

**From:**  
**To:** [Local Plan](#)  
**Cc:**  
**Subject:** Alburgh and Denton ~ South Norfolk Village Clusters Housing Allocations Plan - Regulation 18 Consultation  
**Date:** 21 July 2021 17:47:18

Hello,

Thank-you for consulting the Environmental Protection Team in respect of the draft version of the South Norfolk Village Clusters Housing Allocations Plan (VCHAP).

I would offer our comments in respect of the Chapter 1 of the VCHAP relating to Alburgh and Denton. I note that the VCHAP contains no Preferred and Shortlisted Sites relating to Alburgh and Denton. However, in response to Question 6 I would offer the following comments in respect any of the rejected sites listed in case any of them should be shortlisted or preferred for allocation as a result of the consultation process.

Site	Location	Comments
SN00168	Land at north of Upland Terrace Council houses, Norwich Road, Denton	<p>The Environmental Protection Team are not aware of any significant land quality issue with this site or adjacent land. However, having regard to the size of the site and sensitivity of the proposed development it is considered that a Phase One Land Contamination Report (Desk Study) should be required as part of any planning application.</p> <p>The site is opposite to a commercial car repair garage which has a potential to have a negative impact on the amenity of the residents of any dwellings constructed on the site due to noise and odour/fumes. In addition, placing sensitive receptors close to this business could impact its future viability. It is therefore considered that this will need to be addressed as part of any application for dwellings on this site.</p> <p>Due to the size of this development and its proximity to existing dwellings, an application to develop this site is likely to attract the recommendation that standard planning condition AM05 Construction Management Plan be attached to any approval. It may be worth highlighting to applicants that to avoid any delay in discharging this condition, they may wish to include a Construction Management Plan with their application. If the submitted Construction Management Plan is adequate, the an alternative condition could be attached to any approval requiring its implementation.</p>
SN00193	Land at Upland Farm, Denton	<p>The Environmental Protection Team are not aware of any significant land quality issue with this site or adjacent land. However, having regard to the size of the site and sensitivity of the proposed development it is considered that a Phase One Land Contamination Report (Desk Study) should be required as part of any planning application.</p> <p>The site is adjacent to a commercial car repair garage which has a potential to have a negative impact on the amenity of the residents of any dwellings constructed on the site due to noise and odour/fumes. In addition, placing sensitive receptors close to this business could impact its future viability. It is therefore considered that this will need to be addressed as part of any application for dwellings on this site.</p> <p>Due to the size of this development and its proximity to existing dwellings, an application to develop this site is likely to attract the recommendation that standard planning condition AM05 Construction Management Plan be attached to any approval. It may be worth highlighting to applicants that to avoid any delay in discharging this condition, they may wish to include a Construction Management Plan with their application. If the submitted Construction Management Plan is adequate, the an alternative condition could be attached to any approval requiring its implementation.</p>
SN4011	Land to South and West of Church Road, Alburgh	<p>The Environmental Protection Team are not aware of any significant land quality issue with this site or adjacent land. However, having regard to the size of the site and sensitivity of the proposed development it is considered that a Phase One Land Contamination Report (Desk Study) should be required as part of any planning application.</p> <p>Due to the size of this development and its proximity to existing dwellings, an application to develop this site is likely to attract the recommendation that standard planning condition AM05 Construction Management Plan be attached to any approval. It may be worth highlighting to applicants that to avoid any delay in discharging this condition, they may wish to include a Construction Management Plan with their application. If the submitted Construction Management Plan is adequate, the an alternative condition could be attached to any approval requiring its implementation.</p>
SN4031SL	Land adjacent to no1 Station Road, Alburgh	<p>The Environmental Protection Team are not aware of any significant land quality issue with this site or adjacent land. However, having regard to the size of the site and sensitivity of the proposed development it is considered that a Phase One Land Contamination Report (Desk Study) should be required as part of any planning application.</p> <p>Due to the size of this development and its proximity to existing dwellings, an application to develop this site is likely to attract the recommendation that standard planning condition AM05 Construction Management Plan be attached to any approval. It may be worth highlighting to applicants that to avoid any delay in discharging this condition, they may wish to include a Construction Management Plan with their application. If the submitted Construction Management Plan is adequate, the an alternative condition could be attached to any approval requiring its implementation.</p>

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One Team



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