

## **Note on Policy GNLP0608R – Great Witchingham**

### **Site Deliverability**

- A Land Registry search has confirmed that the ownership of the site is the same as the details we have on file. An email was sent to the owner on 16<sup>th</sup> March 2022 asking for confirmation that they are committed to developing the site but to date no reply has been received.

### **Ransom Strip**

- Land Registry investigations have been undertaken with regard to the potential ransom strip at the access point to the site. The piece of land in question is unregistered, this means to our knowledge it is not within the ownership of the site promoter.
- Norfolk County Council records have been checked which confirm that only the road and footway were adopted as part of the highway so Highway Authority ownership can be ruled out.
- There are currently two garages which require access across the land in question and this access must be retained in any design for development of site GNLP0608R.

### **Ecology**

- Contact has been made with James Fisher, Principal Ecologist from Norfolk County Council. He has advised that in his opinion there is no need to include a policy requirement regarding the need for a buffer to the County Wildlife Site. However he would support a policy requirement requiring a preliminary ecological assessment given that the site is in relative close proximity to the Count Wildlife Site. He would support the following wording:  
*'A preliminary ecological assessment will be required as part of any planning application recognising the proximity of the site to the Lenwade Pits West County Wildlife Site'.*