

1b. I am... - Planning Consultant

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

Title Mr

First Name Anthony

Last Name Dale

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)

Norwich Common, Norwich Road, Wymondham, NR18 0SP

Site area (hectares) 2

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [NR18.0SP.pdf](#)

3. Site Ownership

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

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.)

Commercial/ car sales. Also residential.

4b. Has the site been previously developed? Yes

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

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.

Up to eight dwellings

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

Good sustainable transport links with a bus stop immediately adjacent on the Norwich Road. Good walking and cycling access to services and facilities in Wymondham, which are likely to be used by the future residents, thereby supporting their viability. Would help to meet local housing need without the loss of agricultural land, open countryside, or greenfield land. Will not impact on any environmental designations and will not harm any heritage assets. Being a small development it will be suitable for small local builders, as well as local architects and tradespeople. It would tidy up the site, which is mainly used for car sales.

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 an existing site access onto the highway. This might need to be improved. There are no public rights of way crossing the site, but there is a PRoW opposite on the other side of Norwich Common.

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?

Not that I'm aware of

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?

In flood zone 1. I understand there can be very infrequent surface water flooding, but there are drainage ditches

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?

Drainage ditches on boundary, and there is a pond nearby abutting the boundary. There is vegetation on the boundary and a number of trees within the site, including mature ones. No know features of ecological or geological importance

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?

Neighbouring uses are mainly residential, but there is another car showroom nearby

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

Yes, the car sales would need to relocate

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 Unsure

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.

The landowner is keen to gain planning permission as soon as possible

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. None

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)? one

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.

Name	Mark Thompson
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Date	Oct 03, 2018
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SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 613221, 303040



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