



# Norfolk County Council

## at your service

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land between the A1270 Broadland Northway near Ringland and the A47 near Honingham. The Proposed Scheme covers an area of land approximately 287 hectares (ha) and is located approximately 10.5 kilometres to the north-west of the city of Norwich. The Proposed Scheme will connect the A1270 Broadland Northway from its junction with the A1067 Fakenham Road to the A47 trunk road near Honingham. The nearest settlements to the Proposed Scheme include, Weston Longville (approximately 0.2 kilometres to the west), Weston Green (approximately 0.27 kilometres to the north west), Honingham (approximately 0.1 kilometres to the south), Ringland (approximately 0.2 kilometres to the south, Attlebridge (approximately 0.3km to the north), and Easton (approximately 3.5 kilometres to the south of the Proposed scheme alignment).

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

### Name/Company

Title

Mr

First name

Ralph

Surname

Lewis

Company Name

WSP

### Address

Address line 1

WSP

Address line 2

70 Chancery Lane

Address line 3

Holborn

Town/City

London

County

Country

Postcode

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Site Area

What is the measurement of the site area? (numeric characters only).

Unit

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Development of approximately 6km of the Norwich Western Link Road connecting the A1067 (Fakenham Road) with the new A47 North Tuddenham to Easton scheme (being developed by National Highways), including the construction of a new roundabout junction with the A1067 Fakenham Road, improvements to the A1067 Fakenham Road and the roundabout junction with the A1270 Broadland Northway. Structures include a new viaduct carrying the Norwich Western Link over the River Wensum, a new underpass at Ringland Lane, the provision of a green bridge carrying the Broadway over the Norwich Western Link, three further green bridges, wildlife crossings, and culverting of a tributary to the River Tud. Related works include the stopping up, diversion, improvement and provision of side roads, new walking cycling and horse-riding provision, the stopping up, replacement and provision of new private means of access, and ancillary landscaping, ecological mitigation, surface water drainage system, flood compensation, bunds, other environmental mitigation, diversion and protection of apparatus and temporary works to facilitate construction, and the change of use of the premises known as Low Farm as offices (class E), and other ancillary works.

Has the work or change of use already started?

- Yes  
 No

## Existing Use

Please describe the current use of the site

Primarily agricultural land and holdings

Is the site currently vacant?

- Yes  
 No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- Yes  
 No

Land where contamination is suspected for all or part of the site

- Yes  
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes  
 No

## Materials

Does the proposed development require any materials to be used externally?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Other

**Other (please specify):**

Viaduct / Bridges / Retaining Walls

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Concrete / Steel

**Type:**

Other

**Other (please specify):**

Culverts

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

Concrete

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access Statement - 1.02.00  
Drawings Introductory Text - 2.00.00  
Route Plan - 2.01.00  
Red Line Boundary Plans - 2.02.00  
General Arrangement Plans - 2.03.00  
Cross Sections Drawings - 2.04.00  
Long Sections Drawings - 2.05.00  
Structures Design Drawings: Bridge BR1 (Viaduct) - 2.06.01  
Structures Design Drawings: Bridge BR2 (Ringland Lane Bridge) - 2.06.02  
Structures Design Drawings: Culvert CU2 (Tud Tributary Culvert/Bat Underpass) - 2.06.03  
Structures Design Drawings: Culvert MA1 (Maintenance Access Crossing/Culvert) - 2.06.04  
Structures Design Drawings: Bridge GB1 (The Broadway Green Bridge) - 2.06.05  
Structures Design Drawings: Bridge GB2 (Foxburrow Plantation Green Bridge) - 2.06.06  
Structures Design Drawings: Bridge GB4 (Morton Green Bridge) - 2.06.07  
Structures Design Drawings: Bridge GB5 (Nursery Woodland Green Bridge) - 2.06.08  
Structures Design Drawings: Retaining Wall - 2.06.09  
Landscaping Design Plans - 2.07.00  
Drainage Layout Plans - 2.08.00  
Drainage Basin Details - 2.08.01  
Drainage Excedence Flow Plans - 2.08.02  
Drainage Out Fall Details - 2.08.03  
Drainage Typical Details - 2.08.04  
Highways Catchment Plans - 2.08.05  
Lighting Design Plans - 2.09.00  
Topographical Survey Plans - 2.10.00  
Offsite Mitigation Plans - 2.11.00  
Wider Cycle Improvements Plan - 2.12.00

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Design and Access Statement - 1.02.00  
Drawings Introductory Text - 2.00.00  
Route Plan - 2.01.00  
Red Line Boundary Plans - 2.02.00  
General Arrangement Plans - 2.03.00  
Cross Sections Drawings - 2.04.00  
Long Sections Drawings - 2.05.00  
Structures Design Drawings: Bridge BR1 (Viaduct) - 2.06.01  
Structures Design Drawings: Bridge BR2 (Ringland Lane Bridge) - 2.06.02  
Structures Design Drawings: Culvert CU2 (Tud Tributary Culvert/Bat Underpass) - 2.06.03  
Structures Design Drawings: Culvert MA1 (Maintenance Access Crossing/Culvert) - 2.06.04  
Structures Design Drawings: Bridge GB1 (The Broadway Green Bridge) - 2.06.05  
Structures Design Drawings: Bridge GB2 (Foxburrow Plantation Green Bridge) - 2.06.06  
Structures Design Drawings: Bridge GB4 (Morton Green Bridge) - 2.06.07  
Structures Design Drawings: Bridge GB5 (Nursery Woodland Green Bridge) - 2.06.08  
Structures Design Drawings: Retaining Wall - 2.06.09  
Landscaping Design Plans - 2.07.00  
Drainage Layout Plans - 2.08.00  
Drainage Basin Details - 2.08.01  
Drainage Excedence Flow Plans - 2.08.02  
Drainage Out Fall Details - 2.08.03  
Drainage Typical Details - 2.08.04  
Highways Catchment Plans - 2.08.05  
Lighting Design Plans - 2.09.00  
Topographical Survey Plans - 2.10.00  
Offsite Mitigation Plans - 2.11.00  
Wider Cycle Improvements Plan - 2.12.00

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

## Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

## Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**



a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

**Supporting information requirements**

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- Yes
- No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

1450.48

Please provide the date the onsite pre-development biodiversity value was calculated

10/02/2024

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

The habitat surveys for the Proposed Scheme were concluded June 2022 in accordance with the requirements of available at the time, Metric 3.1. Due to the scale of the project, significant scheme design has taken place through 2022-2023, aligning the landscape design & ecological mitigation design to the figures outputted from the 2022 surveys. Following government advice published November 2023, the Metric 3.1 data has been copied into the November 2023 version of the Statutory Metric. This is detailed in 'Environmental Statement Chapter 10: Biodiversity, Appendix 33j: Statutory Biodiversity Metric' (Document Reference 3.10.33j).

Which version of the biodiversity metric was used?

Aligned to the above, both Metric 3.1 and the November 2023 version of the Statutory Metric have been submitted.

When was the version of the biodiversity metric used published?

29/11/2023

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

**Document/Plan:**

Biodiversity metric calculation

**Document name/reference:**

ES Chapter 10 Appendix 33c (Doc Ref: 3.10.33c) & ES Chapter 10 Appendix 33j (Doc Ref 3.10.33j)

**Document/Plan:**

Onsite irreplaceable habitats

**Document name/reference:**

ES Sub-Appendix 3.10.35d

**Document/Plan:**

Onsite habitats existing on the date of the application for planning permission

**Document name/reference:**

'ES Chapter 10: Biodiversity, Appendix 33a: Figure 1 Baseline Habitat Map' (Doc Ref 3.10.33a)

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

Yes

No

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

Yes

No

Please provide details

'Environmental Statement Chapter 10: Biodiversity, Appendix 33: Biodiversity Net Gain Technical Report' (Document Reference 3.10.33)  
&  
'Environmental Statement Chapter 10: Biodiversity, Appendix 35: Arboricultural Impact Assessment' (Document Reference 3.10.35)

## Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Septic tank

Package treatment plant

Cess pit

Other

Unknown

Other

N/A (Road Scheme - No foul sewage)

Are you proposing to connect to the existing drainage system?

- Yes  
 No  
 Unknown

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes  
 No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes  
 No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes  
 No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

## Existing

Please select the housing categories for any existing units on the site

- Market Housing  
 Social, Affordable or Intermediate Rent  
 Affordable Home Ownership  
 Starter Homes  
 Self-build and Custom Build

# Market Housing

Please specify each existing type of housing and number of units on the site

<b>Housing Type:</b> Houses
<b>1 Bedroom:</b> 0
<b>2 Bedroom:</b> 0
<b>3 Bedroom:</b> 0
<b>4+ Bedroom:</b> 0
<b>Unknown Bedroom:</b> 1
<b>Total:</b> 1

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
	0	0	0	0	1	1

## Totals

Total proposed residential units	0
Total existing residential units	1
Total net gain or loss of residential units	-1

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Pre-App Discussion

Date (must be pre-application submission)

16/06/2023

Details of the pre-application advice received

A number of pre-application discussion have been held with planning officers at Norfolk County Council, the latest being on the 16 June 2023.

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

If yes, please provide details of their name, role, and how they are related:

\*\*\*\*\* REDACTED \*\*\*\*\*

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- Yes
- No

Certificate Of Ownership - Certificate C

**I certify/The applicant certifies that:**

- **Neither Certificate A or B can be issued for this application**
- **All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.**

The steps taken were:

Notices sent to all known land owners / The application has been publicised in the local press / newspaper / Site notices have been put up within local parishes the scheme passes through in to inform people of the upcoming application.

**I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.**

Owner/Agricultural Tenant

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

See enclosed landowner schedule

**Address Line 2:**

**Town/City:**

**Postcode:**

**Date notice served (DD/MM/YYYY):**

02/04/2024

**Person Family Name:**

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Eastern Daily Press

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

22/03/2024

Person Role

The Applicant

The Agent

Title

Mr

First Name

Ralph

Surname

Lewis

Declaration Date

03/04/2024

Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Ralph Lewis

Date

30/05/2024

Amendments Summary

Updated Application Form to add additional detail to 'Description of Development' section - to now include text: "Land between the A1270 Broadland Northway near Ringland and the A47 near Honingham" - as per request in Invalidation Letter dated 13th May 2024 (ref: FUL/2024/0022).