

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

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

Title Mr

First Name J

Last Name Burrage

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)

94 Fakenham Road

Drayton

NORWICH

NR8 6PY

Site area (hectares) 0.85

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [P-1713-01-LOCATION PLAN.pdf](#)

3. Site Ownership

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

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 land for one dwelling

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)

Residential dwelling and garden

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)

Construction of an additional five dwellings off a private drive.

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

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

Drainage infrastructure is already present and there adequate space to provide for safe highways access.

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

A natural and obvious extension to the settlement boundaries adjoining, the development will also provide additional dwellings to contribute towards meeting housing supply demands.

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?

Yes. There is very adequate space to improve the existing highway access to NCC standards. There are no public rights that cross the site. Marriotts Way adjoins the site along its northern boundary.

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

Marriotts Way to its northern boundary where there is a steep cut embankment.

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

Ground conditions in the vicinity are stable with 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?

The site lies in Zone 1 and is not liable to flooding from river, groundwater or surface water flooding.

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?

Anglian Water asset, deep 12" CW main crosses the norther section of the site and an appropriate easement zone will be required over the pipe route and access to an existing access manhole to its NE corner.

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 is located adjacent to a mature woodland on its western boundary, which is subject to a blanket TPO.

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?

None known

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

Neighbours are residential, with rear gardens adjacent and significant distances to the boundary in most cases. One plot would be adjacent to No.92 side on. But there are no expected significant neighbour issues and no overlooking.

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

One brick built small garage. Some timber sheds to the rear of the site [some semi-dilapidated] used for personal storage.

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

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)

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

The site is currently occupied by the owner who can vacate to other premises without notice. No tenancy agreements exist.

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)? Estimate 2 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

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

The small scale scheme on a site immediately adjacent to the settlement boundary should be considered acceptable. It suggests a natural infill to the two distinct settlement areas which abound it. It's development provides no obvious or significant technical issues relating to ecology, highways, contamination or drainage and will make a useful contribution to the housing supply.

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

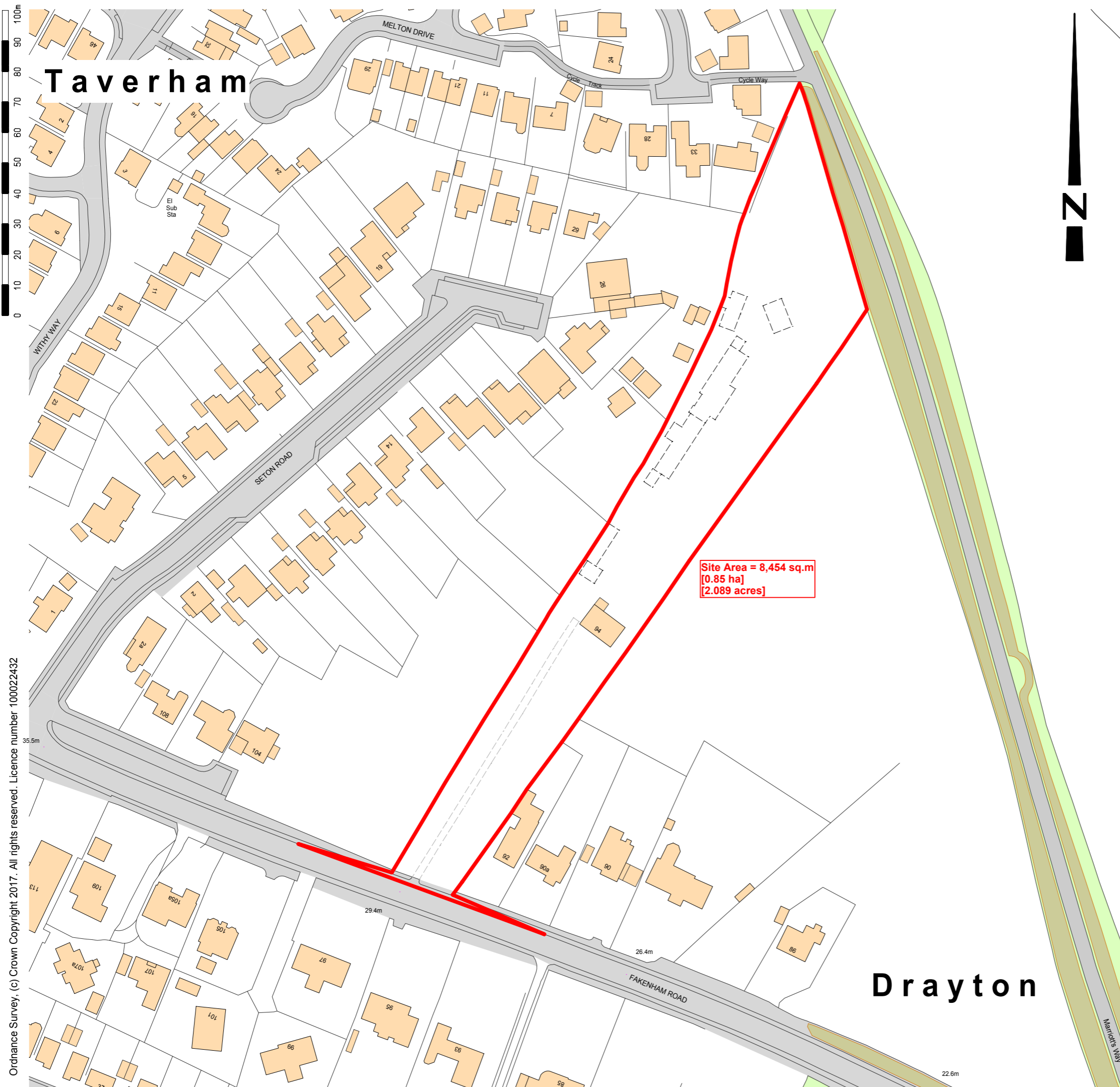
The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will

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	A Wyatt for BD+M (UK) LTD [Agent]
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Date	May 03, 2018
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Taverham

Drayton

Site Area = 8,454 sq.m
[0.85 ha]
[2.089 acres]

NOTES

This drawing/design is for use solely in connection with the project

This drawing/design is the copyright of BD+M (UK) LTD and must not be reissued, loaned or copied without written consent. All dimensions/setting out to be checked on site by the contractor before construction proceeds.

Use written dimensions only, do not scale. This drawing to be read in conjunction with all construction status information relevant to the project.

Any apparent discrepancy to be brought to the attention of BD+M.

DRAWING STATUS

P - Preliminary	C - Construction
T - Tender	R - Record

Proposals subject to the following:-

Contract	Local Authority approval
Survey	Statutory Authority Reqmts.
Detail Design	Public Utility requirements

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rev	date	amendments	drwn	chkd



client: **MR & MRS J BURRAGE**

project: **94 FAKENHAM ROAD
DRAYTON NR8 6PY**

title: **LOCATION PLAN**

scale:	date:	drwn:	chkd:
1:1250 @ A3	Nov 2017	BD+M	

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BD+M (UK) Ltd. The Garage, 35 Cutler Way, Norwich, NR5 9NG
telephone: +44 (0) 1603 660600 www.bdm-uk.com