

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

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

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)

Field off Norwich Road, Tacolneston, NR16 1BY, between 74 and 88 Norwich Road.

Grid reference (if known) Grid ref 52.50850, 1.15706,18

Site area (hectares) 1.2

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [88-Norwich-Road-Tacolneston-Norfolk-NR16-1BY.pdf](#)

3. Site Ownership

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

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

Andrew Fox

Christopher Fox

Peter Fox 37

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.)

Vacant

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)

Agricultural/grazing. Mostly left as a meadow.

It is believed that plans were drawn up in the 1960s at the time the adjacent Dovedale estate was being developed, but the owners at the time refused to sell the land.

An application for 5 houses along the road frontage was made in 1989.

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, possibly as an extension to the existing Dovedale estate. (ref : Birkin Close on site plan).

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.

Potential for approx. 50 dwellings, with mix of sizes.

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

The village school is currently being extended and property development will therefore assist in maintaining numbers and the future viability of the school. Additional housing will also help the village by bringing custom to existing local businesses (retail outlets, pub, etc.) and to bring in additional people to use the existing community facilities such as the Village Hall, which is currently operating well below optimum capacity.

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 access at two points. The main access is directly off Norwich Road, adjacent to existing pumping station. This road runs through the middle of the village. There is good visibility in both directions at this point, with a 30 mph speed limit. There is also access at the opposite corner of the field from the existing Dovedale estate, which would present no problems. There is, in addition, an option for a further access point midway along the road frontage.

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?

Stable, with no known 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?

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?

Not to my knowledge.

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?

There are Oak trees on the edge of the field, but these should not be affected by any development. There are also hedgerows, but again these should not be affected.

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?

Mainly residential properties, but with some agricultural land on one side of the site.

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

No

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 No

Public highway Yes

Broadband internet Yes

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

Pumping station adjacent to the site, with other utilities already supplied to adjacent properties.

9. Availability

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

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)? Within 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

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

None known.

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

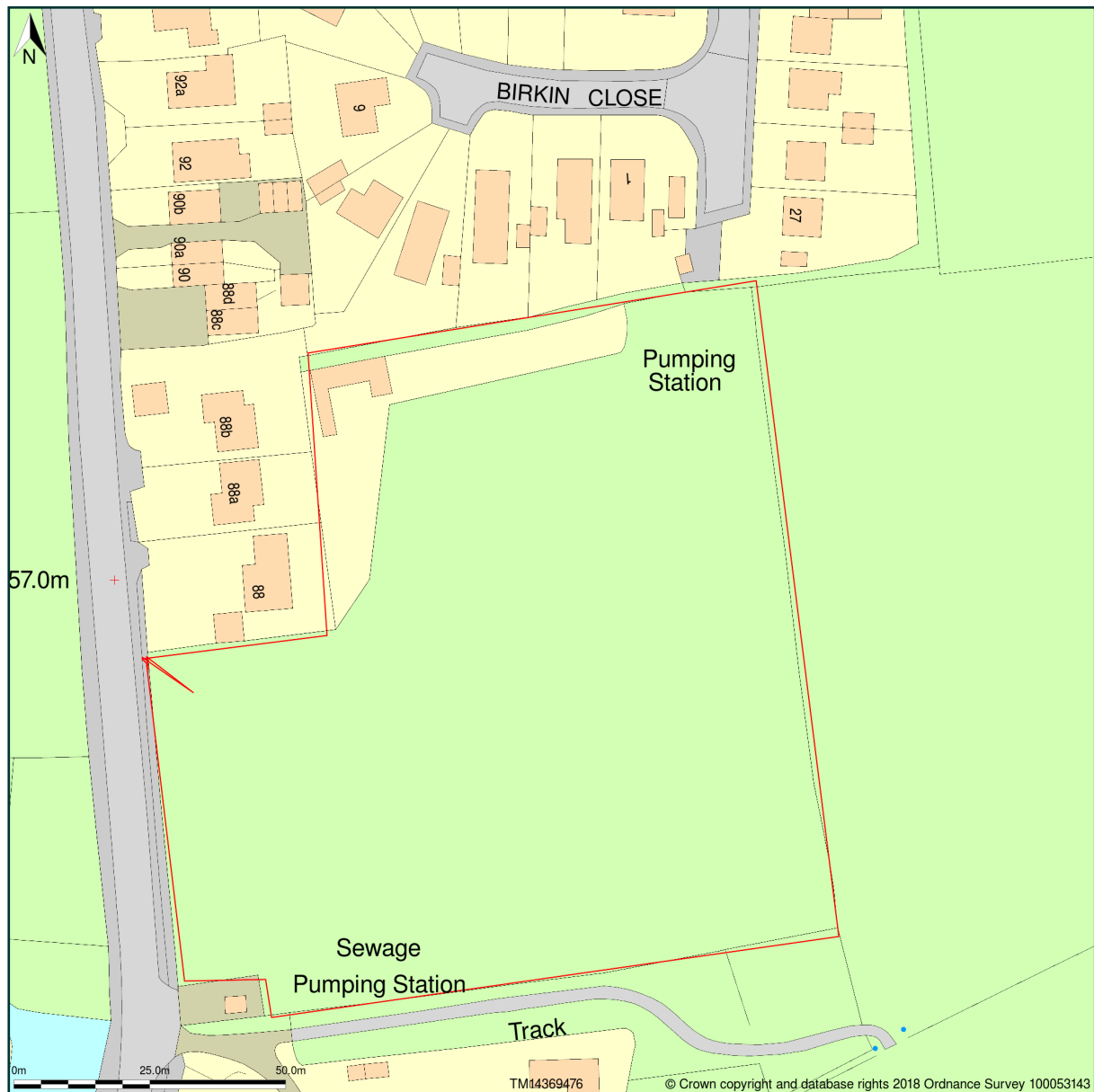
The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will

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	Andrew Fox
Date	Aug 03, 2018

88, Norwich Road, Tacolneston, Norfolk, NR16 1BY



Site Plan shows area bounded by: 614260.94, 294669.53 614460.94, 294869.53 (at a scale of 1:1250), OSGridRef: TM14369476. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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