



March 2020

# GNLP Site Submission

Land at Bridge Farm Field,  
Lenwade,  
(Gt. Witchingham),  
NR9 5SX

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# Information

Client	Mrs Caroline J Comer-Moy & Mr Ivan Moy
Site Address	Land at Bridge Farm Field, Lenwade (Gt. Witchingham), NR9 5SX
Date	March 2020
Local Planning Authority	Broadland District Council

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**Reviewed By:** Jason Parker (Director)

**Report Revision:**1

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## **1.0 Introduction**

- 1.1 The Greater Norwich Local Plan (GNLP) is being produced by **Broadland District Council**, (hereafter BDC), Norwich City Council and South Norfolk District Council working together with Norfolk County Council through the Greater Norwich Development Partnership (GNDP).
- 1.2 The GNLP will cover the period to 2038 and will identify sites for new homes, jobs and infrastructure. As well as welcoming the submission of new sites for potential allocation in their Local Plan as part of the GNLP Regulation 18 'Preferred Options' stage consultation, the consultation document also identifies those site that it currently 'prefers' for allocation.
- 1.3 **Our clients welcome the identification of their site (GNLP0608) as a 'preferred option' for meeting the emerging housing requirement within the settlement of Lenwade (Gt. Witchingham).**
- 1.4 The intention of this statement is to reaffirm the suitability, availability and achievability of the site at Bridge Farm Field for inclusion within the GNLP and the evidence base documents the that will inform its preparation. The consultation itself commenced on 29th January 2020 and will close on the 16th March 2020.
- 1.5 This statement has been prepared in order to satisfy the requirements of the joint Norfolk Housing and Economic Land Availability Assessment Methodology (HELAA, 2016) in addition to the requirements of the consultation response form issued as part of the current Regulation 18 stage consultation.

## **2.0 Site and Context**

- 2.1 The site comprises uncultivated grassland used for pony grazing. The site is bound immediately to the south by St Faiths Close. Immediately to the west of the sites are gardens of properties fronting Hall Walk. The northern and eastern parts of the site are wooded.
- 2.2 The site has an area of 1.75ha and has the potential to accommodate 15-20 dwellings. This figure is consistent with the HELAA methodology that prescribes a density of 25dph on sites (Broadland) District-wide.

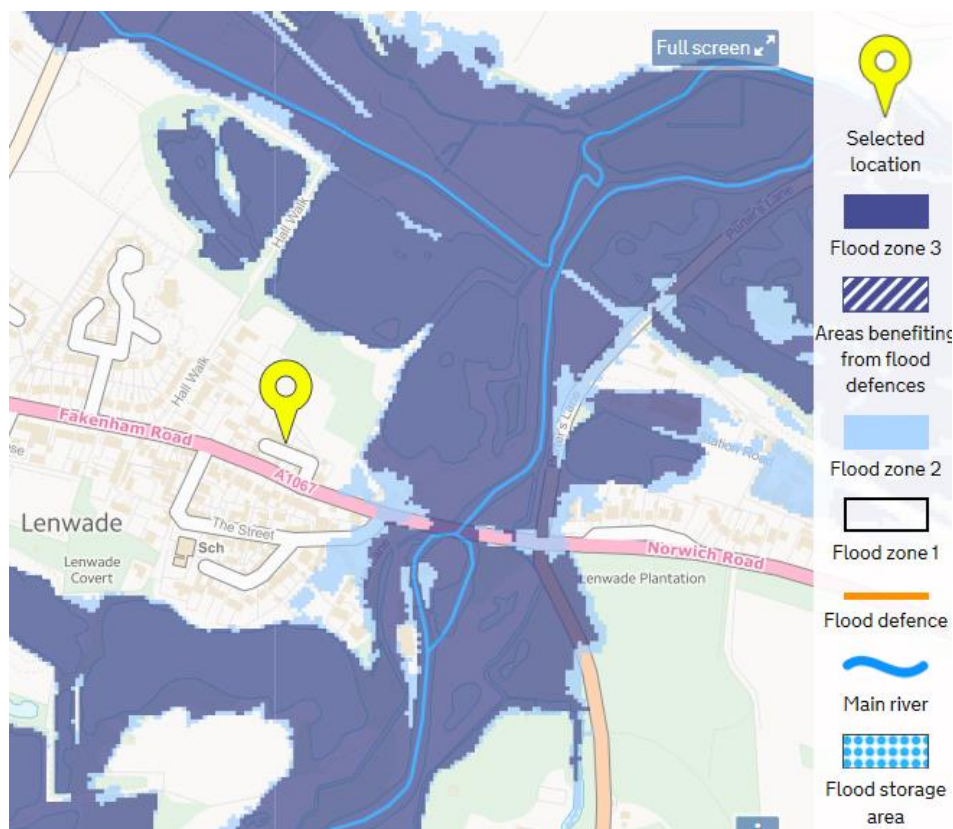


*Fig.1 Plan illustrating the position of or client's potential/'preferred' allocation (GNLP0608) in relation to the existing settlement boundary of Lenwade (Gt. Witchingham). Source: GNLP Reg. 18 Consultation Interactive Map.*

### **3.0 Designations & Constraints**

- 3.1 Lenwade, Great Witchingham, Weston Longville, Alderford, Attlebridge, Little Witchingham and Morton on the Hill form a cluster in the emerging Greater Norwich Local Plan, although no sites have been promoted in Alderford, Little Witchingham or Morton-on-the-Hill. The GNDP's *Towards a Strategy* document identifies that 2,000 dwellings in total should be

- provided between all the village clusters. Services and facilities in this particular cluster include a primary school, village hall, GP and employment opportunities.
- 3.2 Lenwade/Great Witchingham is surrounded on three sides by water, which limits road access to the village to some extent. Due to the proximity of several bodies of water, flood issues are a concern. The River Wensum SSSI and several CWSs are also constraints, as well as the local road network capacity.
- 3.3 The current capacity of Great Witchingham Primary Academy is rated as red meaning that there are significant capacity issues. It is a small landlocked site with catchment numbers up to PAN (Published Admission Number). Therefore, only limited development of 12-20 dwellings is considered to be appropriate.
- 3.4 The development site is identified by the Environment Agency as being within 'Flood Zone 1' in its entirety and as such the site is at low risk of flooding from surface water. However, land immediately to the north and east of the site does lie within Flood Zones 2/3.



*Fig 2. Map identifying land within Flood Zones 2/3 to the north and east of the site.*

- 3.5 The site lies in an area designated as ‘countryside’ (i.e. outside of any defined settlement boundary) where new development would normally be more restricted (Policy GC2, BDC Development Management Policies DPD, 2015). However, our client is seeking the inclusion of their site within the development boundary as an allocation within the context of the Council’s emerging GNLP, so this ‘constraint’ is not particularly relevant.
- 3.6 There are no archaeological records pertaining to the site. Lenwade (Gt. Witchingham) does not have a conservation area. The Grade II Listed Bridge House lies to the east of the site and any development will need to have regard to this and as prescribed in the emerging GNLP site allocation policy.
- 3.7 Lenwade (Gt. Witchingham) does not have an adopted Neighbourhood Plan or an emerging one.

#### **4.0 Suitability including assessment of potential ‘constraints’ & ‘impacts’**

- 4.1 As indicated above, Lenwade (Gt. Witchingham) has been established as a ‘Village Cluster’ on the basis of its level of ‘Core’ and ‘Secondary’ service provision and its geographical/functional relationship with other settlements in the locality. The settlement is therefore considered to be a relatively sustainable location for new development.
- 4.2 The settlement of Lenwade (Gt. Witchingham) is also well related to higher order settlements including the City of Norwich which lies just 7 miles to the south-east, where there a full range of services and facilities available for current and future residents of the Village Cluster. Lenwade (Gt. Witchingham) is extremely well served by several bus services including 23 (Horningtoft - Norwich), 29A (Fakenham – Easton College), 608 (Drayton-Reephram) X29 (Fakenham – Norwich).
- 4.3 To assess the suitability of sites the HELAA methodology document (intended to accord with both local and national planning policy and guidance) prescribes a **red**, **amber**, **green** (RAG) approach to assessing various types of ‘constraints’ on a site’s deliverability in addition to potential ‘impacts’ arising.
- 4.4 For a site to be ‘taken forward’ and included in the HELAA capacity assessment, sites are expected to achieve either an amber or green rating against all suitability criteria and

furthermore, meet the availability and achievability 'tests'. Some sites will have constraints and impacts that are insurmountable and thus undermine their suitability for development.

- 4.5 Following the RAG assessment prescribed in the methodology, the LPA concluded within the context of the *HELAA December 2017* document (relevant extract to be found at appendix B):

*The site is at the east of the village, and has been proposed as housing in the southern half, publicly accessible open space in the northern half, which is adjacent to a CWS. Initial highway evidence has indicated that a suitable access could be achieved. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be additional public open space. The site contains some areas at risk of surface water flooding. Development here would not impact on any sensitive landscape or townscape but there is a listed building and a CWS nearby. Although the site has some constraints, **it is considered suitable for the land availability assessment.***

- 4.6 Furthermore, the current Consultation Draft GNLP identifies:

***GNLP0608: This is the only site in the cluster that has the possibility to provide a safe pedestrian route to Great Witchingham Primary Academy.** The site is preferred for allocation, but the promoter will need to provide evidence that vehicular access is achievable as there appears to be a ransom strip between the offered land and the highway. One hectare of the site is proposed for residential development with the remainder as open space to reflect the setting and proximity to a County Wildlife Site.*

- 4.7 It is for this reason that the site now appears as a 'Preferred Option' within the context of the consultation draft GNLP. Whilst Parker Planning welcome this, we have attempted to reaffirm the sites suitability for inclusion within the HELAA and GNLP and undertaken our own RAG assessment, intended to accord with the combined Authority methodology (2016).

### **Potential Site Constraints**

- 4.8 Access to site – The access to the site will be taken from St Faiths Close onto the A1067. As acknowledged within the HELAA (2017 – Appendix B) *initial highway evidence has indicated that a suitable access could be achieved.* **RAG assessment = Green.**



- 4.9 Access to Local Services and facilities - The site relates particularly well to the settlement and its centre including all the facilities and amenities found therein and as outlined in this statement. The LPA recognise that this site is the only one in the village cluster *that has the possibility to provide a safe pedestrian route to Great Witchingham Primary Academy.* **RAG assessment = Green.**
- 4.10 Utilities Capacity – Although ‘greenfield’, the site relates well to the existing form of Lenwade (Gt. Witchingham). There is no evidence to suggest that utilities capacity will be a constraint. The HELAA (December 2017 – Appendix B) recognises that *there are no known constraints from utilities infrastructure.* **RAG assessment = Green.**
- 4.11 Utilities infrastructure – Although ‘greenfield’, the site relates well to the existing form of Lenwade (Gt. Witchingham). There is no evidence to suggest that utilities capacity will be a constraint. The HELAA (December 2017 – Appendix B) recognises that *there are no known constraints from utilities infrastructure.* **RAG assessment = Green.**
- 4.12 Contamination – The GNLP’S own HELAA (December 2017 – Appendix B) recognises there are no known contamination of ground stability issues pertaining to the site. **RAG assessment = Green.**
- 4.13 Flood Risk – The site lies within Flood Zone 1 in its entirety although an appropriate Flood Risk Assessment (FRA) is a likely requirement given the scale of the development and land within flood zones 2/3 adjacent to the site (see fig. 2 above). **RAG assessment = Green.**
- 4.14 Coastal Change – This site is located some distance from the coast and is not associated with any Coastal Hazard Zone(s) or similar. **RAG assessment = Green.**
- 4.15 Market Attractiveness – This is an extremely popular place to live with a demonstrable need for both market and affordable homes. As with the adjoining site, our client can confirm that development is viable. The site lies within CIL Charging Zone B which itself would suggest that development in this location must be viable. **RAG assessment = Green.**

### **Potential Site Impacts**

- 4.16 Landscape/townscape – Any development would be sympathetic to existing development in the locality and consequently there is unlikely to be a detrimental impact on the townscape.

As identified in the HELAA (December 2017 – Appendix B), development in this location *would not impact on any sensitive landscape or townscape but there is a listed building and a CWS nearby*. As per the requirements of the emerging GNLP policy, an appropriate buffer will be provided between the development and the adjacent CWS. **RAG assessment = Green.**

4.17 Biodiversity and geodiversity – An arboricultural assessment will be required (on submission of any planning application) to establish (among other) the value of the trees in the wooded areas within the site boundary. As per the emerging GNLP policy, trees to the north of the site will be retained where possible. A wildlife Survey had already been undertaken in respect of the site. **RAG assessment = Green.**

4.18 Historic environment - There are no archaeological records pertaining to the site according to the Norfolk Heritage Explorer, albeit the LPA are likely to insist on a scheme of investigation, were the site to be allocated. As per the requirements of the emerging GNLP policy, the potential impact on the Grade II listed Bridge House to the east of the site will be fully considered and minimised. **RAG assessment = Green.**

4.19 Open Space – The site is not the subject of any ‘open space’ designation(s). Appropriate and accessible open space will be provided in accordance with local planning policy and guidance in due course and subject to successful inclusion within the context of the Local Plan as an allocation. **RAG assessment = Green.**

4.20 Transport and Roads – There is no evidence to suggest that the development will have an unacceptable impact on the local highways network although engagement with the local highway authority will be ongoing through to allocation/planning application. **RAG assessment = Green.**

4.21 Compatibility with neighbouring uses – The proposed development will be entirely compatible with the neighbouring land uses to the west and south. This is a predominantly residential area of the settlement. **RAG assessment = Green.**

4.22 The above ‘suitability’ criteria are just one element of the assessment for the HELAA. In addition to establishing whether sites are potentially suitable for development, sites are also assessed in terms of whether they are ‘available’ for development and whether they are ‘achievable’.

## **5.0 Assessment of Availability**

- 5.1 A site will normally be considered available by the Council if it is in the ownership of a developer or landowner who has expressed an intention to develop or sell land for development. This site is under the control of a landowner who is actively promoting the site for development within the emerging GNLP process.

## **6.0 Assessment of Achievability (including viability)**

- 6.1 A site will be considered achievable within the context of the HELAA where there is a reasonable prospect that development will occur on the site at a point in time. A key determinant of this will be economic viability of the site. This will be influenced by the market attractiveness of a site, its location in respect of property markets and any abnormal constraints on the site. It is considered that development on this site is viable, being in an area with considerable demand for both market and affordable dwellings. Furthermore, there are no abnormal constraints pertaining to the site (i.e. 'reds' in the context of the RAG assessment – see section 4 above).

## **7.0 Summary**

- 7.1 It is trusted that this report has reaffirmed, in line with both national and local planning considerations, that our client's 'preferred' site (Bridge Farm Field – GNLP0608) is available, achievable and suitable for continuing inclusion within the context of the next HELAA capacity assessment and as a future allocation within the context of their emerging GNLP.
- 7.2 Parker Planning consider that the site would make a valuable contribution to housing land supply as part of a more logical, coherent and crucially sustainable settlement expansion scheme that would assist in meeting GNLP's growth aspirations for the settlement in the plan period to 2038.

## Appendix A – Site Assessment Proforma

<b>Site Address:</b> Bridge Farm, Lenwade (Gt. Withcingham)	
<b>Current Planning Status</b>	'Preferred' site emerging GNLP (GNLP0608)
<b>Site Size (Ha.)</b>	1.75
<b>Greenfield/PDL</b>	Greenfield
<b>Ownership</b>	Mr Ivan Moy
<b>Absolute Constraints Check</b>	
<b>SPA, SAC, SSSI or Ramsar</b>	N/A
<b>National Nature Reserve</b>	N/A
<b>Ancient Woodland</b>	N/A
<b>Flood Risk Zone</b>	Some land within flood zones 2/3 on  periphery/adjacent to site limits
<b>Scheduled Ancient Monument</b>	N/A
<b>Statutory Allotments</b>	N/A
<b>Locally Designated Green Space</b>	N/A

At risk from Coastal Erosion		N/A
Development Potential (No. units): 15-20 homes		
Density Calculator		
Suitability Assessment		
Constraint	Score (RAG)	Comments
Access	Green	See Above
Accessibility	Green	See Above
Utilities Capacity	Green	See Above
Utilities Infrastructure	Green	See Above
Contamination/Stability	Green	See Above
Flood Risk	Green	See Above
Coastal Change	Green	See Above
Market Attractiveness	Green	See Above
Impact	Score (RAG)	Comments
Landscapes	Green	See Above

<b>Townscape</b>	Green	See Above
<b>Biodiversity/Geodiversity</b>	Green	See Above
<b>Historic Environment</b>	Green	See Above
<b>Open Space</b>	Green	See Above
<b>Transport &amp; Roads</b>	Green	See Above
<b>Compatibility</b>	Green	See Above
<b>Local Plan Designations</b>		
<b>Designation</b>	<b>Policy Reference</b>	<b>Comments</b>
Emerging GMLP0608 Site Allocation	GMLP0608	The landowner supports the allocation of site GMLP0608
<b>Availability</b>		
<b>Is the site being marketed?</b>	Yes	
<b>When might the site be available?</b>	Immediately	
<b>Estimated annual build-out rate</b>	Site can be delivered in year 1	
<b>Achievability (including viability)</b>	See above	
<b>Overcoming Constraints</b>	See above	

## GNLP Site Submission

Bridge Farm Field, Lenwade (Gt. Witchingham)

Trajectory of development	Within year 1
Barriers to delivery	None
Theoretical Capacity	15-20 as per emerging Policy GNLP0608

## Appendix B – Extract HELAA, December 2017

Suitability Assessment	
Site reference	<b>GNLP0608</b>
Site Area	1.75 hectares
<b>LOCATION</b>	<b>PROPOSED DEVELOPMENT</b>
Bridge Farm Field, St Faiths Close Lenwade	Residential development for an undetermined number of dwellings.
District	<b>Broadland</b>
<b>CONSTRAINTS ANALYSIS</b>	
Access	Amber
Accessibility to Services	Green
Utilities Capacity	Amber
Utilities Infrastructure	Green
Contamination and Ground Stability	Green
Flood Risk	Amber
Market Attractiveness	Green
<b>IMPACTS ANALYSIS</b>	
Significant Landscapes	Green
Townscapes	Green
Biodiversity and Geodiversity	Amber
Historic Environment	Green
Open Space and GI	Green
Transport and Roads	Amber
Compatibility with Neighbouring Uses	Green
<b>SITE SUITABILITY CONCLUSIONS</b>	
<p>The site is at the east of the village, and has been proposed as housing in the southern half, publicly accessible open space in the northern half, which is adjacent to a CWS. Initial highway evidence has indicated that a suitable access could be achieved. There are no known constraints from utilities infrastructure, contamination or ground instability, and there would be additional public open space. The site contains some areas at risk of surface water flooding. Development here would not impact on any sensitive landscape or townscape but there is a listed building and a CWS nearby. Although the site has some constraints, it is considered suitable for the land availability assessment.</p>	
<p>For the purposes of the HELAA capacity assessment this site is considered to be <b>SUITABLE</b></p>	

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## Great Witchingham

### Availability and Achievability Assessment

#### Availability and Achievability Conclusions

The proposer has indicated that the site is likely to be AVAILABLE in the following timescale:	Immediately	(timescales have not been specified by the proposer if these fields left blank)
The proposer has indicated that the site is likely to be DEVELOPABLE in the following timescale:	Up to 5 years (by April 2021)	

In terms of site viability, this site has been submitted by a landowner/promoter as viable for the form of development proposed and is assumed to be developable within the plan period in accordance with the timescales above (where given). Further area-wide work on viability typologies will be done as plan-making progresses and will inform decisions on viability.

### Overall Conclusions for Site GNLP0608

Based on the site suitability analysis it is considered that this site is appropriate for the land availability assessment, subject to any caveats in the Suitability Conclusions.