

Site 1. 52° 26' 44" N 10° 11' 10" W  
 12-03-19-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000

1a. Contact Details	
Title	MR.
First Name	ANDREW
Last Name	CANN
Job Title (where relevant)	DIRECTOR
Organisation (where relevant)	PLANNING DIRECT
Address	FELAN MALTINGS FELAN STREET IPSWICH
Post Code	IP2 8SS
Telephone Number	07545 284190
Email Address	andrew@planningdirect.co.uk
1b. I am...	
Owner of the site	<input type="checkbox"/> Parish/Town Council <input type="checkbox"/> Community Group
Developer	<input type="checkbox"/> Local Resident <input type="checkbox"/> Registered Social Landlord
Land Agent	<input checked="" type="checkbox"/> Other (please specify):

1c. Client/Landowner Details (if different from question 1a)

Title	[REDACTED]
First Name	[REDACTED]
Last Name	[REDACTED]
Job Title (where relevant)	N/A
Organisation (where relevant)	N/A
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
Post Code	[REDACTED]
Telephone Number	[REDACTED]
Email Address	[REDACTED]

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 a scaled OS base with the boundaries of the site clearly shown)	AS FOR ATTACHED SITE LOCATION PLAN. THIS IS SITE 1. DISS ROAD, IP22 5JAF <del>52° 24' 15.55" N 1° 8' 57" E</del>
Grid reference (if known)	52° 24' 15.55" N 1° 8' 57" E
Site area (hectares)	0.87 ha. 1.49 ha.

**Site Ownership**

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

Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

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).

As per 1c. (See attached)

3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input type="radio"/>	No 2/1c <input checked="" type="radio"/>
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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.)

Agriculture.

4b. Has the site been previously developed?	Yes <input type="radio"/>	No <input checked="" type="radio"/>
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4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

\_\_\_\_\_

**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)

5 x 4 REDWOOD 'STONNET' HOUSES

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

Market Housing	<input checked="" type="checkbox"/>	Business & offices	<input type="checkbox"/>	Recreation & Leisure	<input type="checkbox"/>
Affordable Housing	<input checked="" type="checkbox"/>	General Industrial	<input type="checkbox"/>	Community Use	<input type="checkbox"/>
Residential Care Home	<input type="checkbox"/>	Storage & distribution	<input type="checkbox"/>	Public Open Space	<input type="checkbox"/>
Gypsy & Traveller Pitches	<input type="checkbox"/>	Tourism	<input type="checkbox"/>	Other (Please Specify)	<input type="checkbox"/>

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

SEE ATTACHED CAPACITY STUDY RE ENCLOSED 'STONNET' HOUSES' RECORDS.  
 THE 5 HOUSES WOULD BE ECO-FRIENDLY CONSTRUCTIONS. HIGHLIGHTING SUSTAINABLE INTERIOR MARKET.

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

IN CONNECTION WITH SITE 2 (AFFORDABLE HOMES) THE DEVELOPMENT WOULD PROVIDE A COMBINATION OF HIGH- & MIDDLE END-PRICED HOUSES (S) WITHIN UP TO 30 APPROXIMATE 'STRICTLY' TERMS.

**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.

**6a. Which community would the site serve and how would the designation of the site benefit that community?**

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

**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?

**NO. SEE CAPACITY STUDY / COUNCIL PLAN FOR SITE ACCESS.**

**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?

**YES, STABLE. NO 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**

**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?

NO

**7g. Heritage Issues:** Are there any listed buildings, Conservation Areas, Historic Parks and 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?

AGRICULTURE OR RECREATION AND IMPROVEMENTS.

**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):**

N/A.

Utilities	Yes	No	Unsure
Mains water supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband Internet	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Other (please specify):

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

**Availability**

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

Immediately	<input checked="" type="radio"/>
1 to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input checked="" type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input checked="" type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input checked="" type="radio"/>

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

2025) AVAILABLE FROM APRIL 2026.  
 APPROXIMATE

**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.

	Yes	Comments
Site is owned by a developer/promoter	<input type="radio"/>	
Site is under option to a developer/promoter	<input type="radio"/>	
Enquiries received	<input type="radio"/>	

Site is being marketed	<input type="radio"/>	
None	<input checked="" type="radio"/>	NO MARKETING HAS BEEN UNDERTAKEN.
Not known	<input type="radio"/>	

**Delivery**

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

Up to 5 years (by April 2021)	<input type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>

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

2-3

**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

	<input checked="" type="checkbox"/>
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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?

Yes	<input type="radio"/>	No	<input checked="" type="radio"/>	Unsure	<input type="radio"/>
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12c. If there are abnormal costs associated with the site please provide details:

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?

<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
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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.

CAPACITY STUDY CALCULATIONS

[Empty box for viability assessment or development appraisal]

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 INTENTION IS TO DEVELOP BOTH  
SITES 1 AND SITE 2 IN CONJUNCTION  
WITHIN THE ALLOCATION IS REFERRED TO  
ASSETS AND CONSIDERATIONS.

[Empty space for additional information or further explanations]

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

**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:

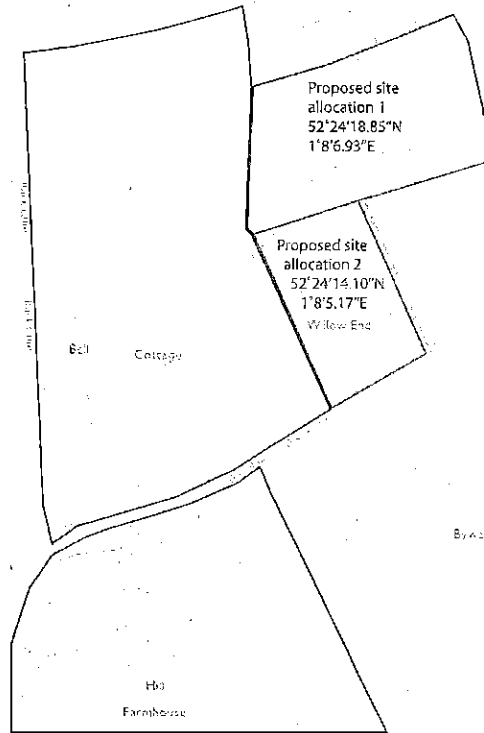
- To assist in the preparation of the Greater Norwich Local Plan
- To contact you, if necessary, regarding the answers given in your form.
- To evaluate the development potential of the submitted site for the uses proposed within the form.

**Disclaimer**  
 The 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.

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	[Redacted]	Date	24/5/18
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The Farmhouse  
Durbidge's Hill  
Burston Diss  
Norfolk IP22 5RP.  
Proposed site  
allocations 1 & 2



Church  
Green

Market

Green T.

Byways

Key:  
Proposed sites  
Other land owned by land owner  
Site access

Meters  
0 20 40 60 80 100

SCALE: 1:5000

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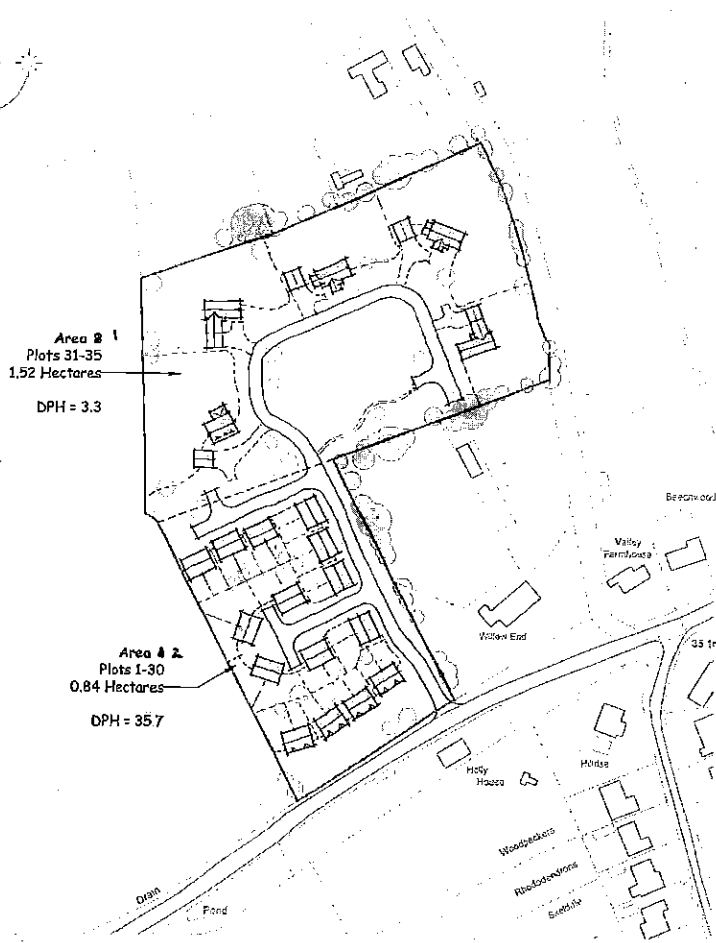
# Land off Diss Road, Burston Capacity Study

June 2016

1:2000 @ A4

Area 2  
Plots 31-35  
1.52 Hectares  
DPH = 3.3

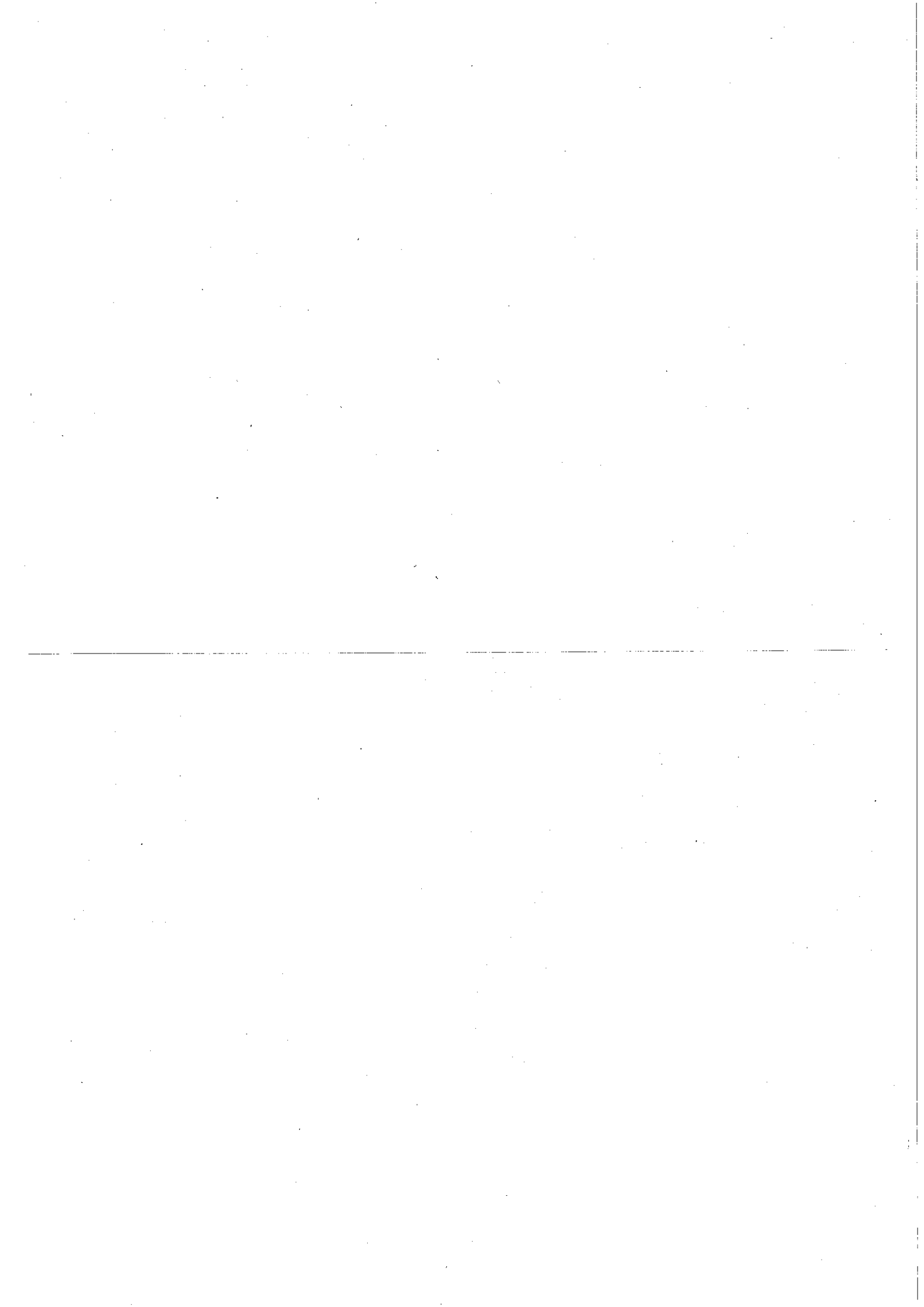
Area 1  
Plots 1-30  
0.84 Hectares  
DPH = 35.7



## Scheme Summary

35 Units Comprising:  
30no. 2 Bed Houses  
5no. 5 Bed Houses

Overall Site Area = 2.36 Hectares  
DPH = 14.8



# HILL FARM - BURSTON

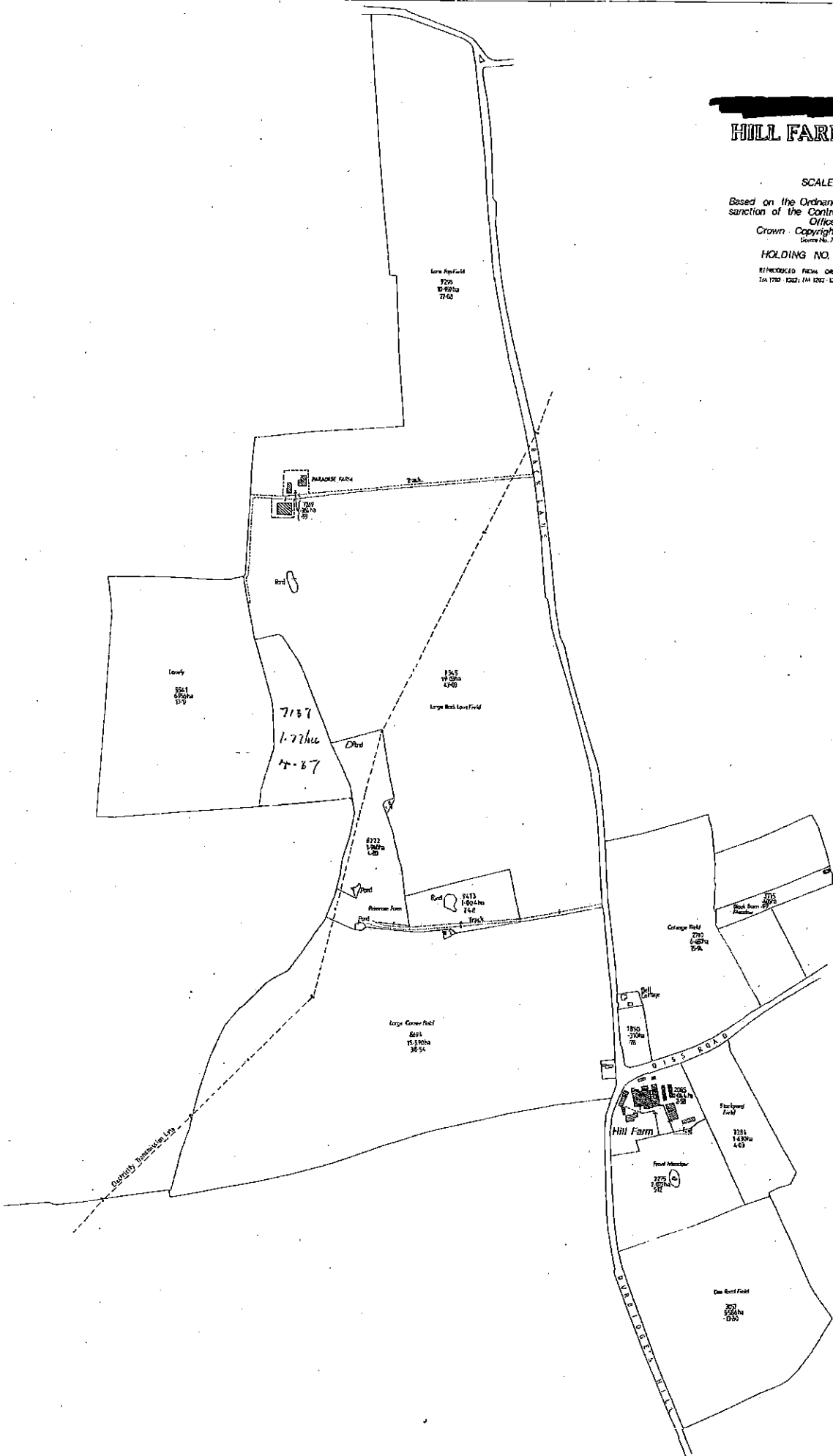
SCALE 1:2500

Based on the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office.

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Survey No. 73348

HOLDING NO. 281 1011 0004

REFERENCED FROM ORDNANCE SURVEY SHEET NOS.:  
104 1780 - 1202; 104 1787 - 1401 (EC, 7729) 104 1284; 104 1182 (EC, 7721)



[REDACTED]