

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

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

Title Mr

First Name Eddy

Last Name Edwards

Address

Post Code

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 at the junction of Frenze Brooke and River Waveney, Victoria Road, Diss, IP22

Grid reference (if known) 613231 . 279052

Site area (hectares) 0.3

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)

Mr Eddy Edwards

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 land

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)

There has been one planning permission on the site, 2012/0940/F dated 17 December 2012

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 repair and retail warehouse

5b. Which of the following use or uses are - Business and offices you proposing?

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

The proposal is intended to provide for a new building of 938 square metres to be used for repair and retail of mowers and horticultural equipment

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

The provision of jobs and a local service

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 a recently constructed vehicular access and right turn lane from the public highway as approved by the permission 12/0940. There are no public rights across or adjoining the site except for Victoria Road and, possibly, the River Waveney

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

No, the site is essentially flat and down to grass

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

Yes, there are not thought to be any 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 Flood Risk Assessment submitted with application 12/0940 indicated that the majority of the site was within flood zone 1 and that the floor level of the then proposed building, 23.8 AOD, is above the 1 in 100 year fluvial flood level with allowance for climate change over the lifetime of the building

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?

Yes, the site adjoins the Frenze

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.

9. Availability

10. Market Interest

11. Delivery

12. Viability

This is the description of your section break.

13. Other Relevant Information

14. Declaration

I understand that:

Data Protection and Freedom of Information

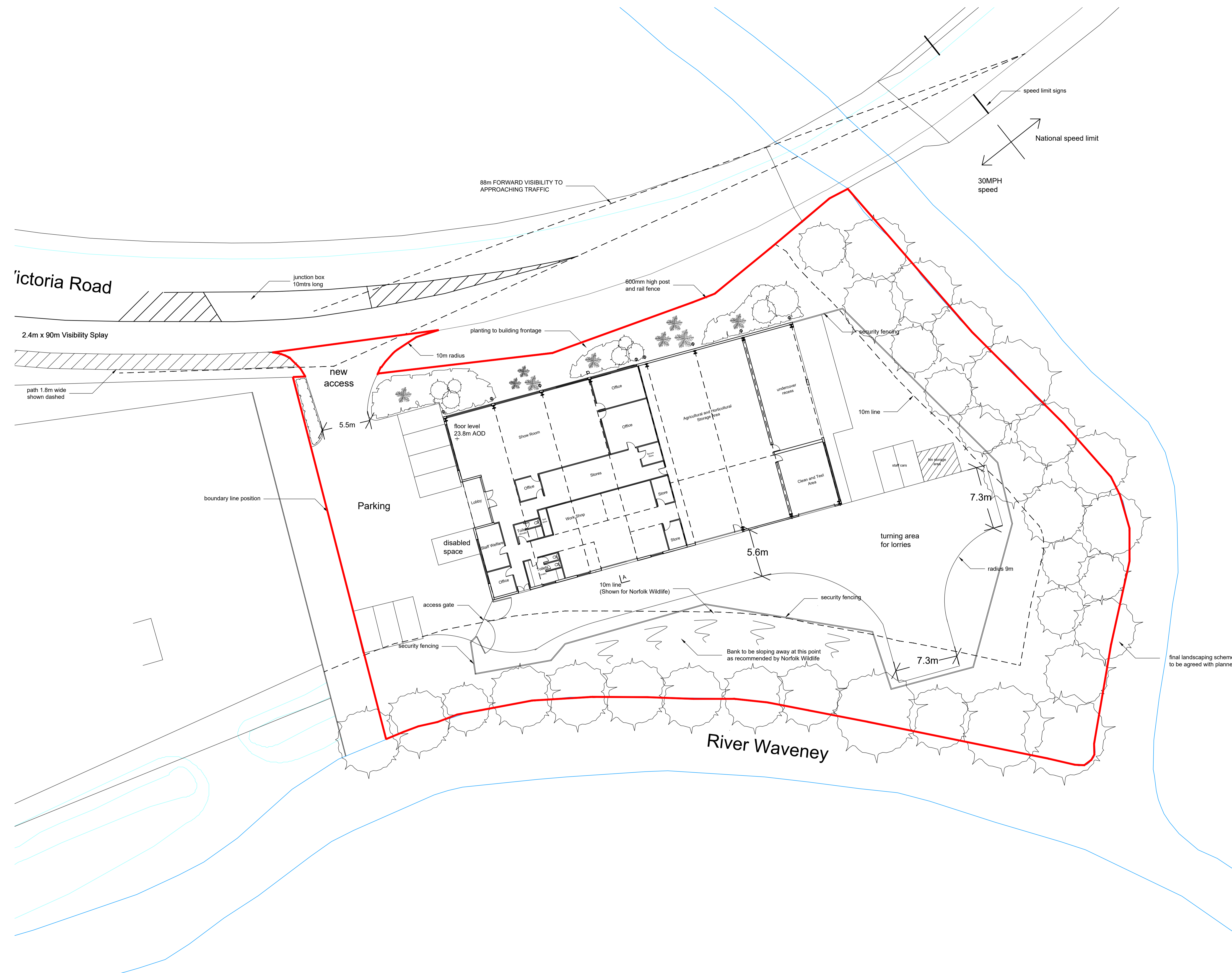
The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:

- 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.



REVISION	DATE	DESCRIPTION
M	Sept 2012	Landscaping
L	March 2012	Landscaping
K	Nov 2011	Access
J	Sept 2011	Bin Store
I	Sept 2011	floor level
H	Aug 2011	Driveway/Gate widened
G	Aug 2011	building repositioned
F	July 2011	text revision
E	July 2011	Turning
D	July 2011	10m boundary for NWS
C	July 2011	revised

PETER CODLING ARCHITECTS
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 Fax: 01603 630339

Michaels Mowers
 Site Plan

Proposed Plan

SCALE	1 / 200 @ A1		
JOB NO	5027	01	M
DATE	May 2011	DRAWN BY	

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