

1a. Contact Details	
Title	
First Name	Adrian
Last Name	Moore
Job Title (where relevant)	Planner
Organisation (where relevant)	Pegasus Group
Address	Colmore Place 39 Bennetts Hill Birmingham
Post Code	B2 5SN
Telephone Number	0121 308 9570
Email Address	adrian.moore@pegasusgroup.co.uk

1b. I am...	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

2. Site Details	
Site location / address and post code (please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)	Bernard Matthews South Site Hall Road Great Witchingham Norfolk NR9 5QD
Grid reference (if known)	611611 318629
Site area (hectares)	5.1

Site Ownership		
3a. I (or my client)...		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.		

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 a vacant brownfield site formerly in use for the lairage, slaughter, cutting packing and despatch of poultry, the storage of water and dry goods and the filtration of effluent.		
4b. Has the site been previously developed?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

The development of facilities for the lairage and slaughter of poultry, the storage of water and dry goods and the filtration of effluent was approved in 2011 under a planning application with reference 20101925.

There is no other planning history for the site available online but we understand that the facilities approved in 2011 replaced and upgraded poultry slaughter facilities on the same site and the leaseholder had operated on the site since 1955.

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)

The site is proposed for residential redevelopment.

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

Market Housing <input checked="" type="checkbox"/>	Business and offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage & distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify)

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

A detailed design for the site has not yet been drawn up. Up to approximately 150 houses and appropriate landscaping and outdoor space are proposed.

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

The proposed development would bring a large derelict site back into beneficial use. The proposals would improve the relationship of the site to the surrounding landscape and the nearby Grade-II listed building, reduce HGV traffic on the surrounding roads, contribute towards meeting local housing needs, provide construction jobs during the development process and provide support to the local economy and the facilities within Great Witchingham through the introduction of new residents to the area.

Local Green Space

If you are proposed 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

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?

Development can proceed using the existing access directly from Hall Road.

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

The site is relatively level and uniform.

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

No known issues. Drainage in the site's previous use went directly to the on-site effluent plant before discharge to the watercourse and was governed by strict licensing and controls. The ground conditions would be subject to full site investigation prior to redevelopment.

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 known issues. The site is in Flood Zone 1.

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?

The site is leased to Bernard Matthews Foods Limited ("BMFL"). BMFL supports the proposals for redevelopment.

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 is around 300m north of the River Wensum and its associated Special Area of Conservation. There is extensive planting around the western, southern and eastern boundaries and within the southern portion of the site.

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 Grade II-listed Great Witchingham Hall lies around 300m west of the site. The site is well screened from Great Witchingham Hall by substantial planting. Redevelopment will reduce HGV movements from the site past Great Witchingham Hall. Landscaping and impacts on the listed building will be considered as part of any redevelopment proposal.

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

Great Witchingham Hall and its grounds lie west of the site, separated from the site by substantial planting. To the south, more substantial planting separates the site from the River Wensum Special Area of Conservation. The land to the east is in agricultural use. Across Hall Road to the north is an operational Bernard Matthews Great Witchingham North processing site. The operations at the North Site are not expected to cause any issues in relation to the proposed redevelopment at the South Site.

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

Existing buildings associated with the site's former use will need to be demolished and removed before redevelopment commences.

7j. Other: (please specify):

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.			
	Yes	No	Unsure
Mains water supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify):			
8b. Please provide any further information on the utilities available on the site:			

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input checked="" type="checkbox"/>
1 to 5 years (by April 2021)	<input type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2036)	<input type="checkbox"/>
9b. Please give reasons for the answer given above.	

The site is in single freehold ownership of a property company with development capabilities. The single leaseholder supports the site's redevelopment as the existing use is no longer viable.

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.

	Yes	Comments
Site is owned by a developer/promoter	<input checked="" type="checkbox"/>	
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

Delivery

11a. Please indicate when you anticipate the proposed development could be begun.

Up to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2036)	<input type="checkbox"/>

11b. Once started, how many years do you think it would take to complete the proposed development (if known)?

Approximately two years.

Viability			
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			<input checked="" type="checkbox"/>
	Yes	No	Unsure
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12c. If there are abnormal costs associated with the site please provide details:			
Demolition of existing buildings and structures and levelling will be required			
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.			

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

Check List	
Your Details	
Site Details (including site location plan)	
Site Ownership	
Current and Historic Land Uses	
Proposed Future Uses	
Local Green Space (Only to be completed for proposed Local Green Space Designations)	
Site Features and Constraints	
Utilities	
Availability	
Market Interest	
Delivery	
Viability	
Other Relevant Information	
Declaration	

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

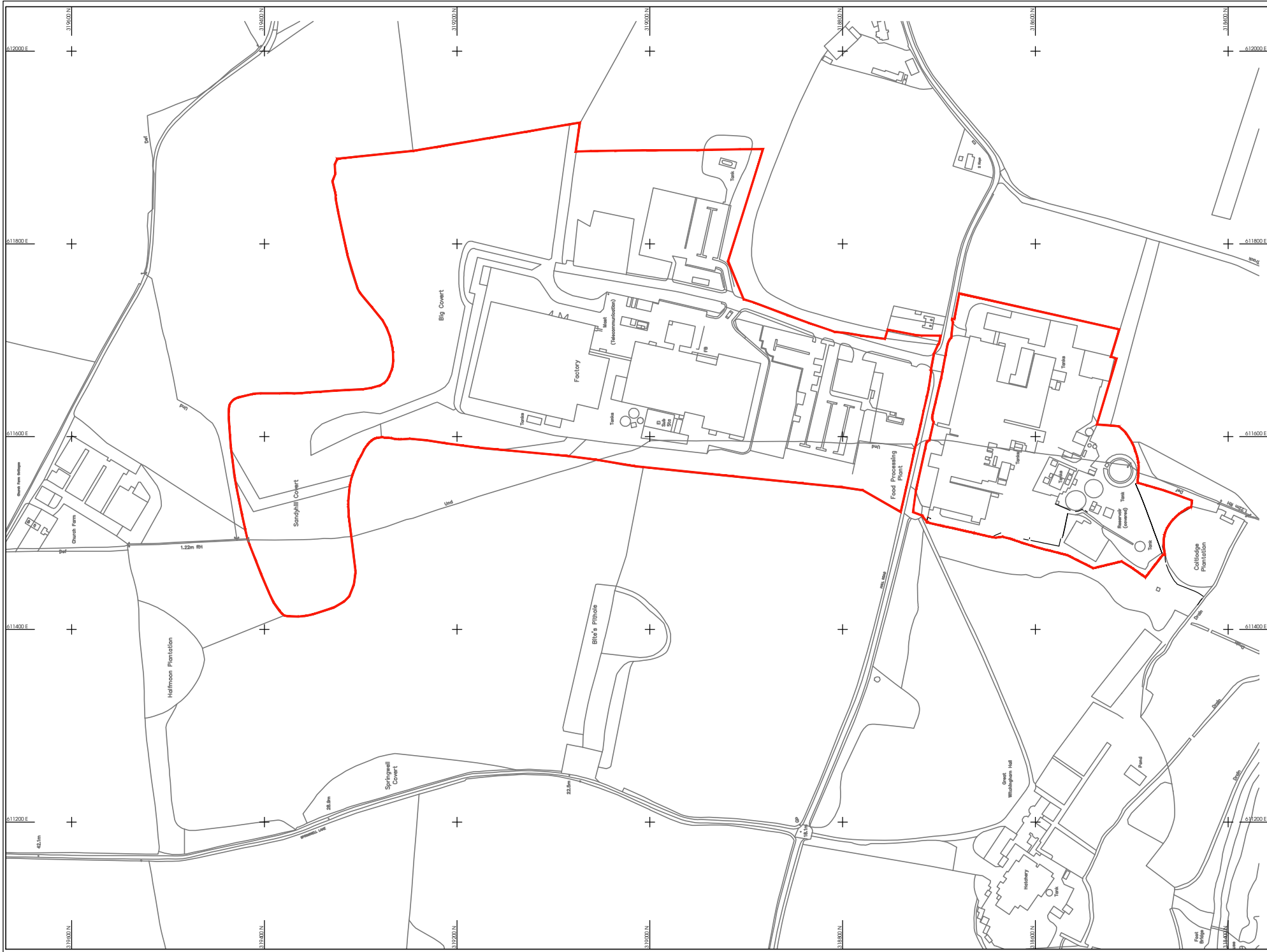
Disclaimer

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
Adrian Moore

Date
28 August 2018

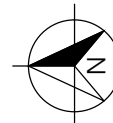


NOTES

- 1) ALL DIMENSIONS TO BE CHECKED ON SITE AND NOT SCALED FROM THE DRAWING.
- 2) MALCOLM HOLLS SHALL BE INFORMED BY WRITING OF ANY DISCREPANCIES.
- 3) ALL DIMENSIONS ARE IN METRES ONLY.
- 4) THE ORIGIN AND OBSERVATION OF THE SURVEY GRID RELATE TO A DATE TO ORDNANCE SURVEY GRID.
- 5) ALL LEVELS ARE BASED ON A GPS BE TO OS LEVEL DATUM.

KEY

— Demise



ORDNANCE SURVEY GRID
Scale Bar (m)
0 10 20 30 40 50

REVISION			
No.	Date	Amendment	Initial

THIS DRAWING IS FOR THE FOLLOWING PURPOSE ONLY:

MEASURED SURVEY

North and South Factory Sites
Great Witchington

Title Plan

CLIENT
Amber REI Holdings
2nd Floor Colmore Court
9 Colmore Row
Birmingham, B3 2BJ

PROJECT NAME
Hall Road
Great Witchington
Norwich
Norfolk, NR9 5QD



DESIGNED BY MAP	DATE 15/12/2016
SCALE 1:5000 @A4	CHECKED TB
DRAWING NO. 54763-LP-1	REV. NO. A

