

1b. I am... - Planning Consultant

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

First Name AJ

Last Name Alexander

**Organisation (where relevant)**

**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 East of Colegate End Road, Pulham Market, Norfolk

Site area (hectares) 0.65 Ha

Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process. [300177-30-101- AJ ALEXANDER- SITE 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)**

Full control and ownership of client. As client details above.

**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.)**

Currently agricultural land use as arable farmland.

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 agricultural purposes.

**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 of 12 dwellings including both market and affordable housing to meet the local housing need in the parish and adjoining parishes.

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

- Market Housing
- Affordable Housing

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

Residential development of 12 dwellings including both market and affordable housing comprising a mix of size, type and tenure.

**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 the Pulham Church of England Primary School, and increased household spend in the village shop and post office, and Crown Inn public house. Increased demand for bus services through the village would assist in their ongoing viability and sustainability. Site also has access to the village playing fields to the southeast of the site and the Church Hill Surgery within the village. 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 an existing field access to the site from Colegate End Road in the northwest corner of the site which could be utilised. A further access point has been indicated on the submitted site plan which allows for sufficient visibility within the 30mph speed restricted zone. Colegate End Road bounds the entire western boundary of the site and therefore a series of access points could be introduced in the same manner as exists on the opposite (western) side of Colegate End Road.

**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?**

The site is an open field with no known stability issues. The site has historically been used for agriculture as open arable 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?**

The site is not located within Flood Zones 2 and 3. A land rain runs along the western boundary of the site adjacent to Colegate End Road. A section of the southern half of the site is indicated as being at low risk (between 0.1% and 1%) of surface water flooding as identified on the Environment Agency flood risk maps. This appears to follow an overland surface water flow path running across the site from the northwest to the southeast. This area represents only a small proportion of the whole site and remains low risk.

**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 also not adjacent to or within close proximity to any statutorily and non-statutorily protected sites. The nearest protected site is located approximately 2.8 kms to the north and is the Pulham Market Big Wood SSSI. The nearest priority habitat is a deciduous woodland approximately 400 metres to the east. The site is within an area identified as being important for the following priority species, Lapwing Grey Partridge and Turtle Dove.

**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 any designated or undesignated heritage assets. There are a collection of heritage assets within close proximity of the site. These include Falkland House (grade II listed), The Elms (grade II listed), and Chesnut Farmhouse (grade II listed), all dwelling houses located on the opposite side of Colegate End Road. Briar Cottage Cobwebs (grade II listed) is located to the south of the site further along Colegate End Road. As these heritage assets sit within the village and a row of dwellings they are appreciated and viewed in this context. Therefore, in principle residential development is not considered to be in principle harmful, but will require sympathetic and careful contextual design including the provision of set back and landscaping along the Colegate End Road frontage, together with a sympathetic approach to height, scale, and design of buildings. Subject to the above development of the site would not cause unresolvable harm to the setting of these heritage assets and therefore they are not considered to represent a constraint on development. The grade II listed Grange Farmhouse, its grade II listed barn to the south, and Grange Cottage further north are all located to the north of the site. Given the intervening vegetation and separation distance it is considered that appropriate scale and design of development and landscaping of the site would ensure these heritage assets would not 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 sits towards the north-eastern edge of the village and adjoins open agricultural fields to the east. Residential properties are located on the opposite side of Colegate End Road to the northwest and immediately to the southwest of the site. Grange Farm, a collection of agricultural buildings and a row of dwellings continue further north along Colegate End Road.

**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** 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.**

The site is in the full ownership and control of applicants. There are no known legal, viability, environmental or technical constraints and obstacles that cannot be overcome. The land is therefore available and ready to commence in the short 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**

Mar 21, 2018



**DRAWING LEGEND**

POTENTIAL SITE ACCESS POINT

SITE AREA: 0.6537ha



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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.  
**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
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Issued for: **GREATER NORWICH JLP**

Client/Project:  
 AJ ALEXANDER  
 SITE SUBMISSION- LAND EAST OF  
 COLEGATE END ROAD, PULHAM MARKET

Drawing Title:  
 SITE PLAN

Drawn:	Checked:	Size:	Scale:	Date:
TK	CH	A3	1:1250	FEB 2018
Project No.		Drawing No.		Revision:
300177		30-101		-

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