

**1b. I am...** - Planning Consultant

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

**Title** Mrs

**First Name** Elizabeth

**Last Name** Peplow

**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 South of Taverham Road,  
Drayton,  
NR8 6RY

**Grid reference (if known)** 617500, 313350

**Site area (hectares)** 3.287ha

**Please upload a red line plan showing your site boundaries or use the interactive map at the end of this process.** [Red line 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)**

**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.)**

The site is currently in agricultural use. The site also contains a bungalow (No.55), owned by the landowner, that would be demolished to create an access to the site. The bungalow is currently 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)**

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)**

This site offers an opportunity to allocate land for residential development in a highly sustainable location.

**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.**

Based on the site area of 3.287ha, and Taverham and Drayton's position within the Norwich Urban Area in the Joint Core Strategy's settlement hierarchy, an approximate number of dwellings proposed is up to 70 units. An indication of how 70 dwellings may take form on the site is displayed within the Indicative Site Plan prepared by LSI Architects, submitted via email as part of this Representation.

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

The development of this site will bring about numerous community benefits. Development at this location will contribute market and affordable housing to the local area, in line with Taverham and Drayton's position within the Norwich Urban Area, as established within the Joint Core Strategy.

Furthermore, the Indicative Site Plan demonstrates how a play area can be incorporated into the site. The additional footway/cycleway to the north-east of the site will enhance the connectivity of the site to Taverham Road and the wider settlement.

**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.

**6a. Which community would the site serve and how would the designation of the site benefit that community.**

N/A.

**6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.**

N/A.

**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?**

The site benefits from existing frontage onto Taverham Road to the north, and Costessey Lane to the south. Primary access to the site will be achieved through the demolition of property no.55 Taverham Road, which is owned by the landowner. This will create a suitable, safe access for the site, which is anticipated to achieve the necessary visibility splays, and necessary roadway/footpath measurements as required by the Norfolk Residential Design Guide. This is demonstrated by the Access Proposal Drawing (ref: 48749/PP/SK01), prepared by Richard Jackson Ltd, submitted in support of the Representation via email.

Following further assessment from Richard Jackson Ltd, it was determined that a secondary vehicular access onto Costessey Lane would not be suitable, given the constraints of the road.

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

The site slopes gently in a southerly direction. This is not regarded as a significant incline, and it would not adversely affect the development of the site as a whole.

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

Ground conditions on the site are stable. Any potential ground contamination issues on the site will be investigated, and evidence provided, in due course.

**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 Environment Agency Flood Risk Map indicates that the site is not located in a high level flood risk area (Flood Zone 1). The preliminary Surface Water Drainage Strategy prepared as part of the representation for the site demonstrates that the site is not at risk of surface water flooding. SuDs/swales are encouraged to protect groundwater flows, these are incorporated within the Indicative Site Plan.

Areas of Flood Zone 2 and 3 are within close proximity to the south of the site. However, as the preliminary Surface Water Drainage Strategy demonstrates, this is not anticipated to impact upon the deliverability of the site.

**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 for the site.

**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 designated boundary of the River Wensum Special Area of Conservation (SAC) is ~85m south. It is thought unlikely that recreational impacts on the River Wensum SAC would result from a residential scheme, by virtue of the lack of public access to the valley bottom and bankside areas of the River Wensum SAC.

Marriott's Way Country Wildlife Site (CWS) lies an Euclidean distance of ~245m east of the site. Recreational impacts are thought likely to be negligible, by virtue of the existing use of the Marriott's Way CWS for recreation and existing infrastructure to manage visitors. On site, a block of young (post-1949) woodland and the boundary hedgerows qualify as Habitats of Principal Importance. The Indicative Site Plan demonstrates that these areas can be retained, and enhanced with further landscaping, as part of a residential development.

**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 is not within the vicinity of any heritage assets.

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

The Taverham Road and residential properties adjoin the site to the north, with farmland to the west and east, and Costessey Lane and some residential dwellings to the south. It is not anticipated that any of these neighbouring uses would be adversely impacted by residential development in this location.

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

None of the existing buildings or structures on the site need to be relocated as a result of the site's redevelopment.

**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:**

The Utilities Assessment submitted as part of the Representation for this site via email, prepared by Richard Jackson Ltd, demonstrates that residential development on site will be able to connect to existing utilities services. Furthermore, it is anticipated that a foul water pumping station will be required on site, which can be accommodated within the site boundary.

**9. Availability**

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

**development proposed.**

1 to 5 years (by April 2021)

**9b. Please give reasons for the answer given above.**

The land is available for development 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.**

Enquiries received

**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)?**

Not known, depends on the final design specifications.

**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**

**13. Please use the space below to for additional information or further explanations on any of the topics covered in this form**

Please refer to the accompanying suite of technical evidence submitted in support of this representation via email:

- Assessment of Deliverability; prepared by Bidwells;
- Highways Assessment and Access Proposal Drawing (ref: 48749/PP/SK01), prepared by Richard Jackson Ltd;
- Flood Risk/Surface Water Drainage Strategy, prepared by Richard Jackson Ltd;
- Utilities Assessment, prepared by Richard Jackson Ltd;
- Strategic Ecological Assessment, prepared by Hopkins Ecology; and
- Indicative Site Plan and accompanying report, prepared by LSI Architects.

**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

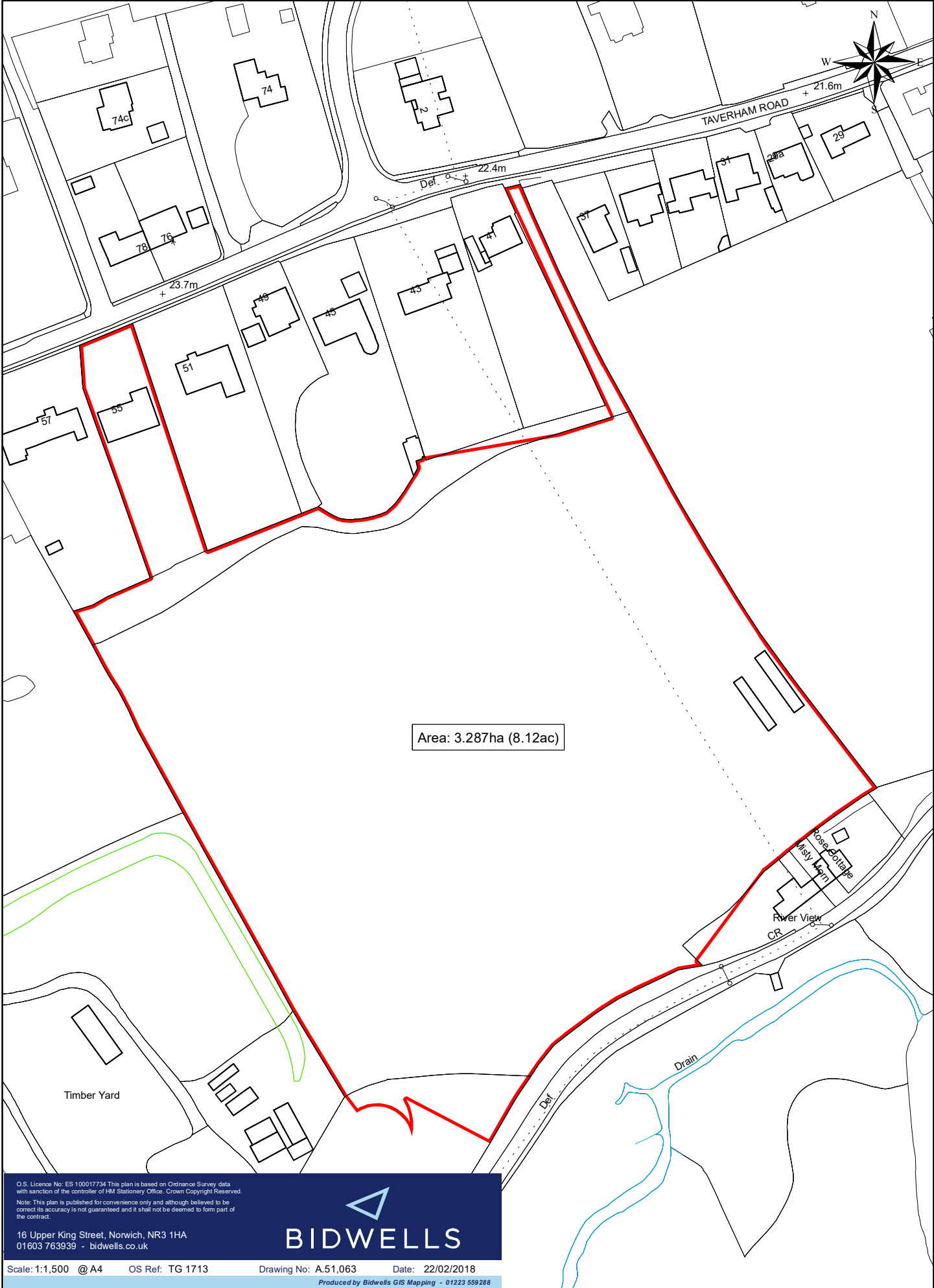
Disclaimer

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> | Iain Hill    |
| <b>Date</b> | Mar 21, 2018 |

# Land South of Taverham Road



Area: 3.287ha (8.12ac)

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Scale: 1:1,500 @ A4 OS Ref: TG 1713 Drawing No: A.51,063 Date: 22/02/2018

Produced by Bidwells GIS Mapping - 01223 559288