

BLOFIELD

Blofield is defined as a key service centre. Services include a primary school, shop, doctor's surgery, village hall, library, and public house.

The Blofield Neighbourhood Plan was 'made' in July 2016 and covers the period to 2036. The vision for the neighbourhood plan is for the nature and character of the rural village to be preserved and retained, in order to meet various needs of residents, contribute to a high quality of life and provide opportunity and choice. This will be achieved in ways that make effective use of natural resources, enhance the environment, promote social inclusion and supports the local economy.

The figure of 353 quoted in the strategy refers to Blofield parish as a whole including Blofield Heath (but not Hemblington). In the settlement chapters, Blofield sites located south of the A47 have been counted in Blofield Key Service Centre; sites located north of the A47 have been counted as Blofield Heath and Hemblington village cluster. The distribution of figures between the two areas in the settlement chapters is shown in the tables below. For clarity, the figures highlighted in blue in 'Blofield Heath and Hemblington' have been counted in 'Blofield' in the strategy. This approach may be amended in the Regulation 19 version of the GNLP, comments are welcomed.

Blofield Heath & Hemblington	Village Cluster
New allocations	15-20
Carried forward allocations	36
PPs on other sites	Blofield Heath: 9+8+4+1+1+1+3+1=28 Hemblington = 7 Total = 28+7=35
Total commitment (carried forward + pp)	35+36=71
Overall Total (New and commitment)	86-91

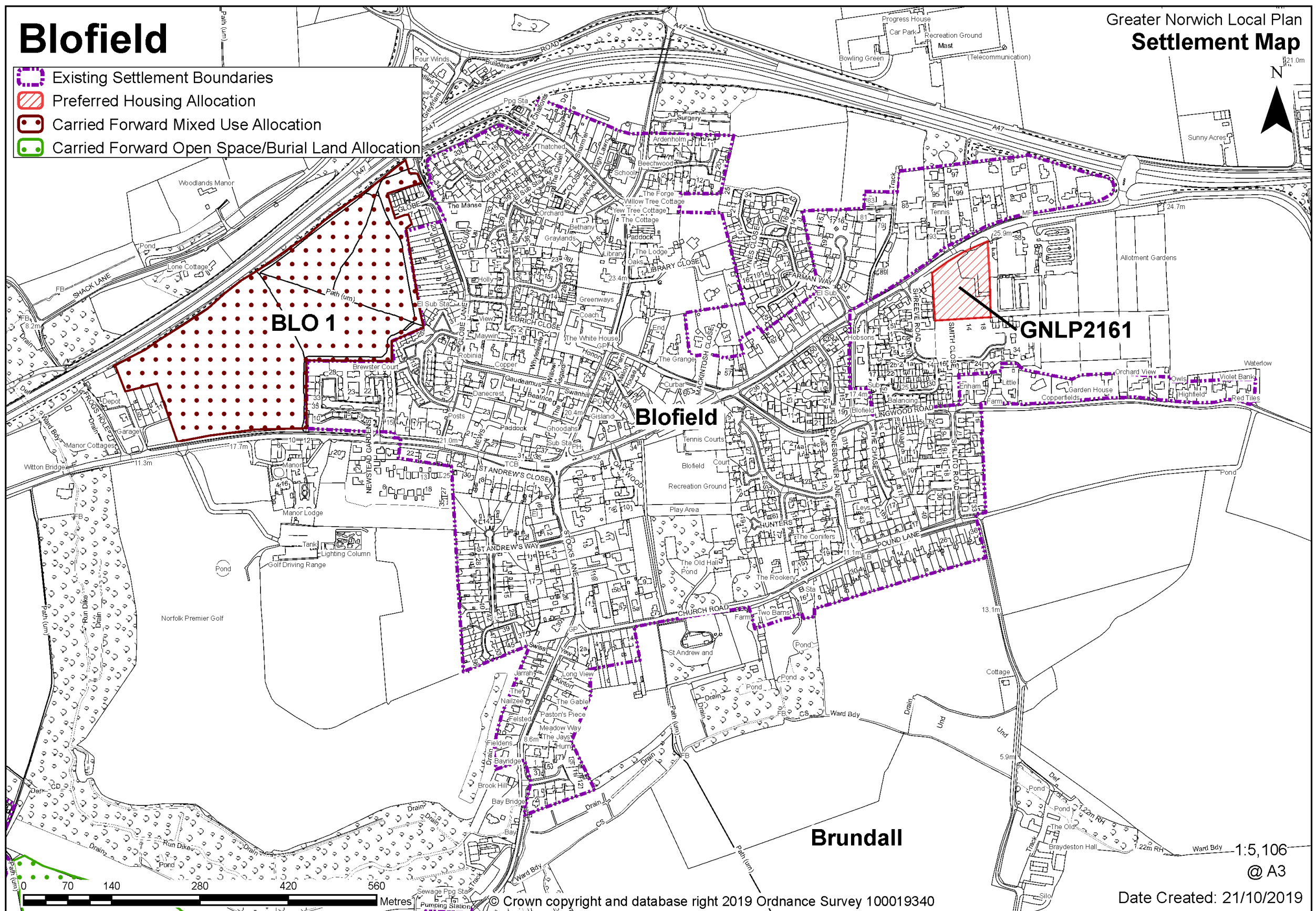
Blofield	Key Service Centre
New allocations	15
Carried forward allocations	163
PPs on other sites	7+4+1+1+6+21+20+1+8+9+21+10+2=111
Total commitment (carried forward + pp)	163+111=274
Overall Total (New and commitment)	274+15=289
STRATEGY	289 + 28 + 36 = 353

In Blofield Key Service Centre, there is one site identified as a preferred option in Blofield providing for 15 new homes. There is one carried forward allocation BLO1 for 163 homes and a total of 111 dwellings with planning permission on other sites. This gives a total deliverable housing commitment for Blofield of 289 homes between 2018 – 2038.

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Blofield

-  Existing Settlement Boundaries
-  Preferred Housing Allocation
-  Carried Forward Mixed Use Allocation
-  Carried Forward Open Space/Burial Land Allocation



New allocation proposed

POLICY GNLP2161 Land adjacent to Norwich Camping & Leisure, off Yarmouth Road, Blofield (approx. 0.90 ha) is allocated for residential development. This site is likely to accommodate at least 15 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- The design and layout of the scheme must mitigate amenity impacts relating to the neighbouring business to the east, addressing in particular access to the service yard.
- Provision of a frontage footway.
- Availability and achievability of an appropriate visibility splay
- Possible alterations of former trunk road.
- The trees and hedgerows surrounding the site will be protected, enhanced and incorporated into the scheme.

Notes

GNLP2161: Residential development in Blofield is limited due to the level of existing commitment and capacity issues with the A47 roundabout however this site is considered to be of a suitable size to allocate. The allocation is subject to provision of frontage footway and possible 'de-engineering' of the former trunk road. The promoter would need to demonstrate availability of appropriate visibility splay. Consideration will need to be given to how the site relates to the existing delivery and service yard of Norwich Camping and Leisure.

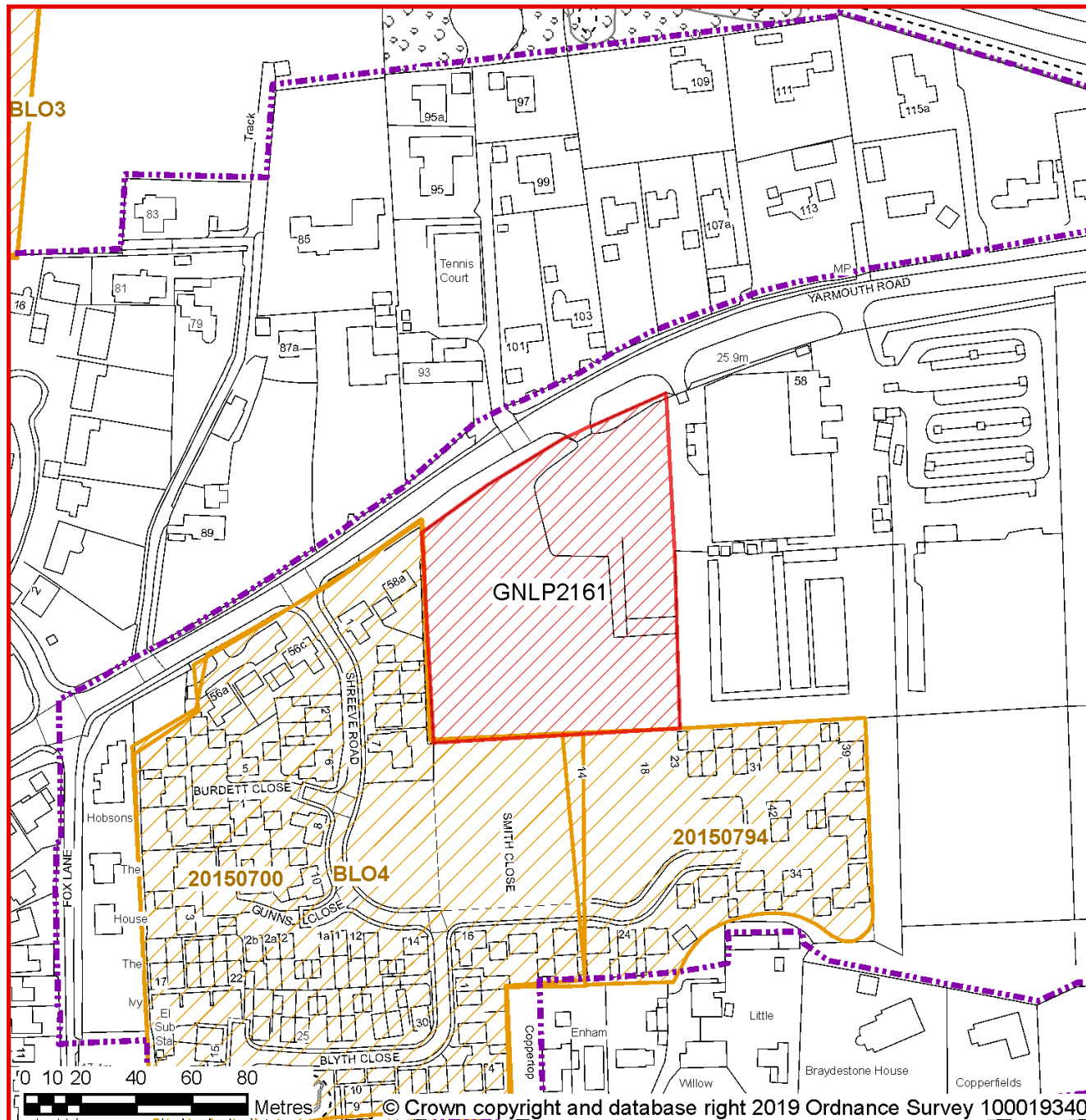
BLOFIELD

Greater Norwich Local Plan
Preferred Site

Site Reference GNLP2161
Location Norwich Camping and Leisure
Allocation Residential Development (15 dwellings)
Area 0.90 ha

N
1:2,000
@ A4

Date Created: 24/10/2019



-  Preferred Housing Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)

Existing allocation to be carried forward

POLICY BLO1 Land to the south of A47 and north of Yarmouth Road, Blofield (approx. 9.9 ha) is to be developed in accordance with planning permission 20111303. This will include a mixed- use development to deliver 175 dwellings, a maximum floor space of 4,000 sqm B1 use class and open space.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- Vehicular access to be achieved from Yarmouth Road.
- On site public open space to be provided.
- Provision of allotments.

Notes

BLO1: The site was allocated in 2016 as part of the previous local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of the new local plan up to 2038. The site is likely to accommodate at least 250 homes reflecting planning permission 20161066 which Planning Committee have resolved to grant outline approval subject to the satisfactory completion of a Section 106 Agreement and appropriate conditions. More may be accommodated, subject to an acceptable design and layout etc. being achieved. When BLO1 is completed it will be incorporated into the settlement limit.

BLOFIELD

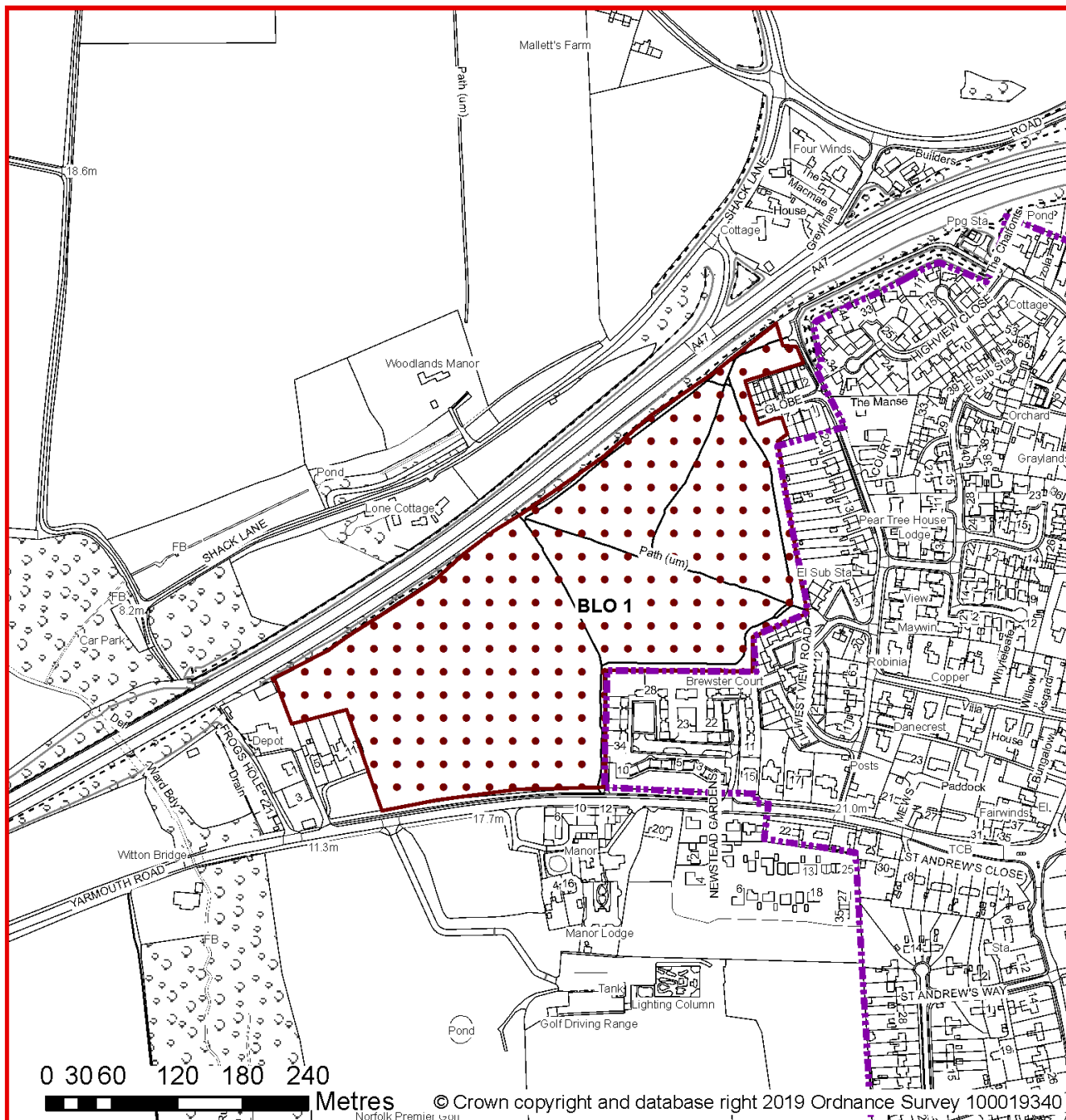
Greater Norwich Local Plan Carried Forward Allocation

(Also shown as commitments
on other maps)

N
1:5,000
@ A4

Site Reference BLO1
Location Land to the south of A47 and north of Yarmouth Road
Allocation Mixed Use Development
Area 9.9 ha

Date: 30/10/2019



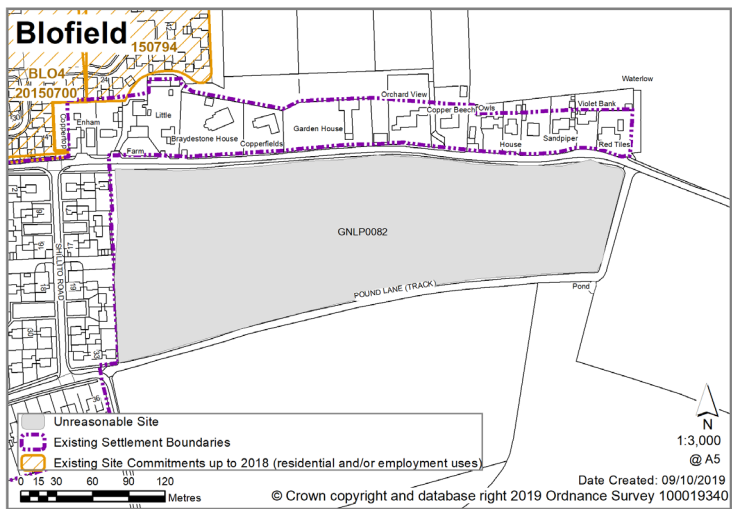
Existing Settlement Boundary

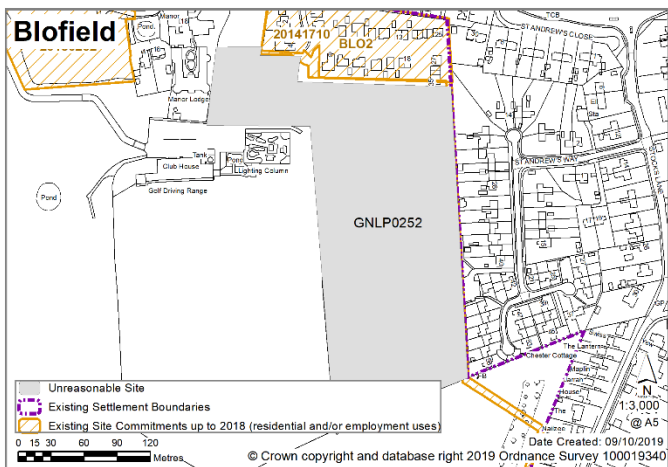
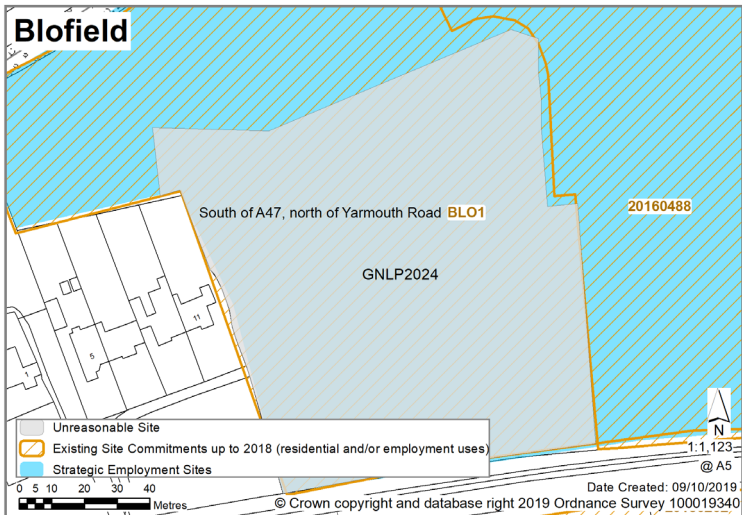
Carried forward Mixed Use Allocation

Reasonable Alternatives

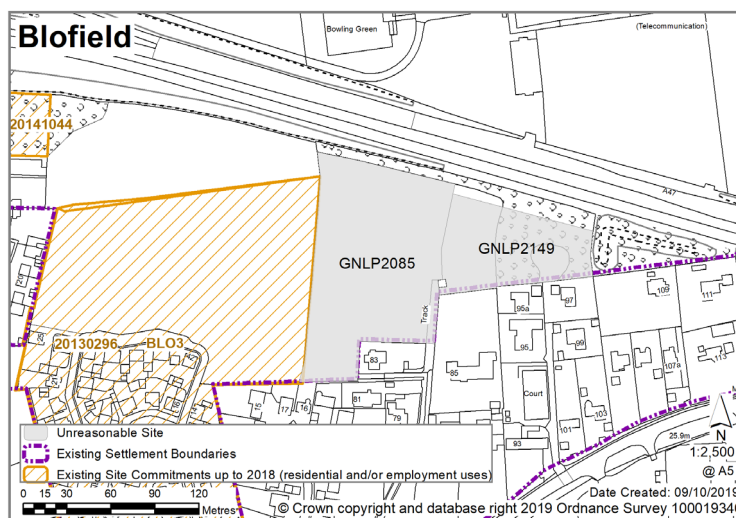
Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Blofield				
NO REASONABLE ALTERNATIVE SITES – HIGH AMOUNTS OF EXISTING COMMITMENTS AND INFRASTRUCTURE CONSTRAINTS, INCLUDING ACCESS TO THE A47, LIMIT THE POTENTIAL FOR ADDITIONAL HOUSING				

Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Blofield				
Land to the south of Lingwood Road	GNLP0082	4.85	125-149 dwellings	This site is not considered to be suitable for allocation. Little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout. This site significantly exceeds that which is required and development of the scale proposed would have an adverse impact on character and appearance.
				
Land at Yarmouth Road	GNLP0252	4.53	Residential (unspecified number)	This site is not considered to be suitable for allocation. Little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				
Land north of Yarmouth Road	GNLP2024	1.26	Residential (unspecified number)	This site is not considered to be suitable for allocation. Residential development would fetter the range of uses on existing Broadland Local Plan allocation BLO1 – which have been approved through planning applications. The consequence being to reduce the potential future level and range of services in the village. Furthermore, little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
				
Between Yarmouth Road and A47	GNLP2085	1.15	30 dwellings	This site is not considered to be suitable for allocation due to the apparent lack of access to the highway network and potential noise impacts from the A47. Furthermore, little additional growth is proposed in Blofield due to substantial

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				existing commitment and concerns about capacity of the A47 roundabout.



North of Yarmouth Road	GNLP2149	0.90	Residential (unspecified number)	This site is not considered to be suitable for allocation due to the apparent lack of access to the highway network. Furthermore, little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
------------------------	----------	------	----------------------------------	--

