

Land at Brecklands Road, Brundall

(HELAA Ref: GNLPO352)

Delivery Statement

March 2021





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SITE LOCATION PLAN



EXECUTIVE SUMMARY

This Delivery Statement (the 'Statement') has been prepared for Pigeon Investment Management Ltd ('Pigeon') on behalf of the Trustees of the WJ Gowing 1985 Settlement and the Trustees of the Howard Trust ('the Landowners') and Pigeon Capital Management 2 Ltd who are promoting land at Brecklands Road, Brundall (the 'Site') to deliver a high-quality landscape-led scheme comprising around 75 new homes, including affordable homes, self-build, bungalows and assisted living/care home provision, land for a two-form entry primary school together with extensive areas of publicly accessible amenity space.

The proposal will deliver a high-quality landscape-led scheme to the east of Brundall, with generous new open space including a new Country Park for the benefit of the new community, the existing residents of Brundall and residents of nearby settlements such as Blofield.

As part of a Key Service Centre in the Greater Norwich Local Plan (GNLP) area, Brundall is a sustainable location well suited to the provision of new houses for the District. The village has a good range of local services and facilities including a primary school, a nursery and a preschool, doctor's surgery, public houses, a village hall, a chapel, local convenience stores and a range of other food and retail outlets. The settlement benefits from excellent public transport facilities, including two train stations and several bus stops, linking Brundall with neighbouring settlements and Towns. Green Line 14 and 15 provides buses to Broadland Business Park and Norwich every 30 minutes.

The Concept Plan (Appendix 2) illustrates how the Site can provide a new high quality, landscape-led scheme to the east of Brundall, comprising:

- Public Open Space including strategic landscaping and a new Country Park which will contribute to enhanced green infrastructure and biodiversity;
- Around 75 new homes including affordable and self-build homes and assisted living/care home accommodation;
- Land for a new 2FE primary school.

A sensitively designed structural landscaping scheme will also help integrate the overall scheme into the local landscape. The Concept Plan additionally shows the opportunities for creating green corridors within the Site, which will provide opportunities for informal recreation and wildlife access and provide links to the wider public rights of way network.

The Site is immediately available, achievable and suitable for development. The Landowners have entered into a partnership with Pigeon to progress the Site through the planning process and the Site can deliver homes within the forthcoming five years. The evidence prepared by the Council and the suite of technical studies prepared on behalf of Pigeon also demonstrate that with appropriate mitigation there are no site constraints which would act as a barrier to early delivery.



1.0 INTRODUCTION

This Delivery Statement ('the Statement') has been prepared for Pigeon Investment Management Ltd ('Pigeon') on behalf of the Trustees of the WJ Gowing 1985 Settlement and the Trustees of the Howard Trust ('the Landowners') and Pigeon Capital Management 2 Ltd, who are promoting land at Brecklands Road, Brundall (the 'Site') to deliver a high-quality landscape-led scheme comprising around 75 new homes, including affordable homes, self-build, bungalows and assisted living/care home provision, land for a two-form entry primary school together with extensive areas of publicly accessible amenity space as part of a new Country Park, that will provide new footpath connections to the wider public rights of way network and enhanced public access to Run Dike.

Brundall is recognised as a Key Service Centre in the Greater Norwich area and is therefore a sustainable location suited to the provision of new housing. The village has a good range of services and facilities including a primary school, a doctor's surgery, a day nursery and public houses. The village also supports a village hall, a chapel, convenience stores and a range of other retail outlets as well as two rail stations, a regular bus service and good cycle and walking connections.

The Site provides a sustainable location adjacent to the existing village edge and in close proximity to the infrastructure, services and facilities within Brundall.



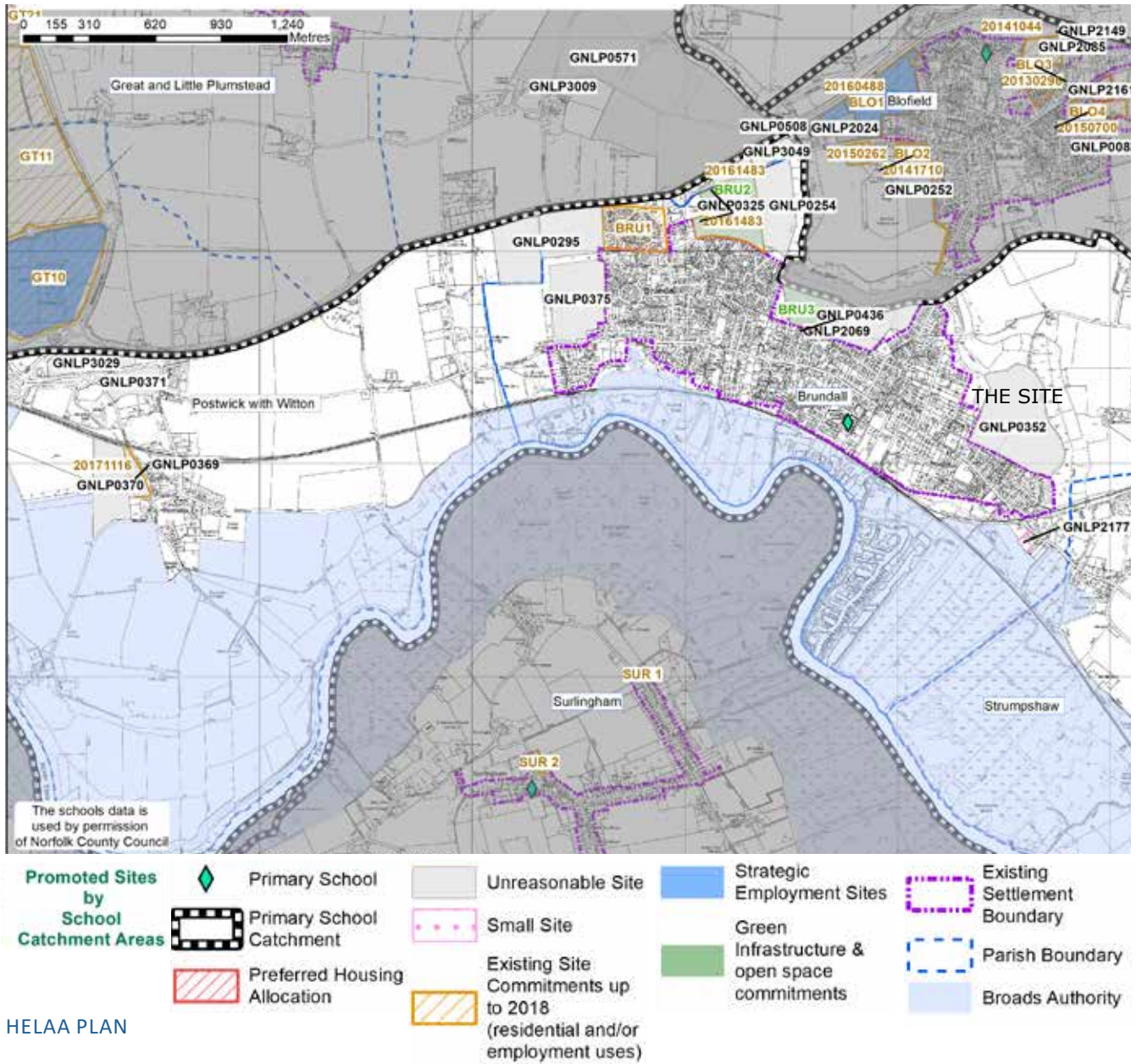
This Delivery Statement demonstrates that all relevant technical matters can be fully addressed and that there are no known constraints to the early delivery of the Site. This Statement is accompanied by a Concept Plan to demonstrate how the Site will be brought forward to deliver a high quality, landscape-led scheme comprising:

- Extensive areas of publicly accessible amenity space as part of a new Country Park, that will provide new footpath connections to the wider public rights of way network and enhanced public access to Run Dike;
- Public Open Space including strategic landscaping which will contribute to enhanced green infrastructure and biodiversity;
- Around 75 new homes including affordable, self-build, bungalows and assisted living/care home provision; and
- Land for a 2FE primary school.

Norfolk County Council and the evidence prepared in support of the GNLP identify that Brundall will need a new primary school during the plan period, but no policy or proposal is identified to address this issue. The evidence base suggests that the absence of such a school acts as a barrier to any additional development at the Key Service Centre of Brundall notwithstanding its sustainability credentials. The provision of a new 2FE primary school on the Site thereby provides the opportunity not only to address the existing pressure on primary school places but also facilitates sustainable development at the Key Service Centre to the benefit of existing and future residents.

This Statement describes the Site's characteristics which confirm that it is an achievable, available and deliverable site with no known constraints which cannot be appropriately addressed. It sets out how the Site is capable of delivering a new high-quality residential scheme in the early years of the plan period.

In light of this Statement and Pigeon's response to the GNLP Regulation 19 consultation, the Councils are requested to give further consideration to the case for the allocation of the Site, as outlined, so that it may be included as a development allocation in the emerging GNLP, either via modifications to the Regulation 19 GNLP prior to submission or via Main Modifications in due course. Pigeon remain committed to delivering a high quality sustainable development and would therefore welcome the opportunity to work with the Councils to further develop a deliverable masterplan framework for the Site to support a balanced, sustainable and sound Development Plan.



2.0 PLANNING POLICY CONTEXT

Broadland District Council, Norwich City Council and South Norfolk Council are currently working together with Norfolk County Council to prepare the Greater Norwich Local Plan (GNLP). The plan will guide the development across the three authorities up to 2038.

Work on the GNLP commenced in 2016. Since then, the Local Authorities have carried out a Call for Sites exercise in May to July 2016, a Regulation 18 consultation on growth options and site proposals in early 2018 and a Regulation 18 consultation on new revised and small sites between October and December 2018 and a third Regulation 18 Consultation. The Local Plan is currently the subject of a Regulation 19 Consultation with representations due by 15th March 2021.

A revised timetable for the Greater Norwich Local Plan was published by the Greater Norwich Development Partnership Board in September 2020. It anticipated that the Plan will be submitted to the Secretary of State in July 2021 and, if found sound, adopted around September 2022.



National planning policy requires that local planning authorities produce Local Plans to meet, as a minimum, the identified future housing and employment needs over the plan period. To determine the minimum number of homes and jobs needed, the National Planning Policy Framework (NPPF) requires that strategic policies should be informed by local housing and economic needs assessments.

The Site was assessed in Housing and Economic Land Availability Assessment (HELAA) 2017 for a residential development for an undetermined number of dwellings including self-build plots and affordable housing with parkland and enhanced public access to Run Dike and the wider public right of way network. The assessment concluded that the Site is suitable for development with appropriate mitigation.

The land is immediately available for development and that there are no major constraints which cannot be appropriately mitigated which would preclude the Site from being developed within the anticipated timeframes. This Delivery Statement and the HELAA both identify that development would be within the immediate five years.

The Site's location provides a unique opportunity to offer future residents the best of country living. The proximity of the Site is within easy access of existing services and facilities within the village and numerous employment opportunities are available within close proximity of Brundall which are accessible by sustainable transport modes.

Brundall is identified as forming part of a Key Service Centre and offers a sustainable location for new development. It has a wide range of services and facilities including a primary school, a nursery, a doctor's surgery, a library, public houses, and a number of retail outlets. It also benefits from two rail stations, regular bus services to and from Norwich and is within easy cycling distance of a Park and Ride facility, as well as being close to the A47. The surrounding countryside also offers a wealth of recreational and leisure opportunities including a marina on the River Yare, a neighbourhood cycle route to Norwich and access to country walks. As such, the village has the potential to accommodate sustainable growth and the proposed landscape-led scheme for the site will provide much needed new homes in close proximity to key community infrastructure. This will be with extensive areas of publicly accessible amenity space as part of a new Country Park, that will provide new footpath connections to the wider public rights of way network and enhanced public access to Run Dike.

Despite of the sustainability credentials of Brundall, the GNLP does not propose any additional development at this Key Service Centre which is planned to receive a significantly lower proportionate growth than any other Key Service Centre with the exception of the highly constrained settlement of Wroxham. The identified reason for this is the constraints which affect Brundall including the access to the A47 and the pressure on primary school places. The Council and the highways authorities have accepted that with appropriate mitigation, the access to the A47 can be appropriately addressed and the Site provides the opportunity to address the pressure on primary school places. Therefore, rather than constraining growth at a highly sustainable settlement, the available opportunities should be taken to address the existing infrastructure constraints and provide for sustainable growth.

3.0 DELIVERY

The Landowners have entered into a partnership with Pigeon to progress the Site through the planning process. As such the Site can be considered to be 'available' as defined by the National Planning Policy Framework.

Pigeon has been selected by the landowners for their knowledge of Norfolk and their expertise in bringing together teams of leading designers and specialist advisors to deliver high quality mixed-use sustainable communities.

Pigeon is a private company operated by five directors and a team of professionals from the built environment sector whom each bring considerable experience of delivering high quality schemes within the East of England.

Pigeon is working with a number of landowners across Norfolk and the East of England to deliver high quality schemes ranging from larger sustainable urban extensions, such as Kingsfleet in Thetford (which will deliver 5,000 homes, 20 hectares of employment land, Primary School provision, community facilities and public open space) through to smaller sustainable developments, such as land at Thurston, Suffolk where Pigeon is working with Linden Homes to deliver a scheme of 200 new homes and land to a new 2 Form Entry primary school with a pre-school.

Pigeon's considerable delivery experience demonstrates that it has a proven track record of planning and delivering sustainable mixed-use schemes, such as the Site at Brecklands Road, Brundall



Given the above it is clear that the Site is available and is in line with planning practice guidance in that it is owned and controlled by a landowner/developer partnership formed with the express intention of developing the Site. As such there are no legal or ownership impediments to development and the Site is immediately 'available'.

Furthermore, delivery on Site can be comfortably completed within five years, as set out in the table below, with a serviced site for the two-form entry primary school delivered alongside:

Timescale	Number of Homes
1-5 years	75 (plus specialist accommodation)
6-10 years	-
11-15 years	-

In developing the Concept Plan for the Site, consideration has been given to the current planning policy requirements and these have either been accommodated or allowed for in the conceptual layout of the scheme. The technical assessments have identified that there are no abnormal site conditions and that where new infrastructure is proposed this has been taken into consideration within the financial calculations.



THETFORD KINGSFLEET DEVELOPMENT



- Key:**
- Site Boundary
 - ① Countryside Park
 - ② Brundall Gardens Station
 - ③ Brundall Gardens Marina
 - ④ St Laurence Church
 - ⑤ Brundall Library
 - ⑥ Brundall Memorial Hall
 - ⑦ Brundall Dentist Practice
 - ⑧ Brundall Medical Centre
 - ⑨ Post Office and Co-op Food
 - ⑩ Brundall Primary School
 - ⑪ Snowy's Nursery & Pre-School
 - ⑫ Brundall Nursing Home
 - ⑬ Brundall Station
 - ⑭ Bus Stop
 - ⑮ St Michael and All Angels Church

SERVICES AND FACILITIES PLAN



4.0 PHYSICAL CONTEXT

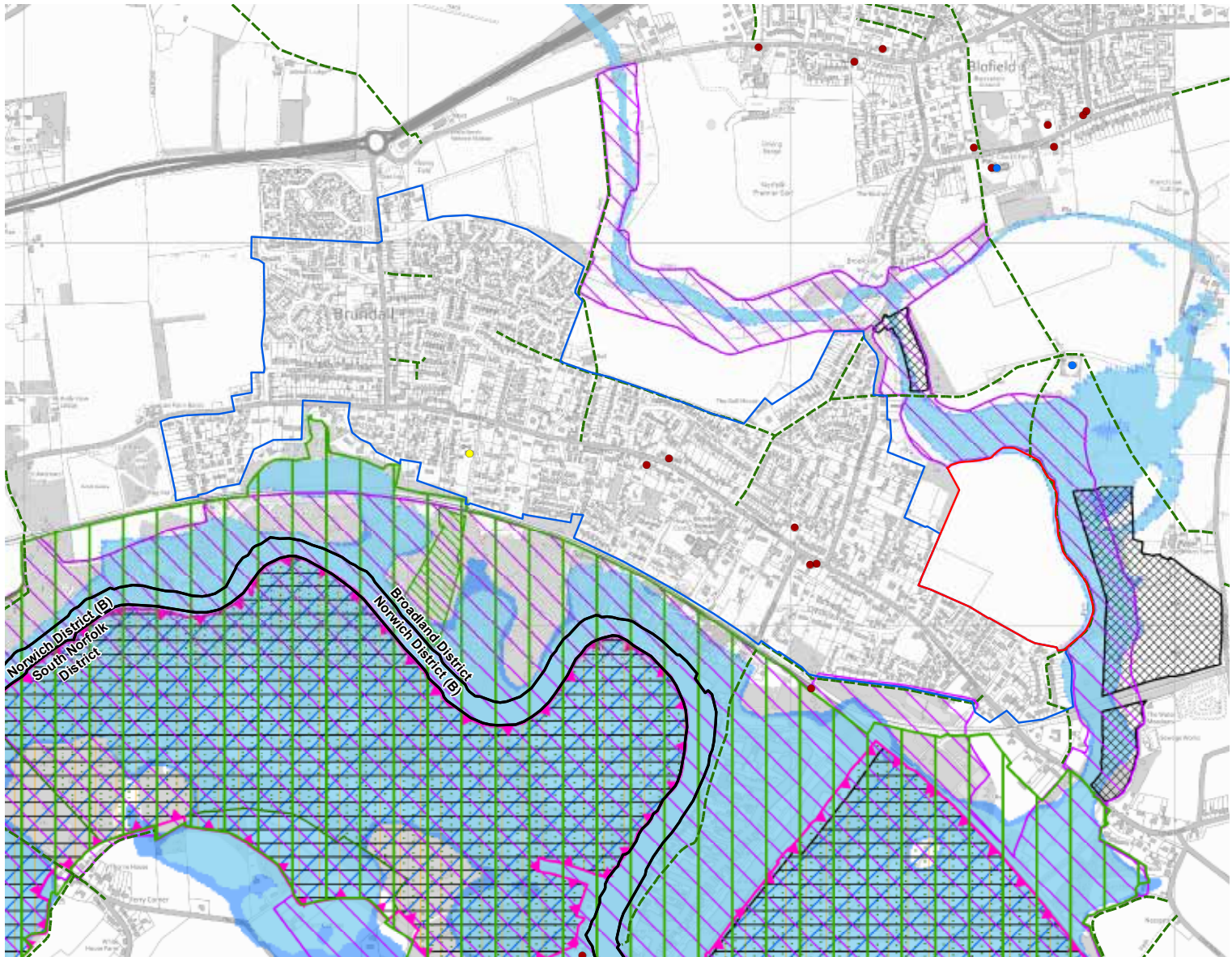
The Site is 14.67ha in area and is located to the east of Brundall with existing built development along the southern and western boundaries. The Site mainly comprises arable fields with a small section of field margin. The western part of the Site forms a plateau adjacent to the existing settlement edge along its southern and western boundaries, with the northern and eastern parts of the Site sloping down towards Run Dike, which creates a well-defined boundary to the north and east. Whilst Brundall's position on a ridge of high ground provides views across the surrounding landscape, the topography of the Site helps to create a sense of enclosure and the western part of the Site is well related to the existing settlement edge.

The Site boundaries are mostly defined by a mixture of hedgerows and fences forming the boundaries of residential gardens and by Run Dike along with a small number of mature trees. The north east boundary of the Site is reinforced by the line of trees and an existing public right of way footpath.

The Site is in close proximity to existing services, facilities and public transport links. As such, the Site will form a natural eastern extension to the village with landscape enhancements that will be in keeping with the surrounding area.

Brundall is a sustainable settlement benefiting from regular bus and train services to Norwich and beyond. The Site is also strategically well connected to the primary road network being circa 2.2km from the A47.

There are also significant employment areas in close proximity to Brundall at Broadland Business Park and St Andrews Business Park both of which can be reached on the cycle network.



- KEY**
- Site Boundary
 - Settlement Limit (Site Allocations DPD 2016)
 - Local Authority Boundary
 - Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building
 - Public Right of Way
 - National Park
 - Special Area of Conservation (SAC)
 - Environmentally Sensitive Area (ESA)
 - Local Nature Reserve (LNR)
 - National Nature Reserve (NNR)
 - RAMSAR
 - Special Protection Area (SPA)
 - Site of Special Scientific Interest (SSSI)
 - County Wildlife Site
 - EA Flood Zone 3
 - EA Flood Zone 2

CONTEXT PLAN



5.0 TECHNICAL CAPACITY

Highways and Access

The Site abuts existing Norfolk County Council maintainable roads, The Coigncroft and Brecklands Road. The proposed access strategy for the scheme is to extend The Coigncroft and Brecklands Road into the Site to form a loop. The Coigncroft and Brecklands Road are of a sufficient width to serve the proposed scheme and include footways to their entirety.

Adequate visibility is provided at the access road junctions with Strumpshaw Road. Strumpshaw Road is subject to a 30-mph speed limit and provides a continuous footway link to the village centre and Brundall Primary School. Works have been undertaken which demonstrate that the proposed vehicular accesses, as well as the existing junctions on the local highway network within the vicinity of the Site, will operate well within capacity from the loading of scheme-related traffic.

The A47/Cucumber Lane roundabout to the north-west of Brundall provides access to the strategic highway network. The A47 is a dual carriageway operated by Highways England which connects the Site with Norwich and the A11 to its west. A scheme of improvements has been produced for the A47/Cucumber Lane roundabout which has been approved by Norfolk County Council/Highways England as part of a planning permission on Land east of the Memorial Hall, Brundall (ref. 20171386). The improvement scheme would increase capacity through widening the Cucumber Lane/Yarmouth Road arms of the roundabout and clearly demonstrate that the junction does not present a constraint to further growth in Brundall, or the delivery of the Site.

The on-site layout will be designed to accommodate the manoeuvring requirements of refuse collection, emergency vehicles and other larger vehicles such that they can enter and exit the Site in forward gear.

The Site is ideally located close to a wide range of local services and amenities, providing a genuine opportunity for prospective residents of the proposed scheme to access local services and amenities by walking or cycling, negating the requirement to use a private car. The scheme is also highly accessible using existing public transport services.

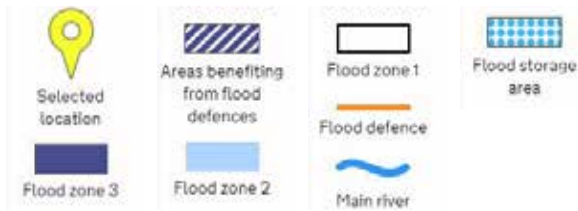
Existing bus stops are located on Strumpshaw Road which provide a 30-minute frequency bus service to Norwich city centre using the Green Line. Brundall Railway Station is also located within close proximity of the Site providing services to Norwich as well as Great Yarmouth and Lowestoft. Norwich provides access to direct rail services to Ipswich and London. This is consistent with the general thrust of national planning policy, which requires development to be in locations that are or can be made accessible.

On the basis of the above and in the context of the guidelines of the NPPF it is considered that there are no residual impacts in terms of highway safety or the operational capacity of the surrounding transport network.



Flood Risk and Drainage

The entirety of the Site where development is proposed is located in Flood Risk Zone 1 which is the lowest probability flood zone with a less than 0.1% annual probability of flooding from rivers or the sea. Both the Environment Agency data and Greater Norwich’s Strategic Flood Risk Assessment confirm the Site is at a low risk of flooding from all sources (rivers, the sea, reservoirs, surface water and groundwater). Consequently, the Site meets the requirements of the Sequential Test in directing development towards areas with lowest flood risk and therefore flood risk does not present a constraint.



FLOOD RISK PLAN



It is proposed surface water run-off from the scheme will be discharged through infiltration into the ground. This is the preferred option in the Sustainable Drainage Systems (SuDS) hierarchy. Both British Geological Society data and infiltration testing undertaken as part of planning application Ref. 20171386 indicate the Site will be suitable for drainage via infiltration.

Should infiltration testing indicate infiltration is not possible, the next option in the SuDS hierarchy will be utilised, discharge to a watercourse. With this option surface water run-off will be attenuated and discharge into 'Run Dike' on the eastern site boundary and greenfield rates ensuring there is no increase in flooding either on or off-site. With either option (infiltration or discharge to a watercourse) storage will be provided by a network of swales and a basin, which in addition to providing storage will help to enhance biodiversity as part of the scheme.

Utilities and Services

The Proposed scheme will utilise the existing infrastructure located within close proximity to the Site, which currently serves the existing residential properties. Electricity, gas, telecoms, potable water and foul water infrastructure are located with the proposed access roads, The Coigncroft and Brecklands Road. Foul water will be connected to the existing Anglian Water sewers located in The Coigncroft and Brecklands Road. The Site is located within the catchment of Whitlingham Trowse Water Recycling Centre (WRC) which currently has capacity to treat the foul flows from the scheme. The provision of services and the capacity of the foul network to serve the scheme does not present a constraint to delivery.

Noise and Amenity

The Site is not located close to any significant noise sources. Given the rural character and the lack of any identified significant noise sources the Site is at low risk of noise disturbance both during the day and night and as such is appropriate for the delivery of new homes. This is confirmed by the nearby development of land to the south of Strumpshaw Road for housing. As such, a mixed-residential scheme can be accommodated on this Site without any harm to future residential amenity from external noise sources.

Air Quality

The Site is not located within an Air Quality Management Area. Impacts during construction, such as dust generation and plant vehicle emissions, are predicted to be of short duration and only relevant during the construction phase.

The operational impact of the scheme on existing receptors in the local area is predicated to be 'negligible'. Regarding suitability of air quality at the Site for residential and education uses, pollutant concentrations at the facades of the proposed buildings are predicted to be within the relevant health-based air quality objectives.

6.0 LANDSCAPE ASSESSMENT

The Site is not covered by any statutory landscape designations. The western part of the Site forms a plateau adjacent to the existing settlement edge along its southern and western boundaries, with the northern and eastern parts of the Site sloping down towards Run Dike, which creates a well-defined boundary to the north and east. Whilst Brundall's position on a ridge of high ground provides views across the surrounding landscape, the topography of the Site helps to create a sense of enclosure and the western part of the Site is well related to the existing settlement edge.

Brundall falls within District Landscape Character Area D4: Blofield Tributary Farmland, which the Broadland Landscape Character Assessment Supplementary Planning Document (2013), describes as a large area of gently undulating Tributary farmland, extending between the Yare and Bure River Valleys. The Landscape Character Assessment notes that although field sizes are generally medium to large, the topography of the area helps to create a small-scale enclosed character.



EXTENSIVE AREAS OF PUBLIC OPEN SPACE AND LANDSCAPING



LANDSCAPE LED SCHEME WHICH WILL INTEGRATE SCHEME INTO THE LOCAL LANDSCAPE

To minimise any potential effects on the wider landscape, the Concept Plan proposes generous new areas of open space and a new Country Park within the northern and eastern parts of the Site, adjacent to Run Dike and PROW Brundall FP5. The extensive areas of Public Open Space and landscaping will maintain a gap between Brundall and PROW Brundall FP5 and will also help transition the scheme into the surrounding landscape.



The Concept Plan sets out a high quality, landscape-led approach to ensure a sensitive design approach, which has been informed by landscape appraisal establishing a number of principles for the scheme. These include a linear street pattern reflecting the existing character of built form to the south and west, with the new homes and care uses not extending further to the east and north than existing homes in the village. Accordingly, the scheme will be seen within the context of existing homes to the south and west. This approach is further enhanced by the provision of self-build homes and care uses, at a low density in a landscaped setting on the edge of the Country Park. This will create a soft transition on the edge of Brundall and will provide an enhancement to the existing hard edge respecting views from the wider landscape, including views from St Michaels Church to the north and views of the Braydeston Hills, as identified in the Brundall Neighbourhood Plan.



SUDS FEATURES WILL PROVIDE HABITAT FOR WILDLIFE

The density of the residential and care uses will be comparable to the existing properties on the eastern edge of Brundall and the provision of bungalows, landscaping and open space along the southern and western boundaries, together with green space associated with the school site will minimise any impact from the Site.



7.0 ECOLOGY

The Site mainly comprises arable fields, with a small section of field margin, including a small number of mature trees forming the boundary of the smaller arable parcel located in the south-eastern corner of the Site. The most significant feature is the Run Dike, a small sluggish stream that runs adjacent to the eastern boundary where there is a belt of tall ruderal vegetation that runs along the bank of the Dike. There is also a belt of improved sward along PROW Brundall FP5 and a small block of woodland at the south-eastern corner of the Site. As such, the Site's ecological value is largely confined to its north and eastern boundaries.

A Preliminary Ecological Survey has confirmed that the Site is not subject to any statutory nature conservation designations. Within 2km, the valley bottom habitats of the River Yare are designated at international, European and national levels. However, a shadow Habitats Regulations Assessment has been undertaken which confirms that recreational pressure can be screened out as a pathway of potential impact on international/European sites and that surface water impacts can be mitigated through working methods and scheme design. There are a total of eight non-statutory sites within 2km, of which High Noon Farm County Wildlife Site (CWS) is 40m from the Site boundary, on the opposite side of Run Dike. The survey finds that development of the Site would not have impacts upon these non-statutory sites by virtue of distance, or in the case of High Noon Farm CWS, the lack of public access, which would prevent recreational disturbance.



LANDSCAPING TO ATTRACT LOCAL WILDLIFE



WETLAND FEATURES PROVIDING HABITAT



HIGH NOON FARM CWS

The survey finds that there are eight trees with low bat roost potential within the Site. Five are large willow trees that are located alongside Run Dike and three are oaks following a former hedge line within the Site. All of these trees would be retained as part of the proposed scheme and as such do not present a constraint to development of the Site. Other than the three oak trees, the ecological interest of the Site is located along the banks of Run Dike, where significant new areas of planting are proposed as part of an enhanced green infrastructure corridor in accordance with the Greater Norwich Green Infrastructure Strategy.

Whilst the development of the Site is unlikely to have the potential to impact on protected species, given the nature of the existing use and habitats present, all required mitigation can be incorporated into the design and sensitive, appropriate working practices implemented during the construction phase. This would be confirmed through Site specific survey work in due course. These surveys will be used to further inform the assessment of impacts on protected species and will also further inform scheme design in respect of the Run Dike corridor.

The Site offers a good opportunity to provide an enhancement to its biodiversity interest through the provision of a more diverse range of species habitats than is currently present within the largely arable farmland part of the Site e.g. semi-natural greenspace, including SuDS features and additional tree planting as shown on the Concept Plan. In addition, enhancements to the Run Dike corridor as part of a new Country Park would provide a significant benefit, with trees that are allowed to develop open growth forms typical of parkland trees provided within open spaces and flower-rich habitats and vegetation, which would provide habitat for pollinators. In this regard, the proposed significant new areas of open space and landscaping have the potential to deliver a net biodiversity gain.



PARKLAND TREES THAT ARE ALLOWED TO DEVELOP OPEN GROWTH FORMS



HISTORIC BUILDINGS PLAN



8.0 HERITAGE

There are no designated heritage assets affecting the Site and the village is not covered by a Conservation Area designation. There are no Scheduled Monuments or Registered Historic Parks and Gardens within the immediate area.

To the north of Brundall lies the Grade I Listed Church of St Michael and there are three Grade II listed buildings on Strumpshaw Road to the southwest of the Site. In addition, Brundall Signal Box is Grade II Listed. In respect of the Church of St Michael, the scheme has been carefully designed to avoid harm to the heritage significance of the church. This includes generous new areas of open space and a new Country Park within the northern and eastern parts of the Site, protecting and enhancing views of the church from PROW Brundall FP5, and lower density development with extensive planting throughout.

In respect of the three Grade II listed buildings on Strumpshaw Road and the Signal Box, these are all separated from the Site by existing properties and do not present a constraint to development of the Site. As such, there would be no harm to these designated heritage assets in the vicinity of the Site.

The Site is not identified within an area of high archaeological importance. Based on the Norfolk Historic Environment Record, there is one non-designated asset recorded within the Site comprising cropmarks of undated ditches identified from aerial photos. However, Archaeological Desk-Based Assessment confirms that this does not present a constraint to development of the Site and there are no other recorded archaeological features within the Site. Furthermore, recorded archaeology in the surrounding area does not indicate the presence of sensitive archaeological assets within the Site.

There is no indication that the Site contains any archaeological remains that would present a constraint to development. This would be confirmed through further Site survey work and a programme of archaeological trial works as part of any planning application in due course.

9.0 CONCEPT

The Concept Plan that accompanies this Delivery Statement is based upon an assessment of the Site's opportunities and constraints and illustrates how the Site can provide a new high quality mixed use landscape-led residential scheme comprising 75 new residential dwellings including affordable homes, self-build homes and assisted living/care home provision, land for a new 2FE primary School, extensive public open space, and strategic landscaping on the land off Brecklands Road, Brundall.

The Concept Plan makes provision for:

- Extensive areas of publicly accessible amenity space as part of a new Country Park, that will provide new footpath connections to the wider public rights of way network and enhanced public access to Witton Run/Run Dike;
- Public Open Space including strategic landscaping which will contribute to enhanced green infrastructure and biodiversity;
- Around 75 new homes including affordable, self-build, bungalows and assisted living/care home provision.
- Land for a 2FE primary school.

The Site is within easy walking and cycling distance of numerous services and facilities within the village including sustainable transport infrastructure. This makes the Site a highly sustainable development location and well placed to encourage active modes of travel (cycling and walking) and the use of public transport. Brundall has excellent public transport connections with Norwich and beyond.

The key objectives that have informed the preparation of the Concept Plan can be summarised as follows:

- To provide an attractive high-quality, landscape and design led, mixed-use scheme that retains and enhances the Site's existing landscape features;
- To provide a range of high quality new homes to meet the District's housing requirements including the needs of specific groups including those seeking self-build housing, bungalows and assisted living/care accommodation;
- To encourage sustainable travel patterns including cycling, walking, bus and train travel through the location of the Site in close proximity to existing sustainable transport routes and the provision of links to the existing rights of way network;
- To provide a positive contribution towards local educational needs by providing land for a 2FE primary school which is required within Brundall within the plan period as recognised by the LEA and within the evidence base of the GNLP and for which no alternative provision is proposed;
- To provide generous areas of open space and a new Country Park complementing the recreational and leisure opportunities that are already available;
- To provide a sustainable drainage strategy, to ensure that surface water is managed appropriately, including new SuD's features.





- Key:**
- Existing PROW
 - Proposed PROW
 - Access Road
 - Secondary Access
 - Public Open Space
 - Proposed Trees/ Strategic Landscaping
 - New Homes
 - Self-Build
 - Assisted Living/ Care Home
 - ungalows
 - Proposed School grounds
 - Proposed School buildings

CONCEPT PLAN

New Homes

The Concept Plan includes provision for around 75 new homes. A mix of housing types and tenures will be provided on the Site reflecting the needs of the District. The Site provides a sustainable location for development given its close proximity to local services and facilities and the wider amenities within the village.

The proposed scheme will deliver a range of new homes of varying size in accordance with emerging Policy 5. These will include smaller homes for those looking to start on the property ladder through to larger family homes recognising the location of the Site close to the existing nursery and primary school facilities which are to be enhanced through on-site provision and other established community facilities. The Concept Plan also includes provision for self-build plots for those seeking to design and build their own homes.



Given the proximity to the doctor's surgery, community buildings, shops and other services, as well as bus services, the Site can also increase opportunities for meeting the needs of older persons through the provision of assisted living/care home accommodation in accordance with emerging Policy 5 and through the provision of bungalows for those wishing to downsize. The scheme will also provide affordable housing in accordance with policy, providing a significant contribution towards meeting affordable housing needs locally and within the District.



New Educational Facilities

Norfolk County Council has identified a need for a new school in Brundall to accommodate the planned growth in the area within the plan period. The absence of such a school has been identified as acting as a constraint on proportionate levels of growth within the village.

The Concept Plan provides land for a new two-form entry primary school to meet this identified need to the benefit of the community. The proposed site is well-related to the existing built form of Brundall providing good cycle and pedestrian access from the existing settlement to the new school.



Green infrastructure

The proposals are landscape-led with an emphasis on design including providing generous new areas of open space and a new Country Park. This approach allows the scheme to be accommodated in a manner which would not cause harm to the wider countryside. New planting along the boundaries and throughout the Site will also assist in softening the appearance of the scheme and integrate it into its surroundings.

Through the use of good design principles, appropriate mitigation can be incorporated into the final design in the form of a development that is offset from the boundaries and green infrastructure used to create green corridors both throughout the Site and along the Site boundaries. In addition to the Country Park, additional generous areas of new open space and SuD's features will be integrated into the overall layout of the Site, providing additional useable amenity spaces and helping to provide a transition to the surrounding landscape. The range of mitigation measures outlined above will ensure that the proposals relate positively to the character of the Site and its wider setting, and do not appear incongruous when viewed from the wider landscape context.



THE DEVELOPMENT WILL PROVIDE OPEN SPACE FOR INFORMAL RECREATION AND TO CREATE IMPROVED LINKS

10.0 CONCLUSION

This Delivery Statement demonstrates that the Site is both sustainable and capable of delivering a high quality, mixed-use, design and landscape led scheme for around 75 new homes including market, affordable and self-build homes and assisted living/care home accommodation. The scheme will also deliver a land for a 2FE primary school, generous new areas of open space and a new Country Park at Land off Brecklands Road, Brundall.

As part of a Key Service Centre in Greater Norwich, the area is a sustainable location well suited to the provision of new housing for the District. The village has a good range of existing local services and community facilities including a primary school, a doctor's surgery, a day nursery and public houses. The village also supports a village hall, a chapel, convenience stores and a range of other retail outlets as well as two rail stations, a regular bus service and good cycle and walking connections.



This Delivery Statement confirms that this Site is immediately available, achievable and suitable for development. The Landowners have entered into a partnership with Pigeon to progress the Site through the planning process and as set out in Section 3 of this Statement, the Site can deliver homes within the forthcoming five years.

A comprehensive set of technical studies have been undertaken to date which demonstrate that there are no significant constraints to development and that in producing a Concept Plan for the scheme, all of the necessary policy requirements have either been accommodated or allowed for in the capacity of the Site. Therefore, this Statement demonstrates that the Site is achievable, and that Pigeon have undertaken all due diligence to ensure that the scheme promoted to the Council is deliverable.

The Concept Plan illustrates how the Site can provide a new high quality, landscape-led scheme east of Brundall, including strategic landscaping and new amenity provision, which will contribute to enhanced green infrastructure and increased net biodiversity. There will also be new recreational provision in the form of a new Country Park which will be of significant benefit to the whole community.


The scheme makes provision for a range of homes including smaller homes for those looking to buy their first home or those looking to downsize through to larger family homes. In addition, the Concept Plan includes homes for those in need of care and for those seeking to design and build their own home.

In conclusion, Land off Brecklands Road, Brundall can deliver a high-quality, design and landscape-led scheme for the Greater Norwich area at an early stage in the new Plan period. The proposed scheme is sustainable and will provide much needed new homes which respond to specific needs in close proximity to existing established services. The scheme provides generous open space and recreational opportunities in a location which presents a natural eastern extension to Brundall, reflecting the existing character of built form to the south and west of the Site. In light of the above, the Site should be included as an allocation in the emerging Local Plan.



APPENDIX 1 LOCATION PLAN



Key:
 Site Boundary

Not to Scale

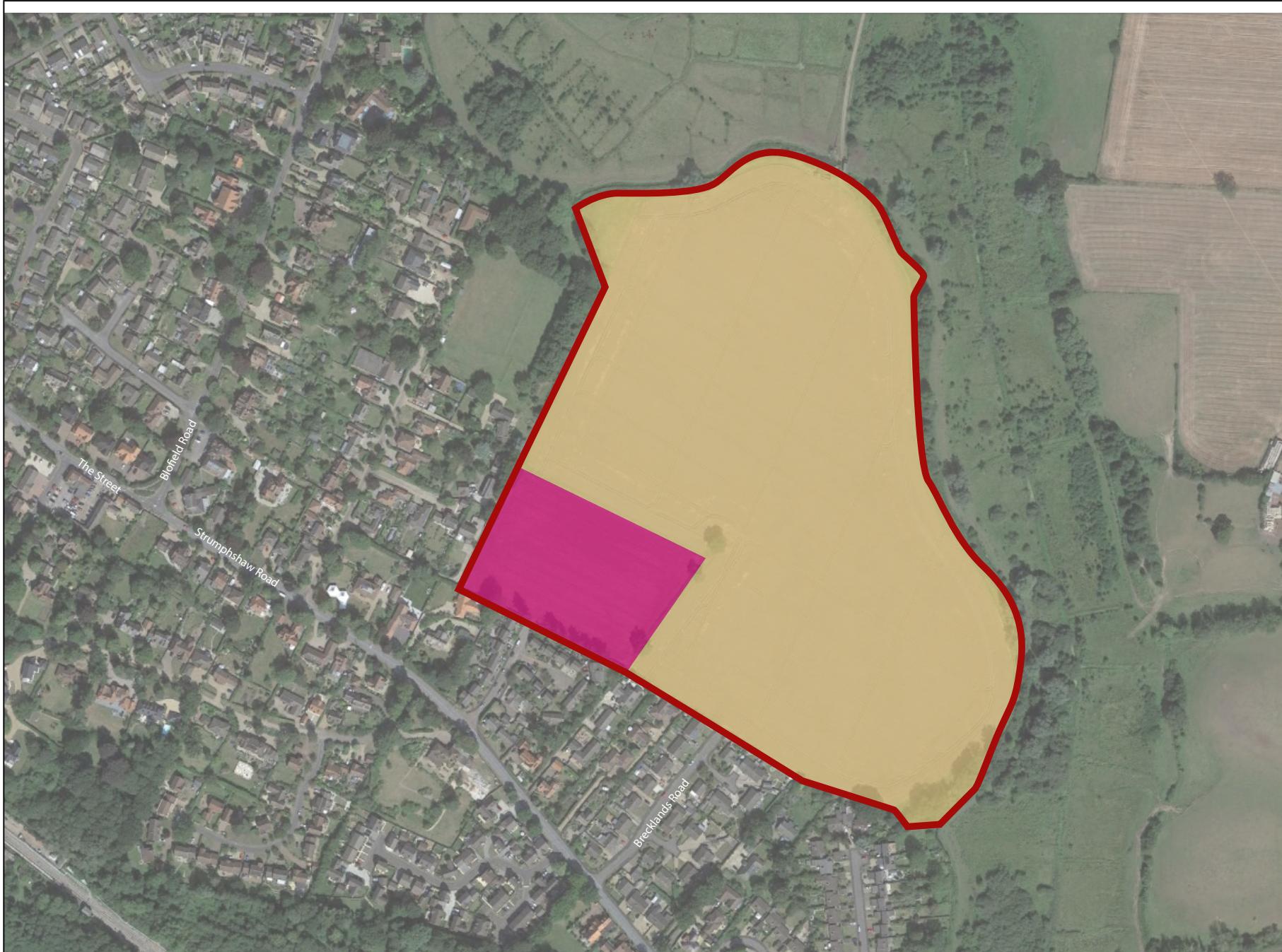
APPENDIX 2 CONCEPT MASTERPLAN





- Key:**
- Existing PROW
 - Proposed PROW
 - Access Road
 - Secondary Access
 - Public Open Space
 - Proposed Trees/
Strategic Landscaping
 - New Homes
 - Self-Build
 - Assisted Living/ Care
Home
 - Bungalows
 - Proposed School
grounds
 - Proposed School
buildings


Not to Scale

APPENDIX 3 LAND OWNERSHIP PLAN



- Key:**
-  Site Boundary

 -  Title: NK373401
Proprietor:
WJ Gowing 1985
Settlement

 -  Title: NK390700
Proprietors:
M. Howard,
P. Howard,
P. Spencer and
S. Booth

Not to Scale