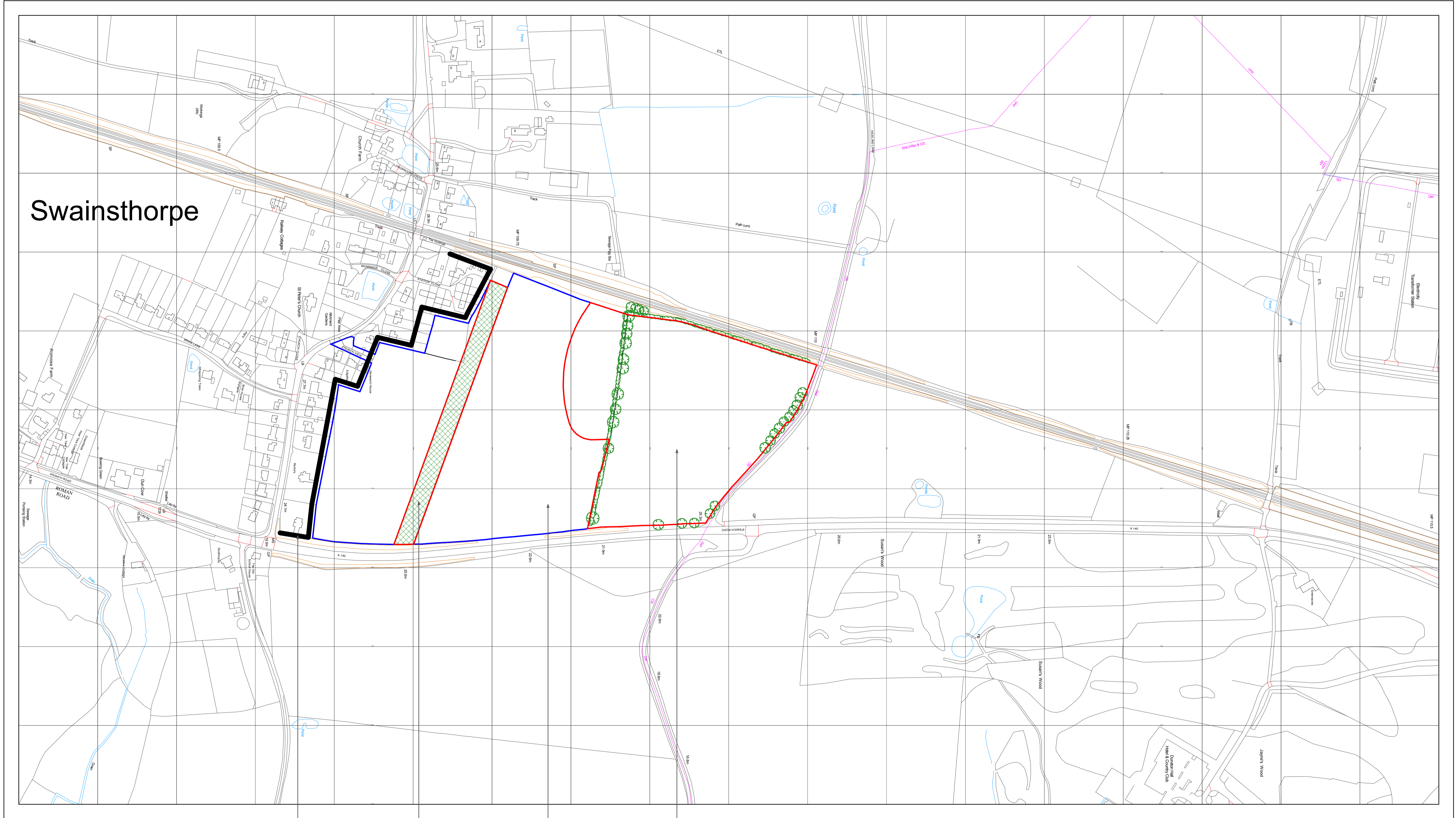


PROPOSED SITE SUGGESTION TO ALLOW FOR THE RELOCATION OF BEN BURGESS NORWICH

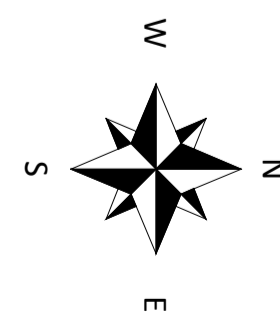


TO LAND WEST OF IPSWICH ROAD (A140), ADJACENT HICKLING LANE,
SWAINSTHORPE, NORWICH FOR BEN BURGESS HOLDINGS

Proposed Site Suggestion to allow for the relocation of Ben Burgess Norwich to Land West of Ipswich Road (A140), Adjacent Hickling Lane, Swainsthorpe, Norwich for Ben Burgess Holdings



Swainsthorpe




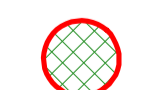


EXISTING DEVELOPMENT ENVELOPE (As per the policies map for Swainsthorpe (Insert Map 061))

AREA TO BE PLANTED WITH SCREENING I.E. NATIVE HEDGE TO PROVIDE A LOW SCREEN AND REINFORCE FIELD PATTERN WITH WOODLAND BELT CONSISTING OF MIXED BROADLEAF AND CONIFER TREES.

ARABLE FIELD POSSIBLE DEMONSTRATION AREA

RED LINE IS THE SITE BOUNDARY OF THE AREA TO BE DEVELOPED. I.E. ERECTION OF PORTAL FRAMED BUILDINGS, ASSOCIATED EXTERNAL WORKS INCLUDING ACCESS, CARPARKING, TURNING AREAS, ETC AND LANDSCAPING.

DRAWING KEY

-  Red Line is the site boundary of the area to be developed. i.e. Erection of Portal Framed Buildings, Associated External Works including access, carparking, turning areas, etc and Landscaping.
-  Red Line with green cross hatching is the area to be planted with screening i.e. Native hedge to provide a low screen and reinforce Field Pattern with woodland belt consisting of mixed broadleaf and conifer trees.
-  Blue Line indicates other land in applicants ownership.
-  Existing Development Envelope

0 20 40 60 80 100 120 140 160 180 200 220 240 [M]

Location Plan - Metres @ 1:2500 @ A1

EXISTING LOCATION PLAN

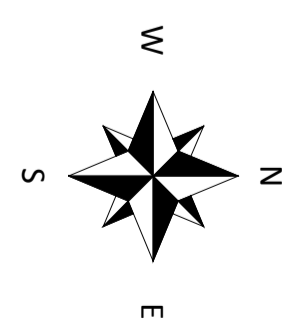
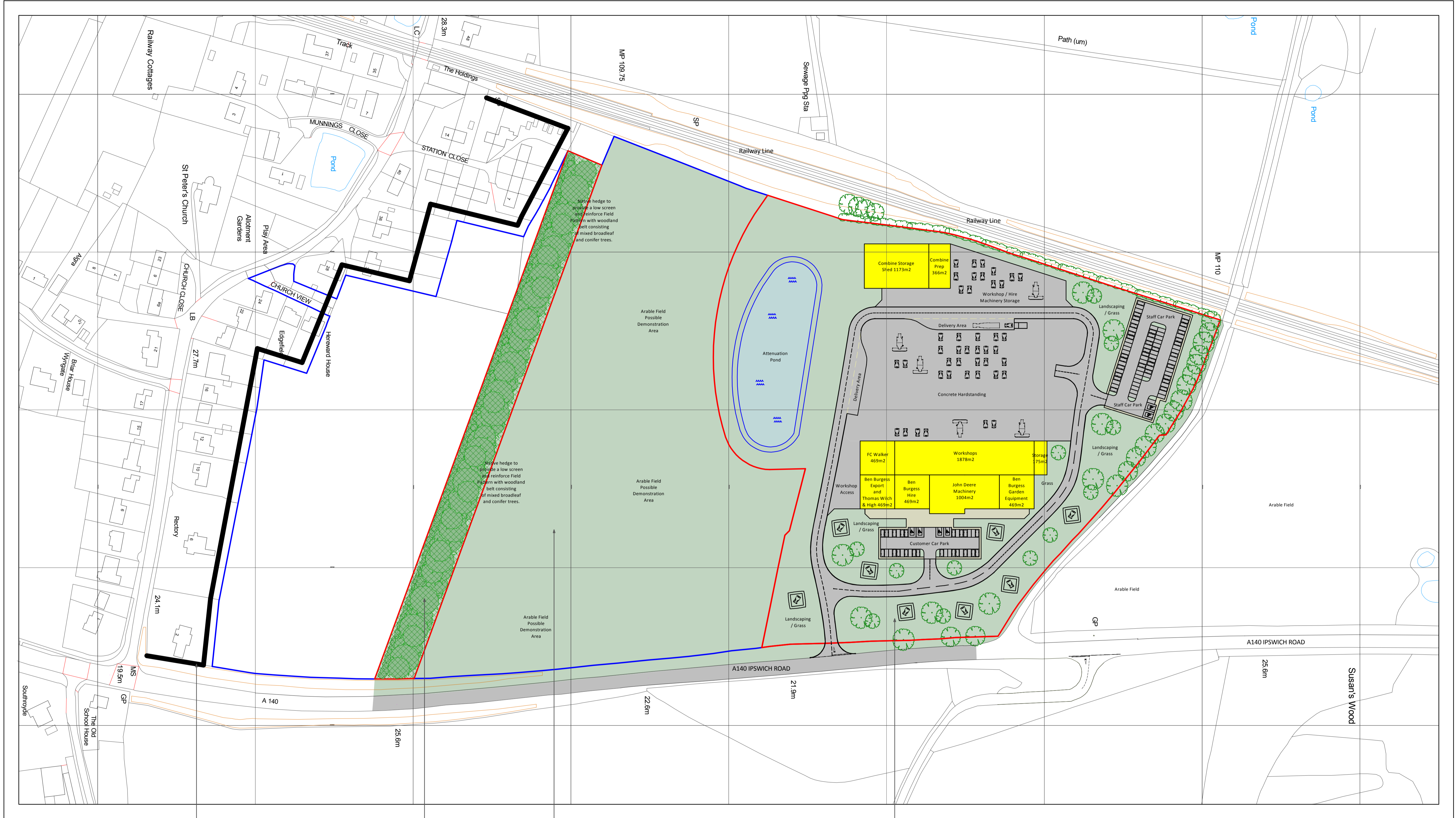


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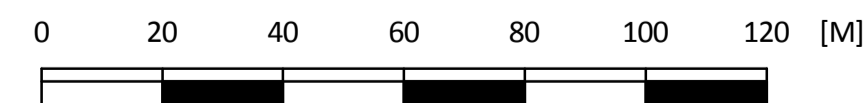
Project - Proposed Site Suggestion at Land West of Ipswich Road (A140), Adjacent Hickling Lane, Swainsthorpe, Norwich.
 Client - For Ben Burgess Holdings Limited
 Scale - 1:2500 @ A1 Drawing Number - 1357
 Drawn By - James Sheet Number - 1
 Date - 16.11.2016 Revision Number -
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Proposed Site Suggestion to allow for the relocation of Ben Burgess Norwich to Land West of Ipswich Road (A140), Adjacent Hickling Lane, Swainsthorpe, Norwich for Ben Burgess Holdings



EXISTING DEVELOPMENT ENVELOPE (As per the policies map for Swainsthorpe (Insert Map 061))







Location Plan - Metres @ 1:1250 @ A1

AREA TO BE PLANTED WITH SCREENING I.E. NATIVE HEDGE TO PROVIDE A LOW SCREEN AND REINFORCE FIELD PATTERN WITH WOODLAND BELT CONSISTING OF MIXED BROADLEAF AND CONIFER TREES.

ARABLE FIELD POSSIBLE DEMONSTRATION AREA

DRAWING KEY

-  Red line is the site boundary of the area to be developed. I.e. Erection of Portal Framed Buildings, Associated External Works including access, carparking, turning areas, etc and Landscaping.
-  Red Line with green cross hatching is the area to be planted with screening i.e. Native hedge to provide a low screen and reinforce Field Pattern with woodland belt consisting of mixed broadleaf and conifer trees.
-  Blue Line indicates other land in applicants ownership.
-  Existing Development Envelope

RED LINE IS THE SITE BOUNDARY OF THE AREA TO BE DEVELOPED. I.E. ERECTION OF PORTAL FRAMED BUILDINGS, ASSOCIATED EXTERNAL WORKS INCLUDING ACCESS, CARPARKING, TURNING AREAS, ETC AND LANDSCAPING.

INDICATIVE PROPOSED LAYOUT



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Project - Proposed Site Suggestion at Land West of Ipswich Road (A140), Adjacent Hickling Lane, Swainsthorpe, Norwich.	Client - For Ben Burgess Holdings Limited
Scale - 1:1250 @ A1	Drawing Number - 1357
Drawn By - James	Sheet Number - 2
Date - 16.11.2016	Revision Number -





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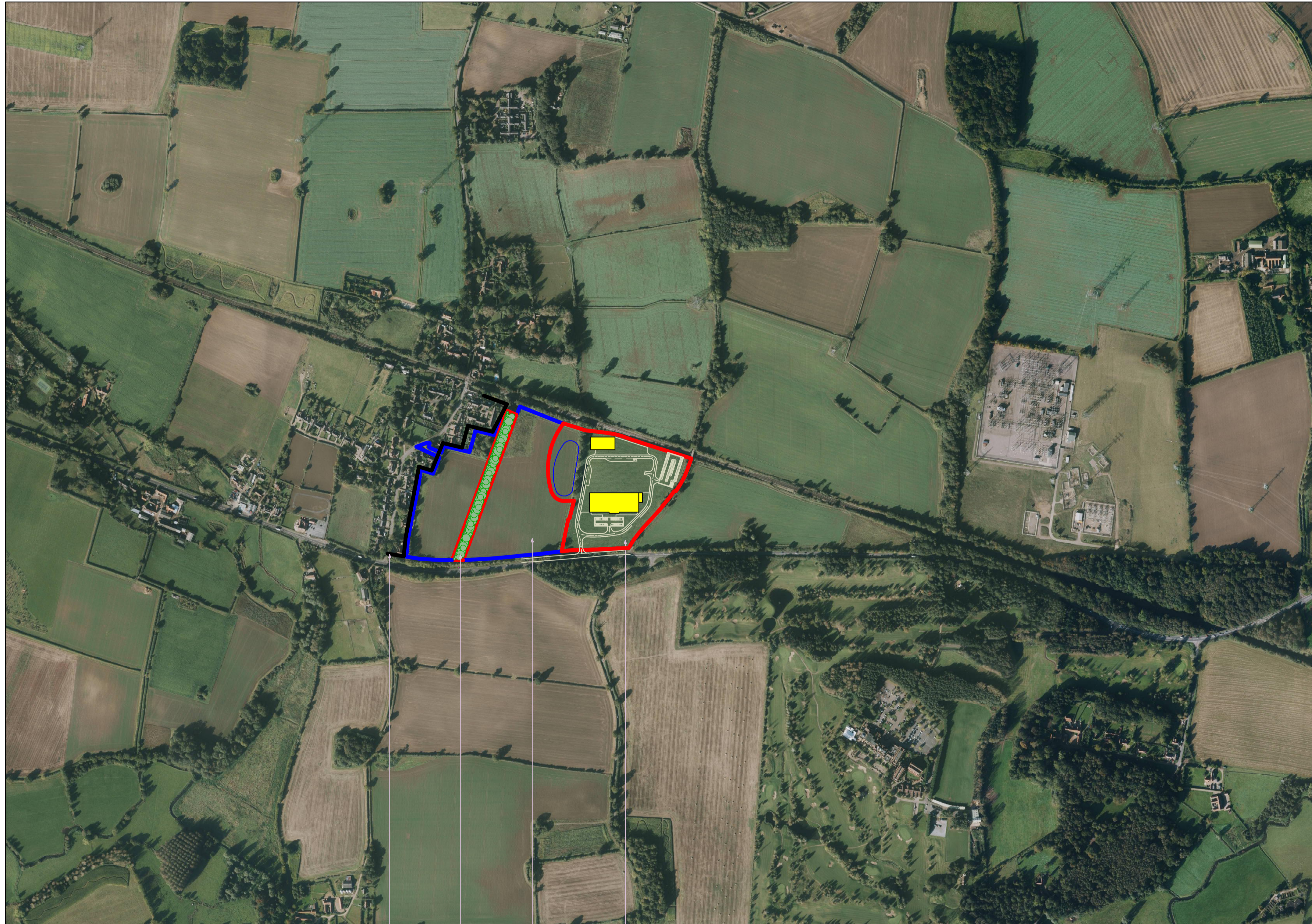
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Proposed Site Suggestion to allow for the relocation of Ben Burgess Norwich to Land West of Ipswich Road (A140), Adjacent Hickling Lane, Swainsthorpe, Norwich for Ben Burgess Holdings

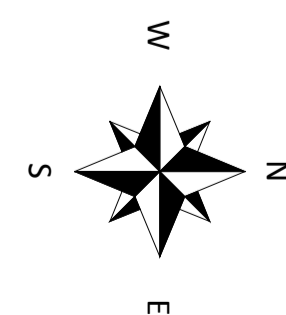
INDICATIVE AERIAL IMAGE

DRAWING KEY

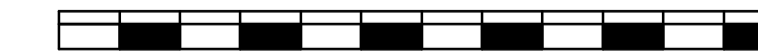
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-  Red Line with green cross hatching is the area to be planted with screening i.e. Native hedge to provide a low screen and reinforce Field Pattern with woodland belt consisting of mixed broadleaf and conifer trees.
-  Blue Line indicates other land in applicants ownership.
-  Existing Development Envelope



- EXISTING DEVELOPMENT ENVELOPE (As per the policies map for Swainsthorpe (Insert Map 061)
- AREA TO BE PLANTED WITH SCREENING I.E. NATIVE HEDGE TO PROVIDE A LOW SCREEN AND REINFORCE FIELD PATTERN WITH WOODLAND BELT CONSISTING OF MIXED BROADLEAF AND CONIFER TREES.
- ARABLE FIELD POSSIBLE DEMONSTRATION AREA
- RED LINE IS THE SITE BOUNDARY OF THE AREA TO BE DEVELOPED. I.E. ERECTION OF PORTAL FRAMED BUILDINGS, ASSOCIATED EXTERNAL WORKS INCLUDING ACCESS, CARPARKING, TURNING AREAS, ETC AND LANDSCAPING.



0 40 80 120 160 200 240 280 320 360 400 440 480 [M]



Location Plan - Metres @ 1:5000 @ A1

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Project - Proposed Site Suggestion at Land West of Ipswich Road (A140), Adjacent Hickling Lane, Swainsthorpe, Norwich.	Client - For Ben Burgess Holdings Limited	Scale - 1:5000 @ A1	Drawing Number - 1357
	Drawn By - James	Sheet Number - 3	
	Date - 16.11.2016	Revision Number -	

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BENBURGESS
www.benburgess.co.uk

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Proposed Site Suggestion to allow for the relocation of Ben Burgess Norwich to Land West of Ipswich Road (A140), Adjacent Hickling Lane, Swainsthorpe, Norwich for Ben Burgess Holdings



EXISTING SITE PHOTOS

FLOOD MAP FOR PLANNING



Flood Map for Planning (Rivers and Sea)
for Swainsthorpe © Environment Agency
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SITE

THE SITE AND AREA

The site is currently an agricultural field forming part of the Malthouse Farm Estate occupying a position separated from the main farm holding with the western boundary running alongside the railway line.

The site runs parallel to the A140 and is presently accessed from Hickling Lane.

The site boundary to the North comprises in part of a tree belt.

The site boundary to the South comprises of native hedging and trees.

The site boundary to the West comprises of a native hedge and screening alongside the railway line.

Swainsthorpe has been identified as an 'Other Village' in the Joint Core Strategy. There are a small range of facilities comprising a public house and a bus service.

THE DEVELOPMENT

The scheme has been designed to create a new headquarters premises for Ben Burgess, Norwich, consisting of workshops, stores, offices and agricultural sales and display area.

The proposed development will comprise of two steel portal framed buildings, associated external works and landscaping including access road, customer car parking spaces (including disabled), staff car parking spaces (including disabled), machinery display pads, a mixture of porous and non-porous hard standing, grassed areas, water storage basin.

It is proposed that the two buildings will have a footprints of 1500m² and 5000m² with mezzanine floors in addition of approx 2000m². i.e. proposed total floorspace of approx 8500m².

Main Site 5.02h or 12.4a, Screening 0.82h or 2.02a, Drainage Area 1.04h or 2.57a.

Access off the A140 to be created with the road upgraded as required.

Presently the field levels vary and the proposal will involve the regrading of both the development site and adjoining field.

LANDSCAPING

The landscaping works associated with the development will ensure that the landscaping complements the development.

Additionally, it is proposed to plant a woodland belt to provide a low screen and reinforce field patterns consisting of mixed broadleaf and conifer trees on the Southern side of the site between the village and proposed development.

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Project - Proposed Site Suggestion at Land West of Ipswich Road (A140), Adjacent Hickling Lane, Swainsthorpe, Norwich.	Client - For Ben Burgess Holdings Limited	Scale - NTS	Drawing Number - 1357
	Drawn By - James		Sheet Number - 4
	Date - 16.11.2016		Revision Number -

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Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0604
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team no later than **5pm on Friday 8 July 2016.**

By email: callforsites@gnlp.org.uk

Or, if it is not possible submit the form electronically,

By Post to:

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

The responses received as part of the Greater Norwich Local Plan Call for Sites will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: www.greaternorwichlocalplan.org.uk
E-mail: callforsites@gnlp.org.uk
Telephone: 01603 306603

1a. Contact Details	
Title	Mr
First Name	James
Last Name	Garnham
Job Title (where relevant)	
Organisation (where relevant)	K Garnham Design
Address	The Clyffe St Leonards Road Norwich
Post Code	NR1 4JW
Telephone Number	01603 616884
Email Address	james@kgarnham.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 checked="" type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

1c. Client/Landowner Details (if different from question 1a)	
Title	Mr
First Name	Ben
Last Name	Turner
Job Title (where relevant)	Managing Director
Organisation (where relevant)	Ben Burgess Holdings Limited
Address	Ben Burgess Norwich Europa Way Martineau Lane Norwich
Post Code	NR1 2EN
Telephone Number	01603 628251
Email Address	benturner@benburgess.co.uk

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 a scaled OS base with the boundaries of the site clearly shown)	Land West of Ipswich Road (A140), adjacent Hickling Lane, Swainsthorpe.
Grid reference (if known)	X622022 Y301461 or TG 22022 01461
Site area (hectares)	Main Site 5.02h or 12.4a, Screening 0.82h or 2.02a, Drainage Area 1.04h or 2.57a.

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="radio"/>	<input type="radio"/>	<input type="radio"/>
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). Ben Burgess Holdings Limited		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input checked="" type="radio"/>	No <input type="radio"/>
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.)		
Agricultural / Arable Field		
4b. Has the site been previously developed?	Yes <input type="radio"/>	No <input checked="" type="radio"/>

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

Agricultural / Arable Field

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)

Proposed relocation of Ben Burgess Norwich to create new premises consisting of workshops, stores, offices and agricultural sales and display area.

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

Market Housing <input type="checkbox"/>	Business & 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 & Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) <input type="checkbox"/> Agricultural Dealership

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

The proposed development will comprise of two steel portal framed buildings, associated external works and landscaping including access road, customer car parking spaces (including disabled), staff car parking spaces (including disabled), machinery display pads, a mixture of porous and non-porous hard standing, grassed areas, water storage basin. It is proposed that the two buildings will have a footprints of 1500m2 and 5000m2 with mezzanine floors in addition of approx 2000m2. i.e. proposed total floorspace of approx 8500m2.

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

The site seeks to allow the company to improve the efficiency and sustainability of the company in terms of local employment opportunities. The provision of employment is considered beneficial in terms of maintaining their vitality and reducing long distance commuting to jobs in urban areas. The proposal would enable Ben Burgess to expand and continue to provide ongoing opportunities to its workforce.

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?

Access off the A140 to be created with the road upgraded as required.

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

Presently the field levels vary and the proposal will involve the regrading of both the development site and adjoining field.

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

Site believed to be stable with no potential ground contamination issues apparent.

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 - Flood Planning Map indicated on drawing 1357-4.

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?

No

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?

Unmaintained ditches on boundary of site. No significant trees or hedges crossing or bordering the site. No known ecological or geological importance.

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?

Norfolk Heritage Explorer database indicates 4no areas of interest including possible medieval strip fields, possible fragmentary enclosures and ditches, possible medieval square enclosure and possible ring ditch and square enclosure.

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

Agricultural uses with rail track to the rear of the site and A140 Ipswich road to front of the site.

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

No

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="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify):

8b. Please provide any further information on the utilities available on the site:
UKPN asset plans for the site show that there is no existing electrical plant on or within the immediate vicinity of the site which means diversion works should not be necessary.

Enquiries have been made regarding the 3 phase, 415 volt required supply to UKPN.

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

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="radio"/>	Ben Burgess Holdings Limited to develop site.
Site is under option to a developer/promoter	<input type="radio"/>	
Enquiries received	<input type="radio"/>	

Site is being marketed	<input type="radio"/>	
None	<input type="radio"/>	
Not known	<input type="radio"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
1-2 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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
12c. If there are abnormal costs associated with the site please provide details: Re-grading and levelling of site. Highways Improvements.			
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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

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
K Garnham Design Drawings 1357-1, 1357-2, 1357-3, 1357-4. Land Registry title plan.

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

14. Declaration	
I understand that:	
<p>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:</p> <ul style="list-style-type: none"> • 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. 	
<p>Disclaimer The responses received as part of the Greater Norwich Local Plan "Call for Sites" 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 Call for Sites Response Form Guidance Notes.</p>	
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 James Garnham	Date 18/11/2016