This proposal is for up to 2 homes, which would be much further from the current property than the previous application, and not visible at all from the front of the property.
It is also proposed that the new homes would be built in the style of lodge houses to the main Georgian residence with

a complementary and sympathetic architectural design to be agreed with the LPA.

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

Other would also consider self-build plots

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

attached is an access strategy which demonstrated viability of access and visibility splays, and was approved by Highways.

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

Improvements to the current hedge on Plantation Road would improve pedestrian access to Blofield village for residents on Bullacebush Lane.

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?

attached document demonstrates that visibility splays can be achieved. Public rights of ways are not affected.

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

no topographic constraints have been identified following a survey.

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

The previous search in 2017 showed stable conditions with no evidence of contamination

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?

no flood risk has been identified

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 constraints identified

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?

no environmental issues identified, including a ecological survey in 2017

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 building on or near the site is listed, and the site is not in a conservation area. The main property (Blofield Lodge) was considered by the LPA to be a non-designated heritage asset during a previous application (20171195).

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

The proposal would have minimal impact on neighbouring uses. The current residence would retain 2.3 of its current 2.63 plot, and would remain 80 meters of so from either proposed new home.

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

no

7j. Other: (please specify):

nil

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 No

Public highway Yes

Broadband internet Yes

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

Current property has ready access to the above services, and other new developments recently, for example on Bullacebush Lane have had no difficulty in obtaining services.

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.

privately owned site with no restrictions identified

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)? 1

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

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

During a previous in 2017, interest was shown by two small local developers which demonstrated viability, a market interest and deliverability.

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	Anoop Dhesi
Date	Feb 27, 2018

SITE LOCATION PLAN
AREA 16 HA
SCALE: 1:2500 on A4
CENTRE COORDINATES: 633372 , 310334

