

Settlement Name:	Blofield Heath and Hemblington cluster
Settlement Hierarchy:	<p>Blofield Heath and Hemblington form a village cluster in the emerging Greater Norwich Local Plan. The Towards a Strategy document identifies that around 2,000 dwellings in total should be provided between all the village clusters. Services in the wider Blofield parish include a primary school, village hall, food shop, public transport and a doctors surgery.</p> <p>The current capacity of Hemblington Primary School is rated as green, the school is not landlocked and has spare capacity. The Blofield Heath and Hemblington cluster could therefore potentially accommodate development in the region of 50-60 dwellings dependent on the quality of the sites and the range of other services and facilities in the vicinity. However, after further consideration it has been decided that due to the high level of existing commitment in Blofield parish as a whole only approximately 12-20 new homes are appropriate for the Blofield Heath cluster.</p> <p>Blofield Heath is covered by the made Blofield Neighbourhood Plan which covers the same area as that of the Blofield parish boundary. The Plan was made in July 2016 and covers the period to 2036. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.</p> <p>At the base date of the plan there is one carried forward allocation for 36 homes from the Broadland Local Plan (BLO5 north of Blofield Corner Road), which has outline permission for up to 36 dwellings (reference 20140968) and a total of 71 additional dwellings with planning permission.</p>

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Blofield Heath			
Blofield Nurseries, Hall Road	GNLP0099	2.85	Up to 25 dwellings
Land to the west of Woodbastwick Road	GNLP0288	1.43	24 dwellings
Land east of Park Lane	GNLP0300	0.78	Residential (unspecified number)
Land to the East of Woodbastwick Road	GNLP1048	4.18	Residential (unspecified number)
Dawson's Lane	GNLP2080	2.65	42 dwellings
South of Blofield House	GNLP2172	3.90	85 dwellings
Total area of land		15.79	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
Blofield Heath			
Tower House	GNLPSL2003	0.08	1-2 dwellings
Blofield Lodge	GNLP2020	0.39	Residential (unspecified Number)

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
Blofield Heath			
None			

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ ground stability	Flood Risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference	Blofield Heath													
GNLP0099	Amber	Amber	Green	Green	Green	Green	Green	Amber	Amber	Green	Green	Green	Amber	Amber
GNLP0288	Amber	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Green
GNLP0300	Amber	Amber	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Amber	Amber
GNLP1048	Amber	Green	Amber	Amber	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Green
GNLP2080	Amber	Amber	Green	Green	Green	Amber	Green	Amber	Amber	Green	Green	Green	Amber	Green
GNLP2172	Amber	Amber	Green	Green	Green	Green	Green	Amber	Amber	Green	Green	Green	Amber	Amber

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Blofield Heath	
GNLP0099	<p>General comments: Objections raised on the grounds the road is a dirt track to the farmland in the surrounding area. It frequently has flood problems and lacks footpaths. Highways Authority have stated it would be detrimental to highway safety. The infrastructure is inadequate with schools, doctors, dentists and access to the A47 full to capacity.</p>
GNLP0288	<p>General comments: Objections raised on the ground that the site has previously been the subject of several applications all withdrawn or unsuccessful. The site does not provide safe access, becoming more difficult with local large development resulting in increased traffic flow.</p> <p>Objections raised due to information provided is incorrect as no 'current' approval for any dwellings on the site. It has been proven no access can be achieved without third party land. The entrance to Treetops would be restricted. Large vehicles unable to use road, Fire engines etc.</p>
GNLP0300	<p>General comments: Objections raised on the grounds of problems caused to adjacent lanes, local facilities are already insufficient for current needs. Park Lane is a small single track which opens onto single track roads with blind corners at both end, causing dangerous situations with increased traffic.</p>
GNLP1048	<p>General comments: Objections raised on the grounds of capacity of facilities, generation of large traffic volumes on an already inadequate local road network, flooding, limited footpaths and wildlife would be forced out of their habitats (grass snakes, hares, badgers, rabbits harvest mice, munt-jac deer, enormous amount of brown pheasants and black pheasants.</p> <p>The site is outside the settlement boundary, exit of Woodbastwick Road / Hall Road prone to flooding, historic views should be protected.</p>
GNLP2080	<p>General comments: Objections raised on the grounds of traffic, safety to pedestrians, unlit and unsafe access (single lane road), surface water drainage provision and flood risk (inadequate drainage), mains water pressure, misrepresentation on the building application plan of</p>

	<p>road space/design and actual space and housing type. Concerns for the high grade agricultural land being lost forever to housing.</p> <p>Blofield Parish Council comments: Objections raised regarding capacity of access to A47 roundabout, local healthcare & schools, capacity of Postwick hub, loss of Grade 1 or 2 agricultural land and ability of water supply treatment infrastructure to serve development.</p>
GNLP2172	<p>General comments: Objections raised against this site on the grounds it would create a significant risk of road accidents, the exit is already on hazardous stretch at high speed, congestion, area frequently floods, no cycle or footpaths available. Facilities are already at capacity. This site takes valuable farm land destroying the ecosystem.</p> <p>Blofield Parish Council comments: Objections raised regarding capacity of access to A47 roundabout, local healthcare & schools, capacity of Postwick hub, loss of Grade 1 or 2 agricultural land and ability of water supply treatment infrastructure to serve development.</p>

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence

Whilst in the same parish, the A47 separates Blofield Heath/Hemblington from Blofield. The majority of services are in Blofield, but Blofield Heath/Hemblington has its own primary school. For the purposes of this assessment all sites to the north of the A47 have been considered as part of this Blofield Heath/Hemblington assessment booklet. Several sites are beyond the built edge of the village and are not within an accessible walk of Hemblington Primary School. On this basis, sites GNLP0099 and GNLP2172 are not shortlisted as reasonable alternatives for further consideration.

In terms of the HELAA assessment the sites are generally comparable with frequent amber scores for site access, significant landscape, access to services and transport and roads. Consultation comments also reflect potential access and road network issues with a number of the sites. Safe access to school is a key consideration and on that basis, although they are adjacent to the built up edge of the village, sites GNLP2080 and GNLP0300 are not considered to be reasonable alternatives as there is not a continuous footpath link between these sites and the school. In addition the proposed access to GNLP2080 is currently a narrow track with an unmade surface which would need upgrading to be acceptable.

In total two sites are shortlisted in Blofield Heath/Hemblington as reasonable alternatives for more detailed assessment as they have good, safe access to the school and relate well to the form and character of the settlement. GNLP0288 is

adjacent to the village hall, although it may have some access issues and GNLP1048 is located to the southern edge of the village.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Blofield Heath			
Land to the west of Woodbastwick Road	GNLP0288	1.43	24 dwellings
Land to the East of Woodbastwick Road	GNLP1048	4.18	Residential (unspecified number)
Total area of land		5.61 ha	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0288
Address:	Land to the west of Woodbastwick Road
Proposal:	24 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Barns used for storage and Christmas Trees on site.	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
<p>Amber Constraints in HELAA Site access, significant landscape</p>
<p>HELAA Conclusion The site is adjacent to settlement and well related to services, it has access off Woodbastwick Road narrow though achievable. Initial highway evidence has highlighted concerns that the possibility of creating suitable access to the site is severely constrained. Also, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. There are not concerns on impact on utilities, flood risk, ecology, heritage assets. Other constraints include potential loss of high quality agricultural land. There are a number of constraints affecting this site but based on the current evidence, these may be possible to mitigate. The site is subject to an existing planning permission for housing, consequently it will not contribute any additional development capacity for the purposes of the HELAA analysis.</p>

FURTHER COMMENTS
<p>Highways No, not clear whether safe access can be provided.</p> <p>Development Management Further consideration of whether an access of the appropriate standard to serve development of the scale proposed is achievable without the need for third party land - planning history suggests that this is unlikely. May therefore only be suitable for small scale development (<9 dwellings).</p> <p>Minerals & Waste No Safeguarded mineral resources</p> <p>Lead Local Flood Authority Few or no Constraints. Standard information required at a planning stage. There is no surface water risk identified on this site as shown in the Environment Agency's</p>

Risk of Flooding from Surface Water (RoFSW) maps. Watercourse not apparent (in relation to SuDS hierarchy if infiltration is not possible).

PLANNING HISTORY:

20130292

Demolition of Existing Buildings and Erection of 24 No. New Dwellings and Associated Works (Outline). Refused

20131655

Demolition of Existing Buildings and Erection of 24 No. New Dwellings and Associated Works (Outline) (Resubmission). Approved.

20151213

Variation of Conditions 3, 13 and 14 (means of access) of Planning Permission 20131655 - Demolition of Existing Buildings & Erection of 24 No Dwellings & Associated Works (Outline). Refused. Appeal dismissed.

20161588

Erection of 4 No Dwellings and Associated Works (outline). Approved.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP1048
Address:	Land to the east of Woodbastwick Road
Proposal:	Residential (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Site access, Utilities capacity, Utilities infrastructure, Significant Landscape
HELAA Conclusion The site is a greenfield site off Woodbastwick Road and Orchard Close and well related to services. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. Also, it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. No concerns over potential impacts on heritage assets, flood risk, utilities, contamination, ground stability or ecology. Other constraints include potential loss of high quality agricultural land (grade 2). The site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways Yes, subject to access at Woodbastwick Road, 2.0m footway at frontage along with improvements to existing footway at Mill Road and provision of pedestrian crossing point at Mill Rd junction with Woodbastwick Rd.
Development Management Highway flooding to be considered and details of scale of development that would be acceptable (currently unknown). Site area proposed would likely exceed envisaged 50-60 dwellings so consider reduction in size.
Minerals & Waste No Safeguarded mineral resources
Lead Local Flood Authority Few or no Constraints. Standard information required at a planning stage. RoFSW mapping indicates that the site is not at risk of surface water flooding. The site is not near a mapped watercourse. The location adjacent to an existing urban area suggests that sewerage connections may be available. IF not surface water disposal will be reliant on the results of infiltration testing.

PLANNING HISTORY:

No Relevant history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE).

Two reasonable alternative sites have been identified in the Blofield Heath and Hemblington cluster at stage five. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude allocation. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children’s Services in order to identify preferred sites for allocation and their comments are recorded under stage six above. Following further discussion GNLP0288 was not considered suitable for allocation as the planning history suggests that a suitable standard of access cannot be achieved for development that requires more than a private drive so therefore the site would only be suitable for small scale development. It was agreed that site GNLP1048 was the most appropriate one for allocation since it has minimal constraints and the principal of development was generally supported by all parties.

Site 1048 could provide for between 70-80 dwellings but due to the high levels of existing commitment in Blofield parish as a whole it has been decided that only approximately 12-20 new homes are appropriate for the Blofield Heath/Hemblington cluster. Site GNLP1048 is therefore preferred for allocation for between 15-20 dwellings.

The figure of 353 quoted in the strategy refers to Blofield parish as a whole including Blofield Heath (but not Hemblington). In the settlement booklet, 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 booklets 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 (BLO5)
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 (BLO1)

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 conclusion, in Blofield Heath and Hemblington, one site is identified as a preferred option, providing for between 15-20 new homes in the cluster. There is one carried forward allocation for 36 homes (BLO5) and a total of 35 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 86 – 91 homes between 2018 – 2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Blofield Heath and Hemblington				
Land to the East of Woodbastwick Road	GNLP1048 (part)	0.95	15-20 dwellings	Part of this site is preferred for allocation as it is well related to the form and character of the settlement with safe pedestrian access to Hemblington Primary School and minimal other constraints. The site is allocated subject to vehicular access at Woodbastwick Road, provision of a frontage footway, improvement to existing footway at Mill Road and provision of a pedestrian crossing point at the Mill Road/Woodbastwick Road junction. The number of homes to be allocated in Blofield Heath has been restricted due to the high amount of existing commitments in the parish of Blofield overall.

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Comments
Blofield Heath and Hemblington				
NO REASONABLE ALTERNATIVE SITES				

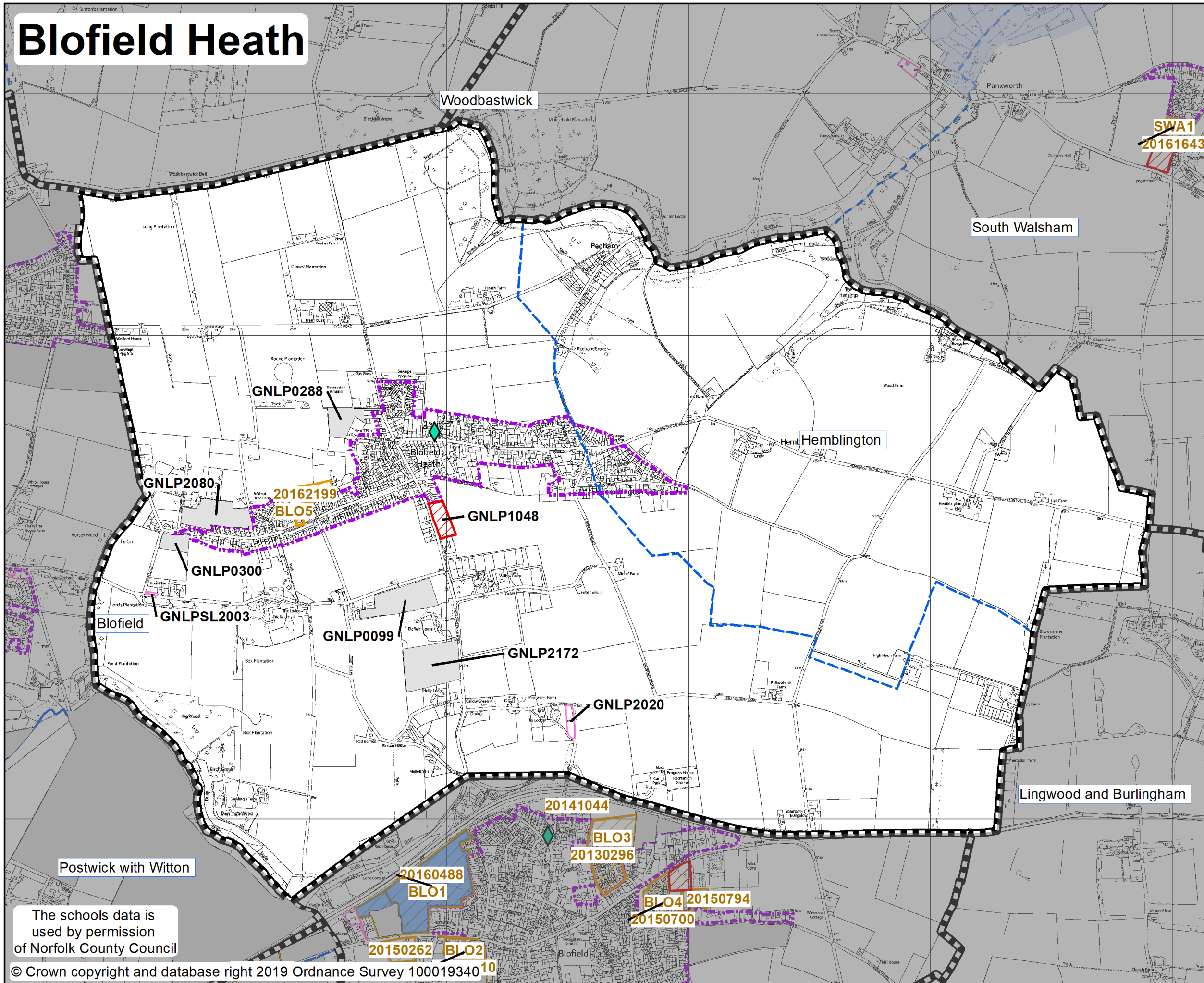
Address	Site Reference	Area (ha)	Promoted for	Comments

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Blofield Heath				
Blofield Nurseries, Hall Road	GNLP0099	2.85	Up to 25 dwellings	This site is considered to be unreasonable for allocation as it is located some way beyond the built edge of the village with no safe pedestrian route to Hemblington Primary School. Development of this site would not be well related to the form and character of the settlement.
Land to the west of Woodbastwick Road	GNLP0288	1.43	24 dwellings	This site is considered to be unreasonable for allocation as the planning history suggests there are access constraints which means that the site would only be suitable for small scale development off a private drive. It therefore would not be able to accommodate the minimum allocation size of 12-15 dwellings.
Land east of Park Lane	GNLP0300	0.78	Residential (unspecified number)	Although this site is adjacent to the existing settlement limit it is considered to be unreasonable for allocation as there is no continuous footway to Hemblington Primary School. There is a better located site to meet the capacity of the cluster.







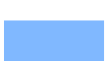




Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Dawson's Lane	GNLP2080	2.65	42 dwellings	Although this site is adjacent to the existing settlement limit it is considered to be unreasonable for allocation as there is no continuous footway to Hemblington Primary School. There is a better located site to meet the capacity of the cluster. In addition, the proposed access to the site is currently a narrow track with an unmade surface which would need upgrading to be acceptable.
South of Blofield House	GNLP2172	3.90	85 dwellings	This site is located some way beyond the built edge of the village with no safe pedestrian route to Hemblington Primary School. Development of this site would not be well related to the form and character of the settlement.

Blofield Heath



Greater Norwich Local Plan

Promoted Sites by School Catchment Areas

-  Primary School
-  Primary School Catchment
-  Preferred Housing Allocation
-  Unreasonable Site
-  Small Site
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Strategic Employment Sites
-  Green Infrastructure & open space commitments
-  Existing Settlement Boundary
-  Parish Boundary
-  Broads Authority



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