

1b. I am... - Planning Consultant

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

Title Mrs

First Name Diana

Last Name Davies

Address

Post Code

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)

Land south of New Inn Hill, Rockland St Mary, NR 174HP

Site area (hectares) 0.55 Ha

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [302619-20-100-LOCATION PLAN.pdf](#)

3. Site Ownership

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

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

Mrs Diana Davies,

Please attach copied 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? 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.)

Agriculture

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)

Historically used for agriculture.

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)

Proposed residential development, and associated vehicular access, roads, parking areas, gardens and open space.

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.

Proposals of a minimum 15 dwellings.

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

The proposed development of this scale would provide significant social and economic benefits to the village, surrounding community and local businesses through supporting the local services and facilities. Support and increased demand for places at Rockland St Mary Primary School, and increased household spend in the Post Office and village shop, and the New inn Public House. Increased demand for bus services through the village would assist in their ongoing viability and sustainability. Subsequent economic multiplier effects of additional household spend being recirculated through the local economy on other services and facilities, for maintenance, building, gardening, childcare, cleaning. The generation of labour in the short term through construction and in the longer term through generating additional need for services in the area, builders, plumbers, gardeners childminders etc. Socially the proposals would provide for increased housing supply, and offer a mix of type, size and tenure of dwellings addressing the local need for housing.

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 no existing access to the site. The site as shown on the submitted plan could be accessed by either of two potential access points directly on to New Inn Hill that bounds the north of the site.

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

The site is a relatively flat and open agricultural field. Not a constraint on development.

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

Ground Conditions: The site is an open fields with n known stability issues. The site has historically been used for agriculture as open pasture/grazing land and therefore no known 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?

Flood Risk: The site is not located within Flood Zones 2 or 3, and is not identified as being at risk of surface water flooding as identified on the Environment Agency 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?

There are no known legal issues.

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 does not contain and is not within any statutory or non-statutorily protected sites. Nor does the site contain any priority habitats. The site is within an area identified as being important for the following priority species, Lapwing, Redshank, and Snipe, and within an impact risk zone for the following sensitive and important wildlife sites.

The Broads National Park is located approximately 450 metres to the east.

The Yare Broads and Marshes SSSI is located approximately 450 metres to the northeast.

The Broads SAC is located approximately 450 metres to the northeast.

The Broadland SPA (RAMSAR) is located approximately 450 metres to the northeast.

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?

The site does not include and is not adjacent to any designated or un-designated heritage assets. The nearest heritage assets comprise Old Hall a Grade II Listed Building, a barn and hayloft and further barn also Grade II Listed located in excess of 100 metres to the west. Given the intervening and recently constructed two storey dwellings and distance between these and the site, subject to appropriate height and scale, development of the site would not impact on important views or the immediate setting of these buildings. Therefore, these are not considered to be a constraint on development.

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

The site adjoins a row of recently constructed dwelling houses to the west, with the village continuing to the west and southwest. A group of residential properties to the northeast

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

The site is a clear and open field last used for agricultural purposes. No buildings or structures to be removed.

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

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

An extension to the Anglian Water foul water sewer under New Inn Hill is likely to be necessary.

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.

There are no environmental, technical, legal, financial or viability constraints that would prevent a start on site in the immediate term.

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)? 1-2

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

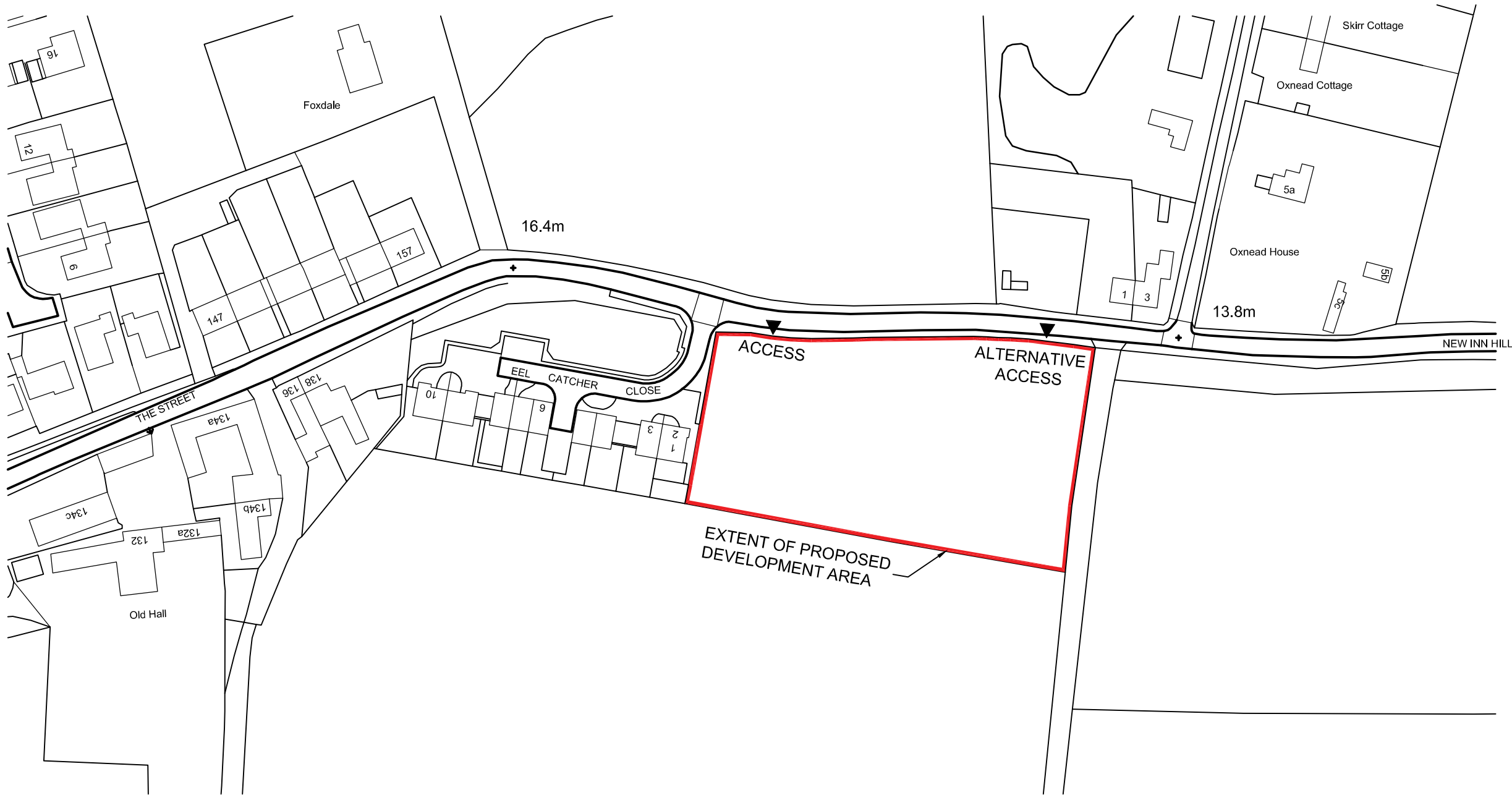
Disclaimer

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.

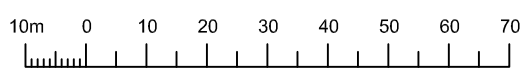
I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.

Name Christopher Hobson

Date Jan 25, 2018



Ordnance Survey (c) Crown Copyright 2018. All rights reserved. Licence number 100022432



DRAWING NOTE
 - This drawing must not be reissued, loaned or copied without the written consent of Durrants.
 - All errors, omissions, discrepancies should be reported to Durrants immediately.
 - All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier.
 - Any deviation from the drawing to be reported to Durrants immediately.
 - **This drawing is only to be used for the purpose identified in the boxes below.**
DO NOT SCALE FROM DRAWING

CDM 2015 DESIGNER RISK INFORMATION
In addition to the hazards/risks normally associated with the type of construction work detailed on this drawing which a competent contractor should be able to control using normal good practice and procedures. NOTE THE FOLLOWING UNUSUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY:-
CONSTRUCTION
MAINTENANCE/CLEANING
DECOMMISSIONING/DEMOLITION
Further information can be found on designer risk assessment number / document ref:-
It is assumed that all works will be carried out by a contractor competent under CDM 2015 working to an approved method statement and that unless otherwise advised a principle designer has been appointed

Rev.	Date	Details	Drawn	Checked
Issued for: CALL FOR SITES				
Client/Project: DAVEY & LOADES LAND AT ROCKLANDS ST MARY GREATER NORWICH JOINT LOCAL PLAN				
Drawing Title: LOCATION PLAN				

Drawn	Checked	Site	Scale	Date
TK	CH	A3	1:1250	JAN 2018
Project No. 302619		Drawing No. 20-100		Revision -

DURRANTS BUILDING CONSULTANCY
 Pump Hill House,
 2b Market Hill,
 Diss, Norfolk, IP22 4JZ
 Tel: 01379 646603
 Mail: buildingconsultancy@durrants.com
 Website: www.durrantsbuildingconsultancy.com

