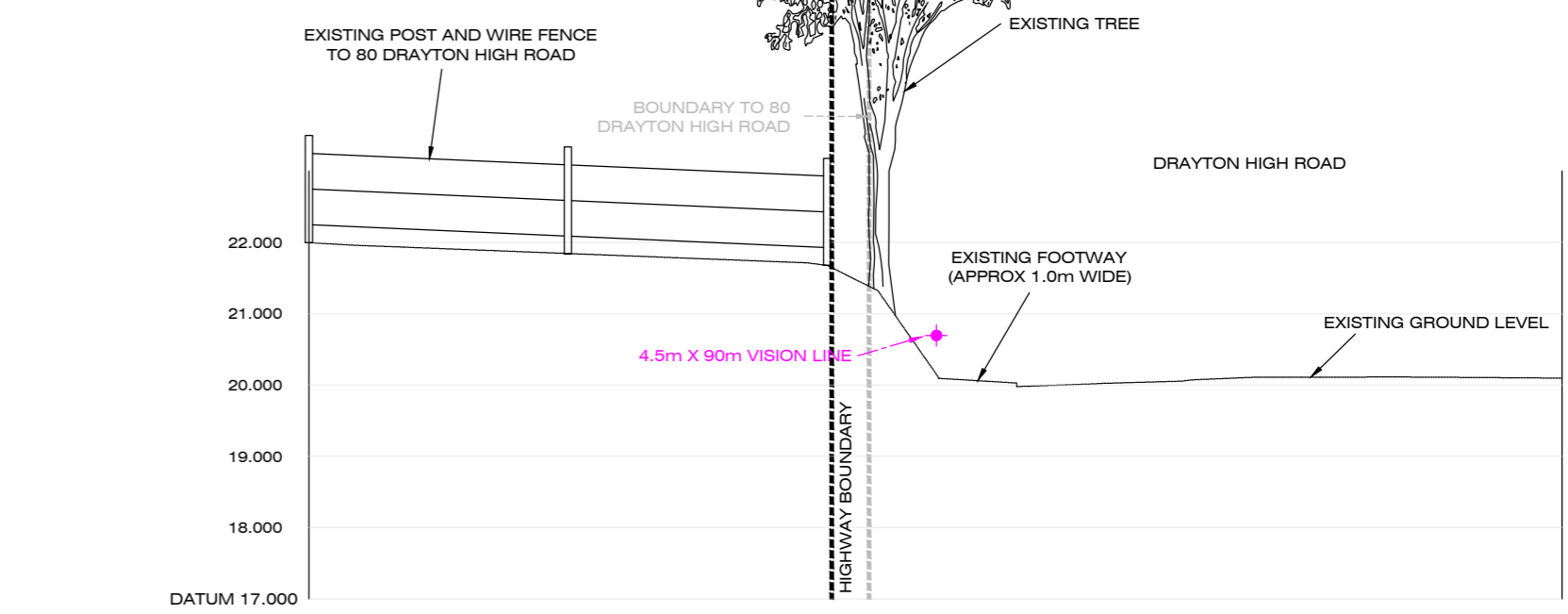
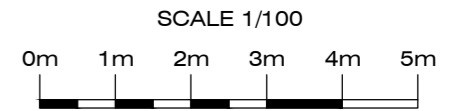
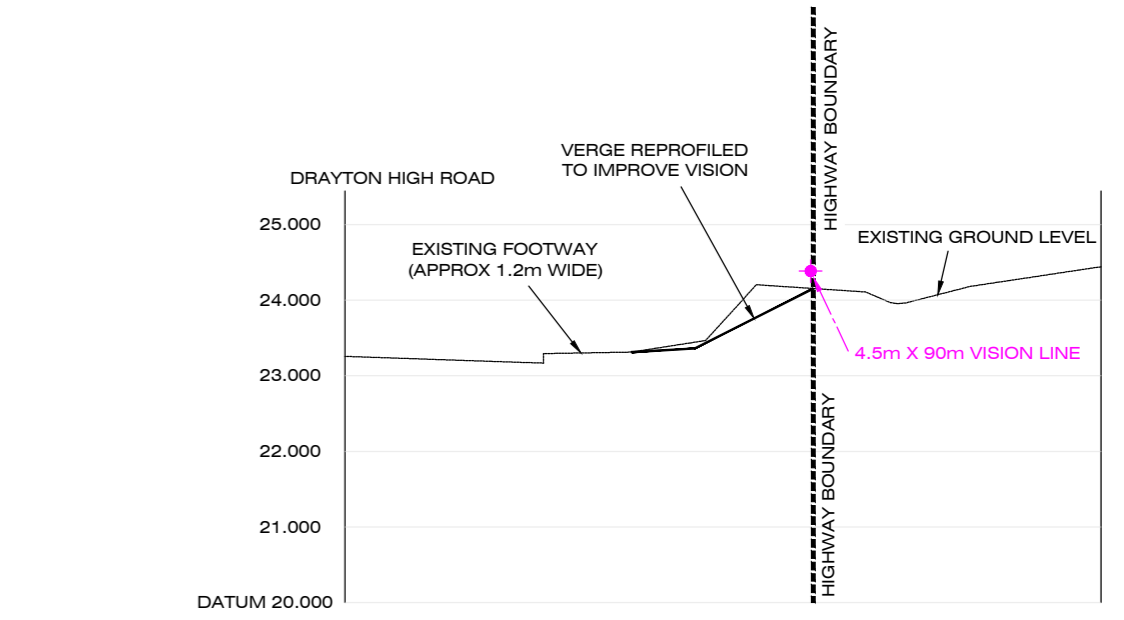
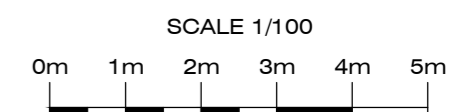


SECTION A - A



CHAINAGE	0.000	1.000	2.000	3.000	4.000	5.000	6.000	7.000	8.000	9.000	10.000	11.000	12.000	13.000	14.000	15.000	16.000	17.000	17.576
EXISTING - DRAYTON HIG	21.998	21.946	21.907	21.868	21.830	21.791	21.752	21.712	21.295	20.073	19.980	20.016	20.047	20.098	20.108	20.114	20.108	20.101	20.097

SECTION B - B



CHAINAGE	0.000	1.000	2.000	3.000	4.000	5.000	6.000	7.000	8.000	9.000	10.000
EXISTING - DRAYTON HIG	28.257	23.223	23.189	23.214	23.346	23.718	24.167	24.060	24.113	24.292	24.442

REV	REVISIONS	DATE
-	ORIGINAL	18.01.16
A	REVISED TO NCC COMMENTS.	10.02.16

Client: **Norfolk Land Limited**

Job Title: **LOW FARM, DRAYTON HIGH ROAD, DRAYTON, NORFOLK**

Drawing Title: **ACCESS VISIBILITY PRELIMINARY - FOR DISCUSSION ONLY**

Drawn By: JH

Checked By:

Scale: 1/500 (A2)

Date: 10 FEBRUARY 2016

Drawing Status: For Client For Planning
For Comment For Construction

ASD ENGINEERING

ASD Engineering is part of the ASD Consultants group
ENGINEERING - ARCHITECTURE - SURVEYING

ASD Consultants
16A Bridge Street
Halesworth
Suffolk
IP19 5AQ

Tel: 01986 872250
Fax: 01986 872228
DX 51201 Halesworth
Website: www.asd-consultants.co.uk
E-mail: enquiries@asd-consultants.co.uk

DRG No. 1304/HWY/042

Rev. **A**

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	GNLP0271
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team no later than **5pm on Friday 24 June 2016**.

By email: callforsites@gnlp.org.uk

Or, if it is not possible submit the form electronically,

By Post to:

*Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX*

The responses received as part of the Greater Norwich Local Plan Call for Sites will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: www.greaternorwichlocalplan.org.uk

E-mail: callforsites@gnlp.org.uk

Telephone: 01603 306603

1a. Contact Details	
Title	Mr
First Name	Simon
Last Name	Wheatman
Job Title (where relevant)	
Organisation (where relevant)	
Address	Wheatman Planning Ltd Beacon Innovation Centre Camelot Road Gorleston Norfolk
Post Code	NR31 7RA
Telephone Number	01493 656835 NULL
Email Address	simon@wheatmanplanning.co.uk

1b. I am...
Planning Consultant

--

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Telephone Number	
Email Address	

2. Site Details	
Site location / address and post code (please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)	Land south of Drayton Low Road Drayton NULL Norwich Norfolk
Grid reference (if known)	TG 18415 13334

Site area (hectares)	3.0 ha.
Site parish	Drayton
Site district	Broadland

Site Ownership	
3a. I (or my client)....	
Do/does not own	
3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).	
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	NULL
3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.	

Current and Historic Land Uses
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)

Agricultural land with tree belt.

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)

No other uses

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 of around 74 dwellings and public open space/green infrastructure.

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

Market Housing	Yes
Affordable Housing	Yes
Residential Care Home	No
Gypsy and Traveller Pitches	No
Business and offices	No
General industrial	No
Storage and distribution	No
Tourism	No
Recreation & Leisure	No
Community Use	No
Public Open Space	Yes
Other (Please Specify)	NULL

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

See above

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

Provision of public open space and footpath link

Local Green Space

If you are proposed 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.

6a. Are you proposing a site to be designated as a Local Green Space?

No

6b. Which community would the site serve and how would the designation of the site benefit that community.

NULL

6c. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

NULL

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 and pedestrian access from Drayton High Road, this can be achieved all within the client's land and highway. See attached draft drawing of

proposed access.

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

The site consists of one field currently in agricultural use which slopes down from southeast to north-west at gradients ranging from 1 in 8 to 1 in 30. The degree of slope will not present any problems with development of the site.

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

Preliminary results from ground condition investigations do not reveal any abnormal properties or qualities.

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 outside any flood zones according to the Environment Agency's flood risk maps.

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 restrictions exist

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?

Drayton Old Lodge, scheduled Ancient Monument to the south-east of the site. Due the distance between the site and building remains the proposed development will have no impact.

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?

Drayton Old Lodge, scheduled Ancient Monument to the south-east of the site. Due the distance between the site and building remains the proposed development will have no impact.

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

Residential adjoining to north and west.

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

None

7j. Other: (please specify):

None

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):	NULL

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

Enquiries of all utility providers has demonstrated the site is capable of being developed with no abnormal requirements in respect of on-site or off-site provision.

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)

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

An application for outline planning permission will be submitted in the near future. From the date of approval there should be a period of around 18 months for approval of reserved matters and technical approvals before work commences on site.

Market Interest

10. Please indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.

Site is under option to a
developer/promoter

Comments	Site is already under option for development.
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Delivery

11a. Please indicate when you anticipate the proposed development could be begun.

1 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)?

Approximately 2 years to complete.

Viability

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

Yes

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

12c. If there are abnormal costs associated with the site please provide details:

NULL

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.

Our clients have assessed the land in terms of all policy requirements and CIL, their conclusion is that the proposed development would be viable. An application for outline planning permission will be submitted in the near future.

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

Our clients are currently undertaking a full suite of studies and site investigations. These will inform the application for outline planning permission for around 74 dwellings.

Check List	
Your Details	
Site Details (including site location plan)	
Site Ownership	
Current and Historic Land Uses	
Proposed Future Uses	
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	
Utilities	
Availability	
Market Interest	
Delivery	
Viability	
Other Relevant Information	
Declaration	

14. Declaration
<p>I understand that:</p> <p>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:</p> <ul style="list-style-type: none"> • 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 <p>Disclaimer The responses received as part of the Greater Norwich Local Plan "Call for Sites" 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 Call for Sites Response Form Guidance Notes.</p> <p>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.</p>

Name Simon Wheatman	Date 1/8/2016
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