

1b. I am... - Planning Consultant

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

Title Mr

First Name Des

Last Name Aves

Organisation (where relevant)

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)**

Field Lane  
Hempnall NR15 2QZ

Site area (hectares) 2.34 Ha

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [30-102-FIELD LANE, HEMPSTALL.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)**

R. G. Aves and Partners

**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)**

Agriculture only.

**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 of market and affordable housing.

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

- Market Housing
- Affordable Housing
- Public Open Space

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

Residential development of up to 40 no. single and two storey houses and public open space.

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

Increased housing choice

Increased housing supply

Increased affordable housing supply

## **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?**

Existing vehicle access at northern end. No public rights of way.

**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.

**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 features other than hedgerow at property frontage.

**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?**

Residential to north and south sides. No implications.

**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

## 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.**

Sole ownership and full control.

## 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)?** 3

## 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

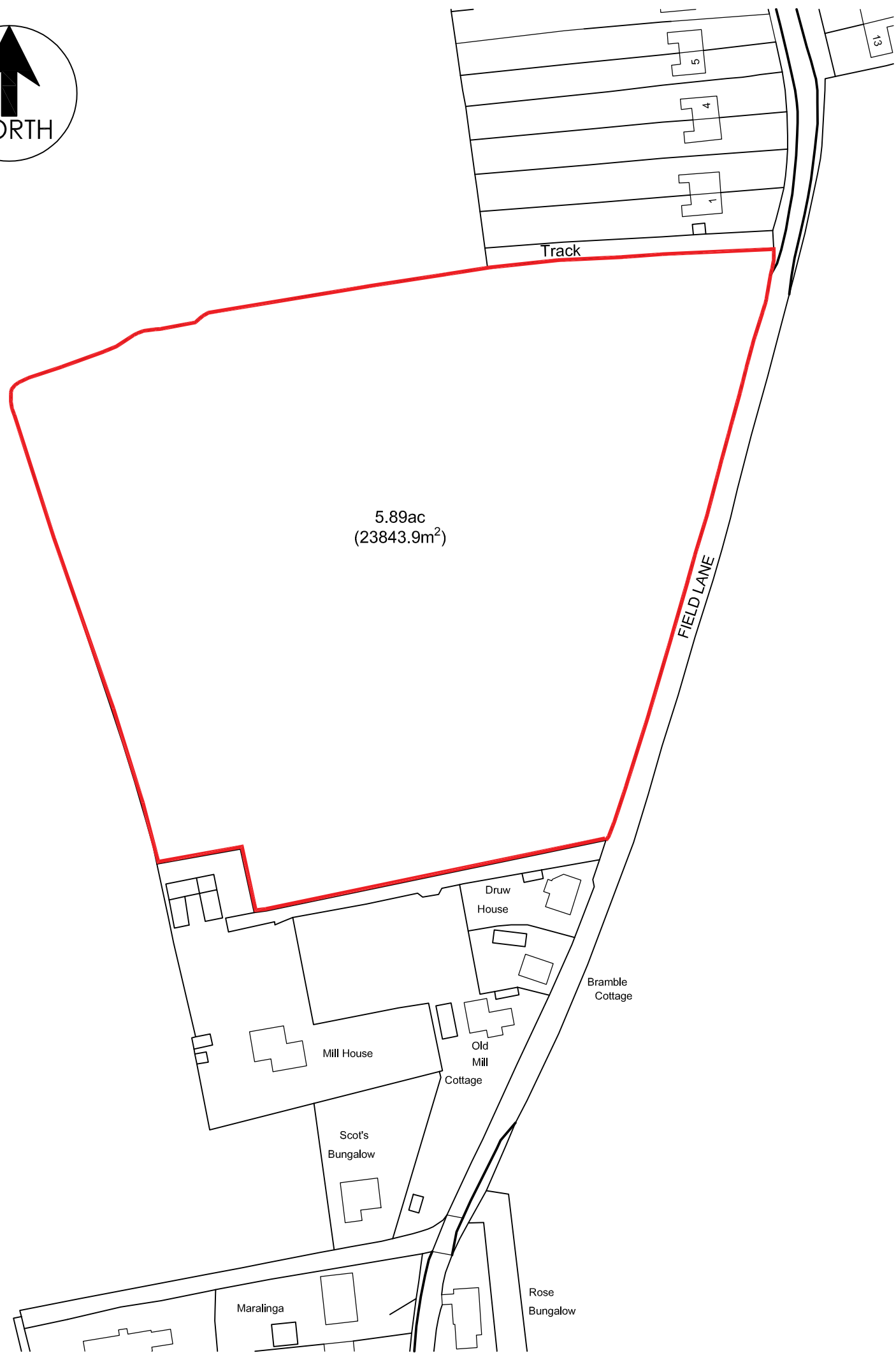
with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.

<b>Name</b>	Christopher Hobson
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<b>Date</b>	Mar 20, 2018
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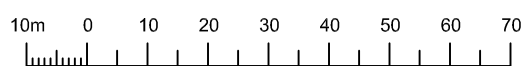
**DRAWING NOTE**  
 - This drawing must not be reissued, loaned or copied without the written consent of Durrants.  
 - All errors, omissions, discrepancies should be reported to Durrants immediately.  
 - All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier.  
 - 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. <b>NOTE THE FOLLOWING UNUSUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY:-</b>
<b>CONSTRUCTION</b>
<b>MAINTENANCE/CLEANING</b>
<b>DECOMMISSIONING/DEMOLITION</b>
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



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**LOCATION PLAN**  
 Scale 1:1250



Rev.	Date	Details	Drawn	Checked
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Issued for: **INFORMATION**

Client/Project:  
 MR D AVES  
 GREATER NORWICH LOCAL PLAN  
 SUBMISSION

Drawing Title:  
 LAND WEST OF FIELD LANE, HEMPALL  
 NORFOLK, NR15 2QZ

Drawn	Checked	Size	Scale	Date
TK	HL	A3	1:1250	AUGUST 2017
Project No. 302489		Drawing No. 30-102		Revision -

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