



BRECK FARM, TAVERHAM

DELIVERY STATEMENT



Who are Scott Properties?

Scott Properties is a family-run, self-funded Strategic Land Promoter within the M Scott Property Group. Our vision as a company is to be the most trusted and respected Promoter to Landowners, Local Authorities and Communities in East Anglia and the South East of England.

We lead multi-disciplinary teams to unlock planning solutions, tackling complex challenges and enabling Council Officers and Members to deliver tangible outputs against policy aspirations. Wherever we work, our focus is on delivering new developments which complement and enhance the existing communities; we aim to achieve this through comprehensive stakeholder engagement, public consultation and a hands-on approach.

Consultant Team

Air Quality Assessment: Mayer Brown

Arboricultural and Biodiversity: Geosphere Environmental

Archaeological and Heritage Assessment: Archaeological Solutions

Design: Brown & Co

Flood Risk Assessment: Cannon Consulting Engineers

Geo-Environmental Desktop Study: Geosphere Environmental

Ground Investigation Surveys: Geosphere Environmental

Habitat Surveys: Geosphere Environmental

Landscape Visual Impact Assessment: Lockhart Garratt

Noise Assessment: Mayer Brown

Planning Consultant: Bidwells

Topographical Survey: BB Surveys Ltd

Transport Assessment & Travel Plan: Cannon Consulting Engineers

Utilities Consultant: Triconnex

Contents

Section one. Introduction	5	3.1.1 Design	24
1.1 Preface	6	3.1.2 Community aspirations	25
1.1.1 Purpose of the report	6	3.1.3 Density	26
1.2 Site context	8	3.1.4 Masterplan	27
1.2.1 Location	8		
1.2.1 Topography	9	Section four. Delivery	29
		4.1 Delivery & phasing	30
Section two. Technical analysis	11	4.1.1 Phasing	30
2.1 Environmental	12	4.1.2 Developers	31
2.1.1 Surveys & reports	12		
2.2 Utilities	14	Section five. Summary	33
2.2.1 Searches	14	5.1 Delivery statement	34
2.3 Connectivity	16	5.1.1 Summary	34
2.3.1 Pedestrian, cycle & vehicular	16		
2.3.2 Detailed access points	18		
2.4 Local community	20		
2.4.1 Community aspirations	20		
2.5 Market requirements	21		
2.5.1 Demographics	21		
Section three. Design framework	23		
3.1 Framework	24		



SECTION ONE.

INTRODUCTION

1.1 Preface

1.1.1 Purpose of the report

Purpose of the report

The purpose of this document is to provide a clear guide to the delivery of the Site identified within the Greater Norwich Local Plan Draft Site Allocations – Preferred Sites as GNLPO337 Land between Fir Covert Road and Reepham Road, Taverham (the Site). The Site has a draft allocation 'likely to accommodate at least 1,400 homes, 33% of which will be affordable, associated public open space, new primary school and local medical centre'. All the information within this document is underpinned by technical evidence.





Existing photo of Marriott's Way

1.2 Site context

1.2.1 Location

The site

M Scott Properties Ltd are promoting Land at Breck Farm, Taverham on behalf of the landowner through the Greater Norwich Local Plan.

Breck Farm is formed of land between Fir Covert Road and Reepham Road, and extends to c. 78Ha (c. 193 acres). The site is bound by the Broadland Northway to the north, which alongside Fir Covert Road and Reepham Road, provides a strong defensible boundary. This location is highly sustainable whilst impacting on a limited number of existing properties. Marriott's Way travels north-south through the centre of the site, with additional footpaths creating sustainable connections to key facilities.

In order to assess the ability of the site to deliver the objectives of the policy and to enable the preparation of a robust masterplan, a substantial amount of technical work has been undertaken. This is covered in more detail in the following sections.



1.2 Site context

1.2.2 Topography



Northern edge of site with adjacent 'bund' and farm access route



View south along Marriott's Way leading towards Norwich



Existing access point off Broadland Northway



Eastern boundary of site with adjacent Thorpe Marriott Greenway



Existing access route along Breck Farm Lane



Adjacent housing along Broom Close screened by established treebelt



SECTION TWO.

TECHNICAL ANALYSIS

2.1 Environmental

2.1.1 Surveys & Reports

Scott Properties have undergone extensive surveys to ensure the Site is suitable for development, and will have the minimum amount of impact on the environment and its surroundings.

Across the Site, Scott Properties will aim to achieve a bio-diversity net gain to enhance the environment and improve the quality of life for the local community by providing high quality areas of public open space, enhanced boundary landscaping and native planting throughout.

Topography

Complete with no significant site level issues.

Phase 1 Desk Study

Complete, report indicates potential sources of contamination to include Made Ground associated with hardstanding tracks, recommendation of standard Phase 2 Site Investigation works.

Phase 2 Site Investigation

Initial Site investigations complete for phase 1, including;

- » windowless sampling boreholes
- » ground gas monitoring wells
- » soil infiltration testing
- » machine excavated trial pits
- » dynamic probe tests
- » hand dug trial pit and soil logging
- » sampling and in situ strength testing

Ground conditions are consistent throughout the site, with no concentration of contaminants above guidance threshold values, no methane generation or significant gas flows detected and no remediation required for chemical contamination.

Surface Water Drainage Strategy

The majority of the site is within Flood Zone 1 and not identified by the Environment Agency as being in an area at risk of surface water flooding. Site investigations complete, with a surface water drainage strategy in progress. Current recommendations include a combination of soakaways and attenuation basins creating a Sustainable Urban Drainage system, with no significant issues. Drainage strategy for the initial phase of development will include private soakaways in rear gardens, and crated systems under public green infrastructure areas for the highways network.

Arboricultural Survey

Complete, with any impact minimised through sensitive design, mitigation and enhancement if required. Standard planning recommendations of Tree Retention Plan, Tree Protection Plan, Arboricultural Impact Assessment and Arboricultural Method Statement to be completed during each proposed phase of development.

Preliminary Ecology Appraisal

Complete, with standard recommendations of Protected Species surveys.

Protected Species - Great Crested Newt Survey

Complete for phase 1, additional eDNA samples taken with negative results, with no further work required. Great Crested Newts are not anticipated on future phases.

Protected Species - Bat Foraging Survey

Complete for phase 1, with recommendations to retain existing boundary habitat allowing for commuting and foraging, with opportunities to enhance the area further by inclusion of native plant species beneficial to bats, and incorporating bat bricks and boxes within the development. Comparable results are anticipated on future phases.

Protected Species - Reptile Survey

Complete for phase 1, site investigations over 6 weeks show no reptiles present, with no remediation or mitigation work required. Biological enhancements to increase suitability with planting of Tussock grass species and log piles could be incorporated into the detailed design. Comparable results are anticipated on future phases.

Protected Species - Wintering & Breeding Surveys

Complete for phase 1, with recommendations to retain existing boundary habitats to minimise the impacts of breeding and wintering birds. Enhancement opportunities include areas of green infrastructure to be planted with scattered scrub and rough grassland, residential planting to include native species, and a variety of bird boxes to be

installed throughout the development. Comparable results are anticipated on future phases.

Heritage Statement

Complete, the Site does not fall within any Conservation Area and there are no Listed Buildings, Scheduled Ancient Monuments or other heritage assets within or adjacent to the Site. The Heritage Statement concludes there will be negligible impact of heritage assets.

Archaeological Statement

Complete, request for brief of further works required submitted to the Community and Environmental Services at Norfolk County Council. No significant issues anticipated.

Habitat Regulations Assessment

Complete, the assessment concludes that having regard to the proposed development and the mitigation measures, it is unlikely that there will be significant negative impacts to International Sites.

Environmental Assessment

The Site does not contain or adjoin any designated Ramsar sites or Sites of Special Scientific Interest, and is outside of the relevant impact zones for the local wildlife sites.

Preliminary Acoustic Appraisal

Complete, the Site is considered suitable for residential development subject to effective noise mitigation

strategy. Enhancement to the landscape buffer alongside the Broadland Northway has been designed, mitigating any excess noise produced by vehicular movement, providing noise levels suitable for residential amenity. Existing treebelts bounding the remaining site create good natural barriers. A technical note providing additional recommendations has been produced, including property orientation and boundary spacing. Further detailed appraisals will be required for each proposed phase of development.

Preliminary Air Quality Appraisal

The results of the preliminary modelling demonstrates that concentrations for all locations and distances assessed are substantially below national health-based objectives, with 'no air quality grounds for refusal'. Further detailed appraisals required for each proposed phase of development.

Norfolk Minerals & Waste

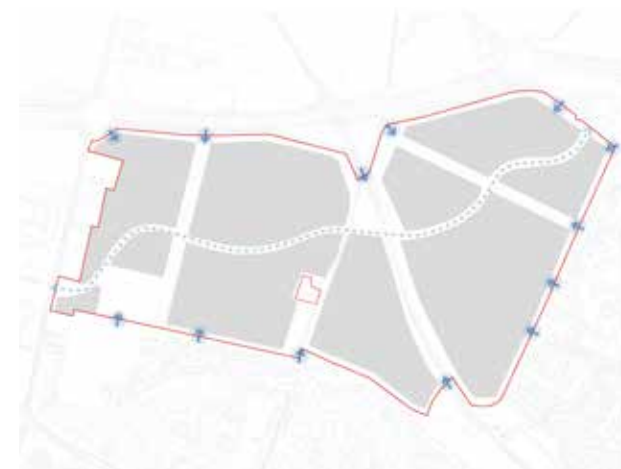
Ground conditions across the site are consistent, comprising of topsoil overlying superficial deposits of Sheringham Cliff Formation (sand and gravel). All suitable topsoil and mineral material excavated during construction will aim to be reused on site.

Summary

Following the completion of these surveys, an Opportunities & Constraints Plan has been produced to identify the suitable places for the proposed land uses.



Ecology & environmental areas



Site integration



2.2 Utilities

2.2.1 Searches

Scott Properties is working in conjunction with TriConnex, a multi utility planning and delivery company, to ensure the local utility infrastructure has the capacity to manage the increase in demand.

Mains Water

Connection point available at Fir Covert Road, there will be no network reinforcement charge passed to the developer if reinforcement works are required.

Foul Sewerage

A site wide strategy is being prepared, with current recommendations of pumping stations and gravity fed pipework, with no significant issues to be anticipated. Connection point available at Broom Close with capacity for initial phase.

Surface Water

A surface water drainage strategy is in progress, with current recommendations including a combination of soakaways and attenuation basins creating a Sustainable Urban Drainage system, with no significant issues. Drainage strategy for the initial phase of development will include private soakaways in rear gardens, and crated systems under public green infrastructure areas for the highways network. Connection point available at Broom Close with capacity for initial phase if required.

Electricity

Onsite connection points and capacity secured through UK Power Networks. Site wide strategy complete, with two onsite HV overhead cable diversions and three sub stations required.

Gas

Connection point at Kingswood Avenue secured through Cadent. A Connected System Exit Point (CSEP) quotation from Cadent confirms non-chargeable network reinforcement is required to obtain capacity for the entire site.

Broadband

Connection point to the existing network available and suitable for fibre to the property (FTTP).

Summary

The technical searches show that there are no significant utility constraints that will affect the delivery of the Site at this time.

Policy 2 - Sustainable communities

The policy will require developments to meet a variety of requirements to ensure the design of the development is of high quality, contributes to inclusive communities, promotes low carbon development and helps to address climate change.

Water Efficiency

All residential development on the Site will meet the Building Regulations part G (amended 2016) water efficiency higher optional standard. All non-residential will meet the BREEAM 'Very Good' water efficiency standard, or any equivalent successor.

Energy Efficiency

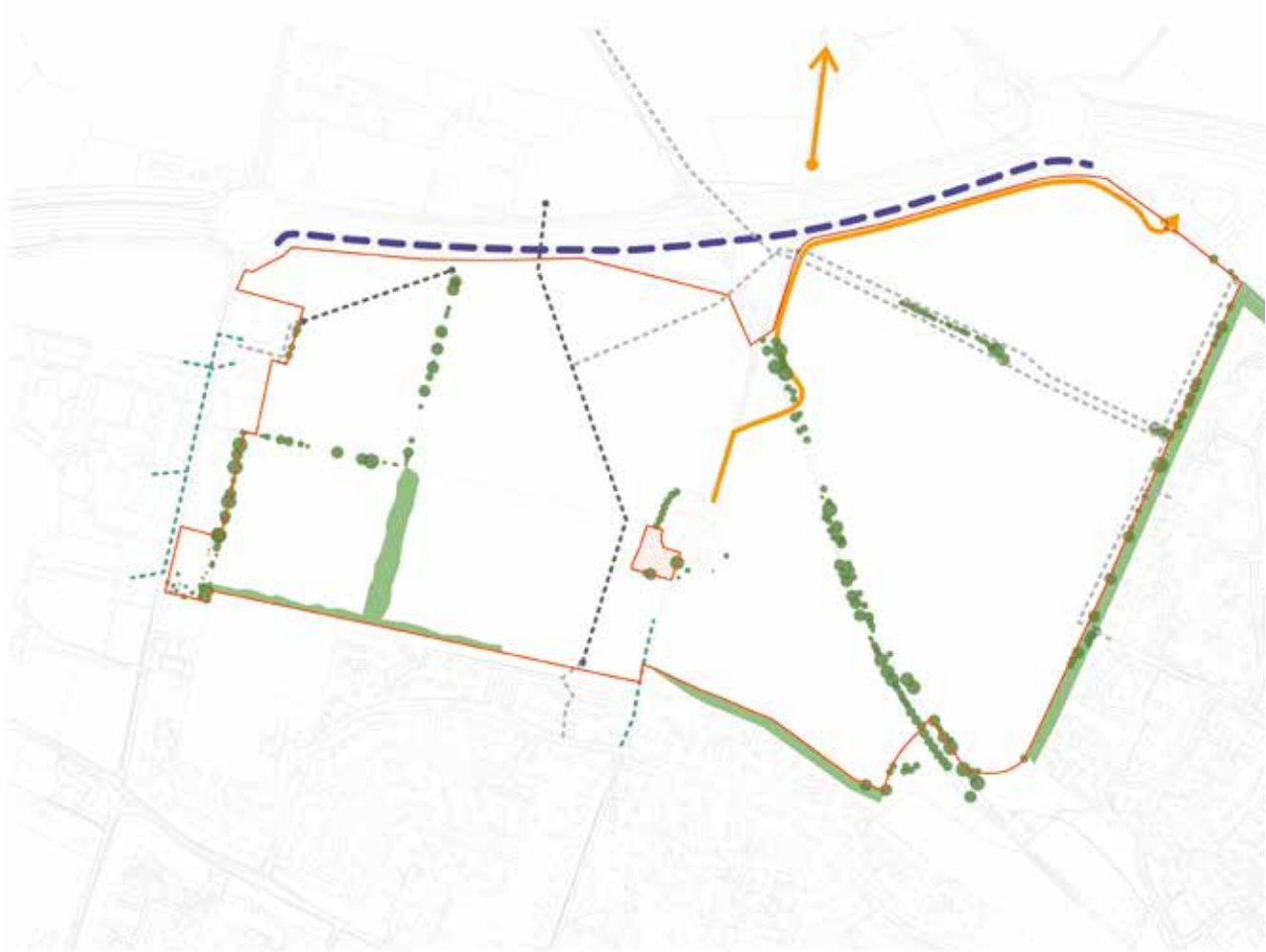
The development will look to achieve a 20% reduction against Building Regulations part L (amended 2016) through a combination of a 'fabric first' approach and the inclusion of sustainable energy sources.

The technical design analysis that has been carried out for both the local and site context identifies the primary considerations which determine the proposal for the site.

The primary technical constraints are illustrated and described below:

- » Existing farm tracks to be retained leading from the north and north-eastern boundaries to the centre of the site (inclusive of Breck Farm Lane from the south);
- » Utilities (underground and overground) required to be diverted to release inherent potential of site;
- » Sensitive approach to inclusion, enhancement and protection of mature trees and associated RPA's; and
- » Existing private ownership within central location of site to be retained and sensitively addressed within design proposal.

- Key**
- Site boundary
 - ↔ Existing farm tracks
 - - - Acoustic 'bund' / cycleway
 - - - Overhead powerlines
 - - - BT overground services
 - - - Underground utility cables
 - Trees / RPA's
 - ▨ Variant land ownership



2.3 Connectivity







2.3.1 Pedestrian, cycle and vehicular

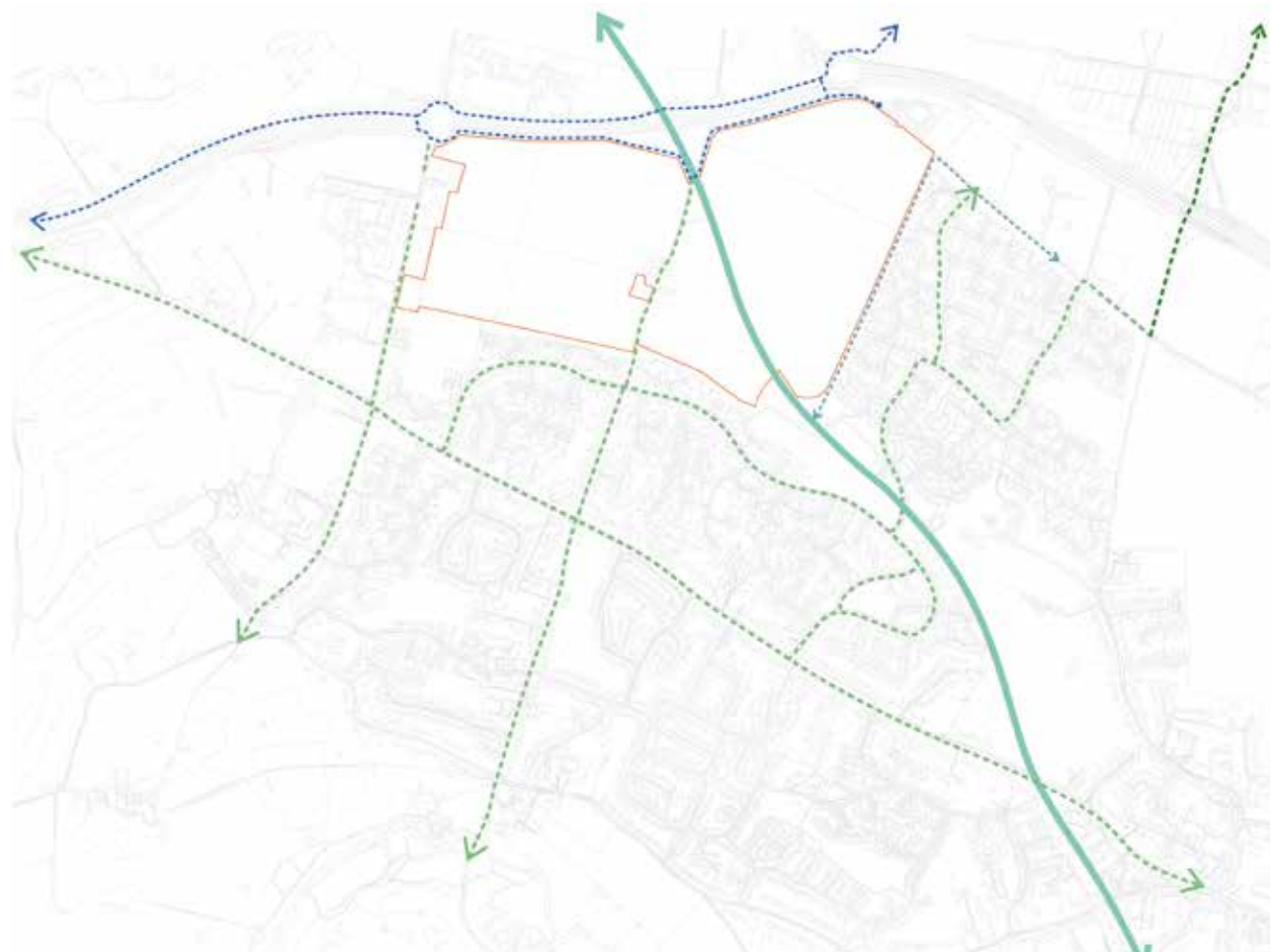
The Site is strategically located along a variety of primary routes made up of vehicular, pedestrian, cycle and public transport corridors providing clear and well-defined routes to central Norwich and the Norfolk Coast.

Pedestrian & Cycle

The site is well served by strategic pedestrian and cycle routes set at both local and regional scales. Desirable connections can be made north-south along Marriott's Way, Breck Farm Lane and Fir Covert Road leading to naturalistic countryside and river walks. East-west connections along the Broadland Northway dedicated cycleway allowing for accessible routes towards Cromer and defined woodland trails. Additional connections are available via Felsham Way, Ganners Hill and Kingswood Avenue, providing access to the existing communities and facilities.

Marriott's Way ties the Site within a central focus and allows pedestrians and cyclist's unprecedented ease of movement to Aylesham and central Norwich, forming part of the wider national cycle route from Fakenham to Harwich.

- Key**
-  Site boundary
 -  Marriott's Way
 -  Broadland Northway cycle
 -  Pedestrian and cycle routes
 -  Public rights of way
 -  Thorpe Marriott Greenway (PROW)



Public Transport

The Site is well linked in relation to public transport bus routes, with the 29/x29 routes offering direct services between Fakenham to the north-west and Norwich to the south-east within 30 minutes, creating a desirable location for both commuters and retirement living.

Bus stops for each of the two identified bus routes are located within easy reach of the site, with no more than a 10-15-minute walk to either. First Eastern Counties bus service have shown interest in providing a bus route that travels through the development along the central link road, thus creating a greater sustainable development, with the aspiration of offering all residents a bus stop within a 5-minute walk.



Contextual Setting Map



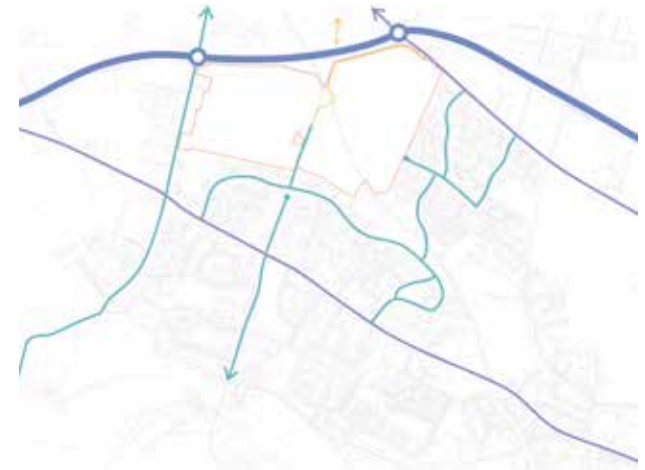
Local Public Transport

Vehicular Movement

The Site is well connected by a variety of hierarchic based routes from the Broadland Northway to Fakenham Road, Reepham Road to Fir Covert Road, all of which offering desirable routes to Norwich (south-east), Cromer (north-east) and King's Lynn (west) within reasonable journey times. By utilising the Broadland Northway, residents will be able to access Norwich International Airport in under a 10-minute drive with relative ease.



Site Pedestrian & Cycle Movement



Local Vehicular Routes



2.3 Connectivity

2.3.2 Detailed access points

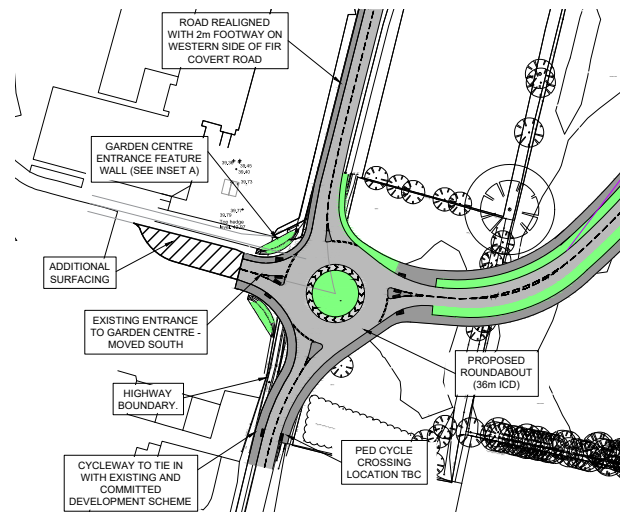
Scott Properties has been working in conjunction with a specialists in transport & infrastructure design to ensure the local road infrastructure has the capacity to manage the increase in demand.

Suitable access points to the Site have been identified along Fir Covert Road and Reepham Road, with detailed designs produced. An emergency access point is available at the Broadland Northway – Fir Covert Road Roundabout.

The extent of the highway improvements are either under Norfolk County Council ownership or under a legal agreement with Scott Properties.

Fir Covert Road

Detailed designs demonstrate a 36m roundabout incorporating the entrance to the Site and Taverham Garden Centre, suitable to manage the increase in vehicular movement, also providing footpath and cycle connections to Taverham Garden Centre, and the granted planning permission for the retail and leisure development. The design has been agreed in principle with Norfolk Highways, and a Stage One Safety Audit has been completed.



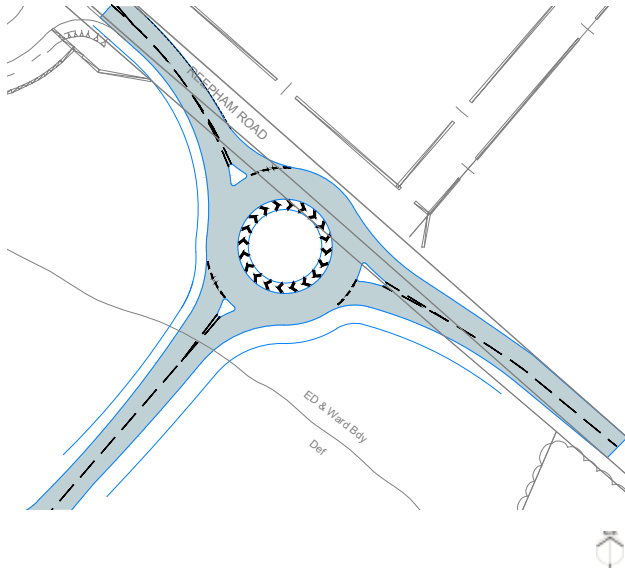
The Central Link Road

A detailed plan of the central road linking Fir Covert Road to Reepham Road has been designed, incorporating a 6.5m wide road suitable for a bus route, 3m verges either side, with two 3m combined cycle and footways. The link road will connect the key facilities of the development, including Marriott's Way, Primary School and Local Centre, to provide easy access capable of serving the entirety of the development.



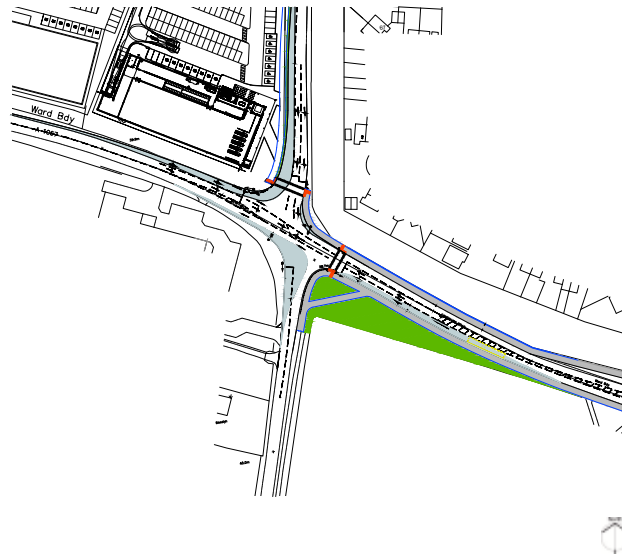
Reepham Road

Following recent discussions with Norfolk Highways, a priority junction along Reepham Road is deemed suitable for the location and volume of movement. Although initial designs of a 30m roundabout have been scoped, further detailed design, consultations and safety audits will determine the extent of the works required, providing suitable access.



Fakenham Road

As part of the granted planning permission for retail development at Taverham Garden Centre (application no. 20171001) the existing Fakenham Road – Fir Covert Road junction will be upgraded, providing a signal controlled crossroads to improve the safety of vehicular and pedestrian movements.



Marriott's Way

A detailed design for crossing Marriott's Way is being produced, replicating the crossing at Pendlesham Rise. Priority will be given to pedestrian and cycle movements along the National Cycle Route, focusing on the safety of the public. Further consultation with Norfolk County Council will ensure a suitable design of high quality is produced.

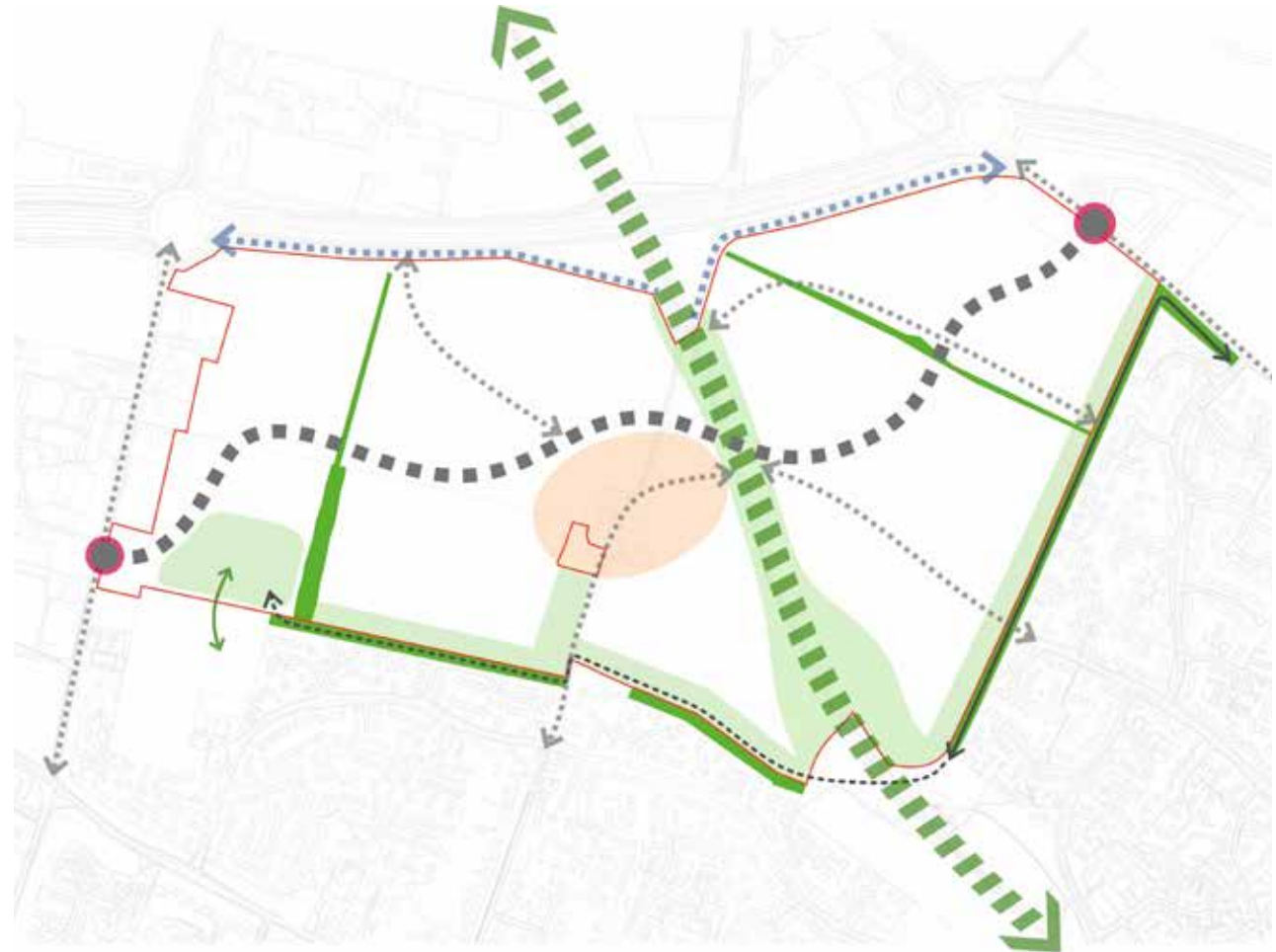


2.4 Local community

2.4.1 Community aspirations

Scott Properties believe that the key to a successful strategic development is engagement with the local community and stake holders. Engagement with the GNLP team, Broadland and South Norfolk District Councils and Taverham Parish Council has informed the requirements of the local community to ensure their aspirations are delivered. The main points included:

- » A 'Local Heart'
- » Social & community infrastructure
- » Sensitivity to Marriott's Way
- » Intergration with local connectivity network
- » Green Infrastructure & public open space
- » Recreational Facilities
- » Allotments



2.5 Market requirements

2.5.1 Demographics

Policy 5 - Homes

The policy requires that residential proposals should address the need for homes for all sectors of the community having regard to the latest housing evidence, including a variety of homes in terms of tenure and cost.

An Ageing Population

Taverham Parish Council have highlighted the requirement for homes for the ageing population, and are encouraging the incorporation of bungalows within the development to meet the market demand.

This requirement is demonstrated in the Central Norfolk Strategic Housing Market Assessment 2017; the demographics are changing drastically with the growth of the population in the 65+ age group accounting for 10,925 of the 11,827 population increase in Broadland, i.e. 93% of the overall growth. This highlights the need for appropriate and specific housing for the retirement sector.

Additionally, the Strategic Housing Market Assessment suggests that around 3,900 additional communal establishment places for over 75's will be required by 2038.

Age	2,015	2,036	Net Change
0-4	6,046	6,031	-15
5-9	6,539	6,738	199
10-14	6,596	7,206	610
15-19	7,014	6,897	-117
20-24	5,568	5,388	-180
25-29	5,803	6,070	267
30-34	6,095	6,013	-82
35-39	6,666	7,129	463
40-44	8,534	8,336	-198
45-49	9,757	8,639	-1,118
50-54	9,650	8,423	-1,227
55-59	8,588	8,138	-450
60-64	8,130	8,724	594
65+	31,642	44,722	13,080
Total	126,628	138,454	11,826

Central Norfolk Strategic Housing Market Assessment 2017



SECTION THREE.

DESIGN FRAMEWORK

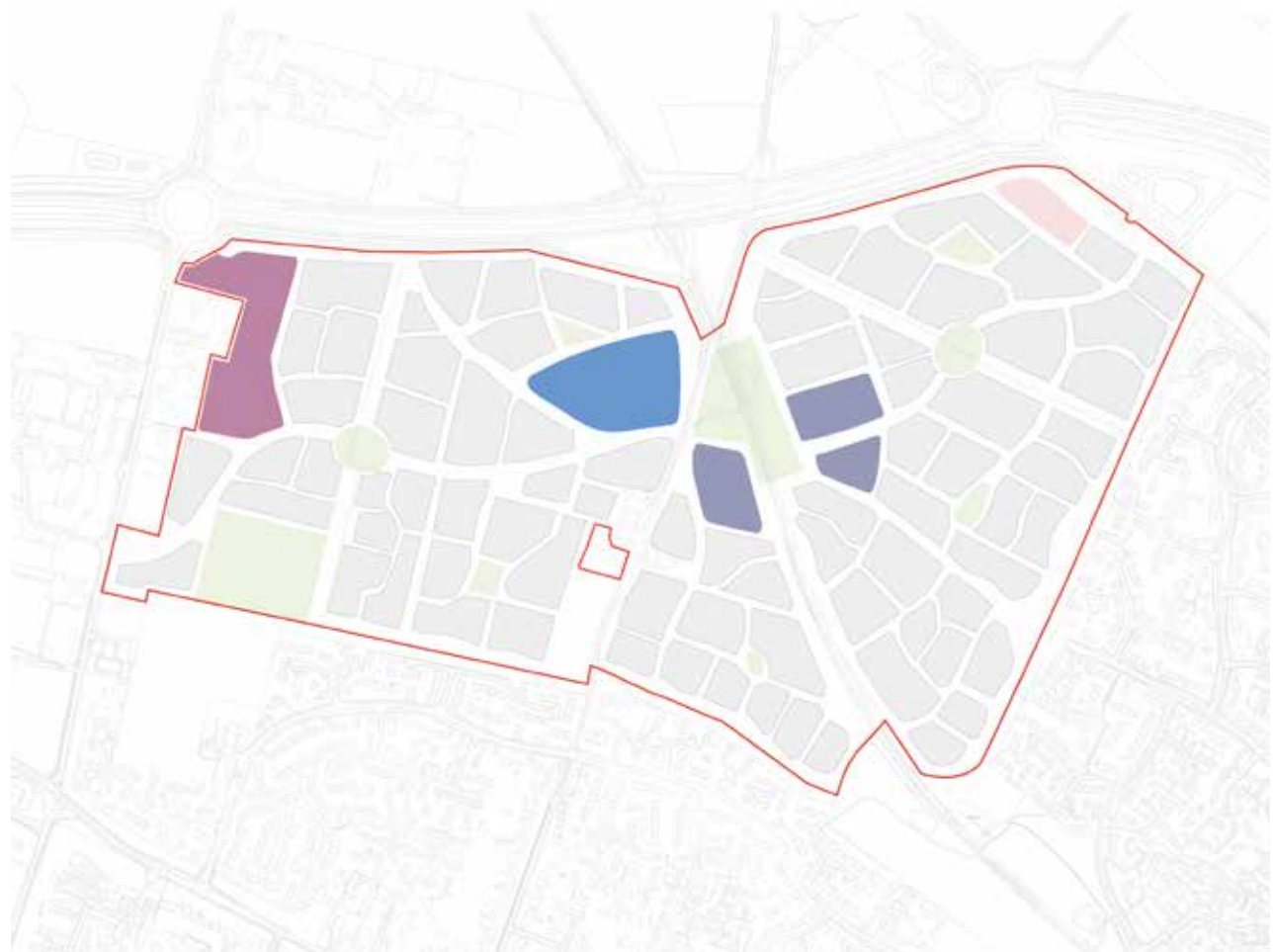
3.1 Framework

3.1.1 Design

The development framework has been informed from the extensive surveys and reports, alongside the community engagement to provide a development capable of delivering a wide variety of uses in suitable locations.

Design Code

The development will be designed to create a distinct sense of place that will integrate with its surrounding environment and communities. Distinctive character areas and focal points will be created throughout the Site to reflect and enhance the diverse characteristics of Taverham, and to provide attractive green infrastructure to promote active lifestyles.



Key

- Site boundary
- Care village
- Education (primary school)
- Commercial
- Mixed-use



3.1 Framework

3.1.2 Community Aspirations

Scott Properties believe that the key to a successful strategic development is engagement with the local community and stake holders. Engagement with the GNLP team, Broadland and South Norfolk District Councils, the NHS, Taverham Surgery and Taverham Parish Council has informed the requirements of the local community to ensure their aspirations are delivered.

A 'Local Heart'

Policy TAV₄ of the Taverham Neighbourhood Plan ensures that large scale developments should 'include a heart or focal point'. An area of c. 5 acres of land has been safeguarded for the provision of social and community facilities, which could include a new medical centre. Emphasis has been put on ensuring the key facilities are centrally located within the development adjacent to Marriott's Way.

Marriott's Way

Enhancements to Marriott's Way will provide key benefits, both in terms of accessibility and biodiversity. An area adjacent to Marriott's Way has been allocated for a large area of community open space, with the potential for a car park to attract visitors to the area, creating a destination and focal point.

Green Infrastructure

Extensive new areas of public open space are proposed as part of the development, to be complemented by improved accessibility to Marriott's Way and the

countryside beyond, to encourage healthy active lifestyles for the existing and new communities. Connectivity paths will stitch the development to existing surrounding green infrastructure such as Breck Farm, Broom Close and Kingswood Avenue tree belts, Thorpe Marriott Green and Greenway, and existing cycle routes along the Broadland Northway.

Recreational Facilities

The scale of the proposed development provides the opportunity to deliver new formal and informal sports and leisure facilities. An area of c. 5 acres, adjacent to the existing recreation facility Hinks Meadow, has been allocated to safeguard an extension to the current playing fields.

Allotments

Taverham Parish Council have expressed a local interest and requirement for a new allotment area

Education

Taverham has the capacity for education for the proposed first phase of the development. For the wider site, an area of c. 5 acres has been safeguarded for the provision of a new primary school.

3.1 Framework

3.1.3 Density

Density

To ensure efficient use of the land, the development will aim to achieve a minimum of 25 dwellings per hectare on a net basis. This will be achieved by utilising a mixture of densities, ranging from 22 to 35 dwellings per hectare, contributing to delivering a variety of dwelling types and tenures to promote a mixed community suitable for all members of society.

Housing Mix

The indicative housing mix for the development will reflect both the Strategic Housing Market Assessment and the market requirements, ensuring suitable dwellings are built in the correct place at the required time.

The provision of 33% affordable homes will be achievable on Site, with the type and tenure to be discussed with Broadland District Council on each phase to ensure the affordable housing demand is suitably met.



3.1 Framework

3.1.4 Masterplan

As a result of the urban design analysis, a series of opportunities have been identified that will be capitalised on by the new development at Breck Farm:

- » Define and locate a central 'local centre' offering a hub of activity for both new and existing communities set along Marriott's Way;
- » Maximise both aspect and permeability to Marriott's Way;
- » Stitch the development to existing surrounding context assets such as Thorpe Marriott Greenway and existing cycle routes along Broadland Northway;
- » Define a central 'link road' (east-west) as a singular well-defined street to aid wayfinding and legibility; and
- » Retention and enhancement to existing wildlife and ecology to generate biodiversity enrichment.





SECTION FOUR.

DELIVERY

4.1 Delivery & Phasing

4.1.1 Phasing

Scott Properties will work with the Greater Norwich Local Plan team, Broadland and South Norfolk District Councils and Taverham Parish Council to provide appropriate timing and delivery of the Site through each phase.

Through recent discussions with developers, and the strong interest received to date, it is anticipated that the Site will operate two sales outlets, one at Fir Covert Road, and the second at Reepham Road. Scott Properties will aim to work with the developers to provide high quality products through each phase of the development, ensuring infrastructure is delivered within a suitable timescale. The indicative timeline shows how the delivery of the Site could progress through the plan period.

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Submission of application	Q2																	
Determination of application	Q4																	
Commencement of works		Q2																
Occupation of first dwellings			Q3															
Dwellings sold			20	155	175	130	130	130	120	120	90	100	90	90	50	0	0	0
Cumulative dwellings sold	0	0	20	175	350	480	610	740	860	980	1070	1170	1260	1350	1400	1400	1400	1400
Completion																Q1		

Indicative delivery timeline

4.1 Delivery & Phasing

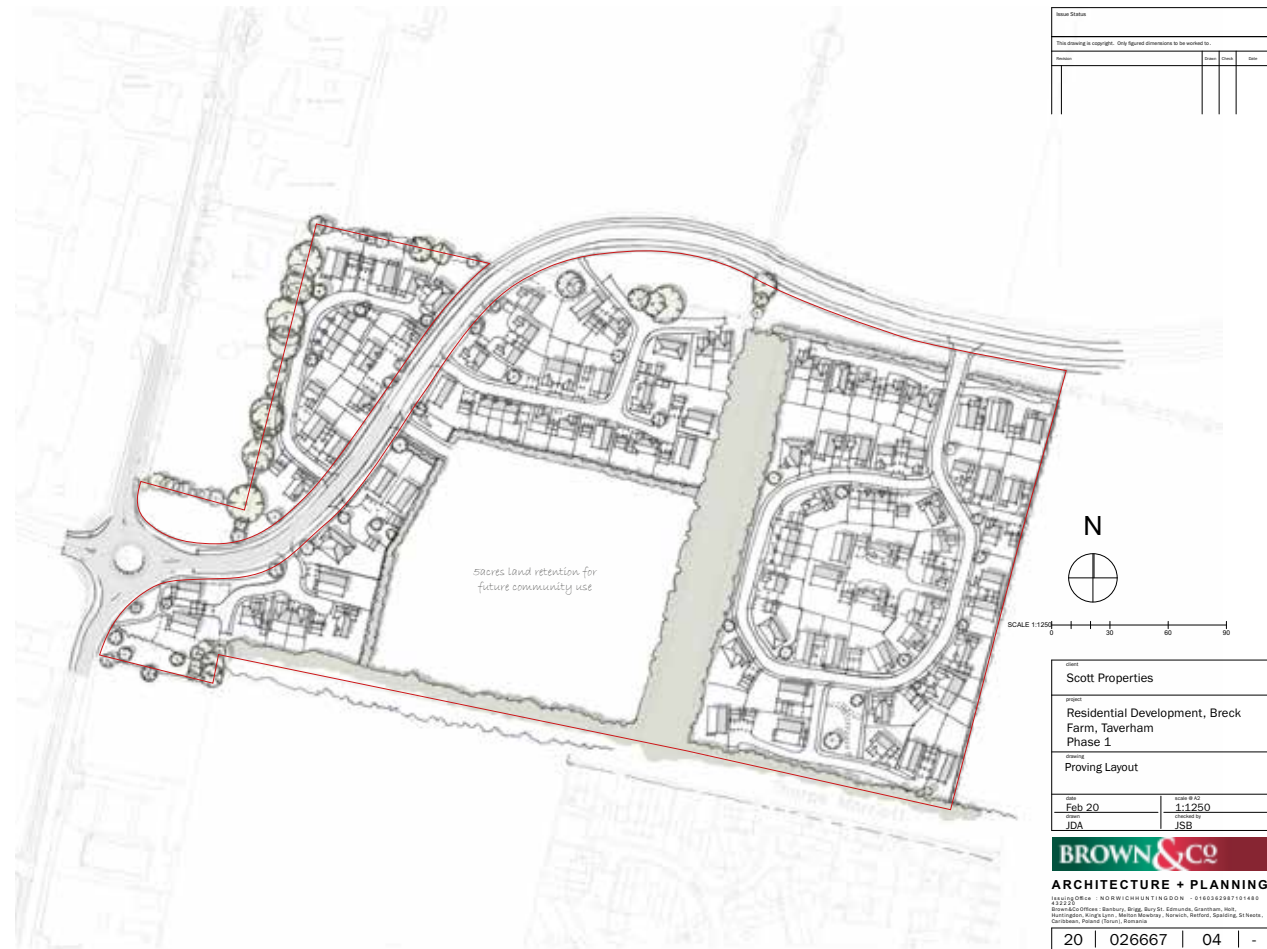
4.1.2 Developers

First Phase

Scott Properties are keen to commence delivery on Site at the earliest available opportunity. The intention is to submit a detailed planning application for the first phase of development, including 100 bungalows developed by Scott Residential and 100 family homes developed by Abel Homes, together with a 90 bed care facility provided by Saffron Housing, in 2021.. Discussions with Broadland District Council and other key stakeholders have been ongoing for a number of months. Formal pre-application discussions are due to commence in April 2020 with Broadland District Council.

Future Phases

Scott Properties has received further interest from developers regarding future phases of the development. Abel Homes have shown interest in providing additional family homes adjacent to the first phase, Scott Residential will look to provide the remaining bungalows, and Saffron Housing have expressed an interest in a parcel of land adjoining Reepham Road. Additional parties are in the early stages of discussions with strong interest shown.





SECTION FIVE.

SUMMARY

5.1 Delivery statement

5.1.1 Summary

Breck Farm provides an excellent opportunity to deliver a high-quality development that could deliver much needed market and affordable housing across a range of types and tenures, alongside a comprehensive suite of amenities including care, health, education and commercial uses and large areas of functional public open space.

This document demonstrates that there are no constraints to the delivery of the Site and its ability to contribute towards the identified need in the short and medium term. The proposed development constitutes a natural extension to the village of Taverham, being bounded entirely by existing infrastructure.

Breck Farm can deliver tangible outputs against policy aspirations, whilst also responding positively to the proposed consultation with the GNLP team, Broadland District Council, Taverham Neighbourhood Plan Steering Group and the local community. The Landowners and Promoter are able to offer flexibility in how the development is delivered, with the ability to respond to existing and emerging local needs from the outset and through the life of the development.



Existing photo of Marriott's Way

