

1b. I am... - Planning Consultant

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

First Name Katie

Last Name O'Sullivan

Address

c/o Bidwells

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 at the Former Meat Processing Plant, Great Moulton

Site area (hectares) 1.13ha

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)

Katie O'Sullivan,

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.

N/A

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.)

Most of the site is currently an unused meat processing plant, with vacant factory and parking facilities. The site also contains an area of paddock land.

4b. Has the site been previously developed? Yes

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

The site was once used as a meat processing plant. However, the closure of Peter O'Sullivan Meats Ltd has left the site vacant and unused.

1991/1840 Alterations and extension to existing meat processing premises, with some demolition of existing buildings. Refusal (05 Feb 1992).

1992/0653 Alterations and extension to existing meat processing premises, with some demolition of existing buildings. Approved (09 Feb 1995).

1995/0571 Extensions to meat processing plant (revisions to 92/0653). Refused (28 June 1995).

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)

The site offers an exciting opportunity to redevelop a vacant brownfield site. The proposed development seeks to deliver residential development. Parts of the site could be offered to the community for additional open space provision.

The housing will be a mix of size, type and tenure, to be determined in discussion with the Greater Norwich Local Plan team.

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 1.13ha, and Great Moulton and Aslacton's designation as a 'Service Village' in the settlement hierarchy, an approximate number of dwellings proposed is up to 20-30 units. Further information will be submitted in due course to demonstrate how the site could be successfully redeveloped and brought back into use.

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

The redevelopment of the site will bring about numerous community benefits. Redevelopment at this location will bring an unused brownfield site back into productive use, contributing market and affordable housing to the local area. Furthermore, housing growth at this site would reduce the need to build upon greenfield and good quality agricultural land in the local area.

The re-use of the site will prevent an area of brownfield land from falling into a state of disrepair, and it provides an opportunity for small-scale housing growth in line with Great Moulton and Aslacton's designation as a 'Service Village'.

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 an existing frontage and access onto Frith Way to the east of the site. There are no public rights of way within the site. Further information will be provided in due course.

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

The site levels are generally flat with no significant changes in level that could 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). At any detailed planning application stage, a suitable drainage system solution can be implemented to eradicate any potential risk of flooding to the development site and the surrounding area.

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, with the landowner owning the site outright.

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 located adjacent to a mature woodland. The redevelopment of the site would not encroach upon this area. Furthermore, the site boundary is populated by hedgerows. The intention is to retain these natural features at every opportunity.

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?

With the exceptions of the The Fox and Hounds Public House (Grade II Listed Building), Kett's Farmhouse (Grade II Listed Building) and the Barn Immediately West of Kett's Farmhouse (Grade II Listed Building), there are no other known heritage or conservation assets within the immediate surrounding area of the site. Given the distances separating the aforementioned Listed Buildings from the site, the redevelopment of this site for new housing will unlikely impact upon the heritage or conservation setting of the nearby assets.

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

The neighbouring uses to the site are varied, with woodland and Frith Way to the east, the Fox and Hounds pub to the south east, residential property to the south and west, and arable fields to the north. It is not envisaged that these uses, or the proposed residential use of the site, would have any negative implications upon these neighbouring uses. Rather, by regenerating an unused brownfield site, the site's redevelopment is more likely to bring about positive visual implications to the surrounding area.

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.

7j. Other: (please specify):

N/A

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 Unsure

Other (please specify)

N/A

9. Availability

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

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

The land is available for development now with no private ownership ransom strips. It is accepted that a six month period of active professional marketing would be required to demonstrate that the site is no longer viable for commercial uses.

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. Not known

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 final numbers.

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? Yes

12c. If there are abnormal costs associated with the site please provide details:

Given that the site is brownfield, there will be abnormal costs involved in the demolition of existing structures and the detailed investigation of ground conditions prior to the commencement of redevelopment works.

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 accompanying covering letter and OS Map sent via email/post 29/11/17.

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	Jake Lambert
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Date	Jan 08, 2018
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Land at Former Meat Factory, Great Moulton

