



Proposed residential development
The Street, Hempnall, Norfolk
Vision document
June 2017



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1. Vision

“The vision is simple, to deliver new, high quality and appropriate residential development on land which is available and close to village facilities.”



Aerial photograph of Hempnall

2. Introduction



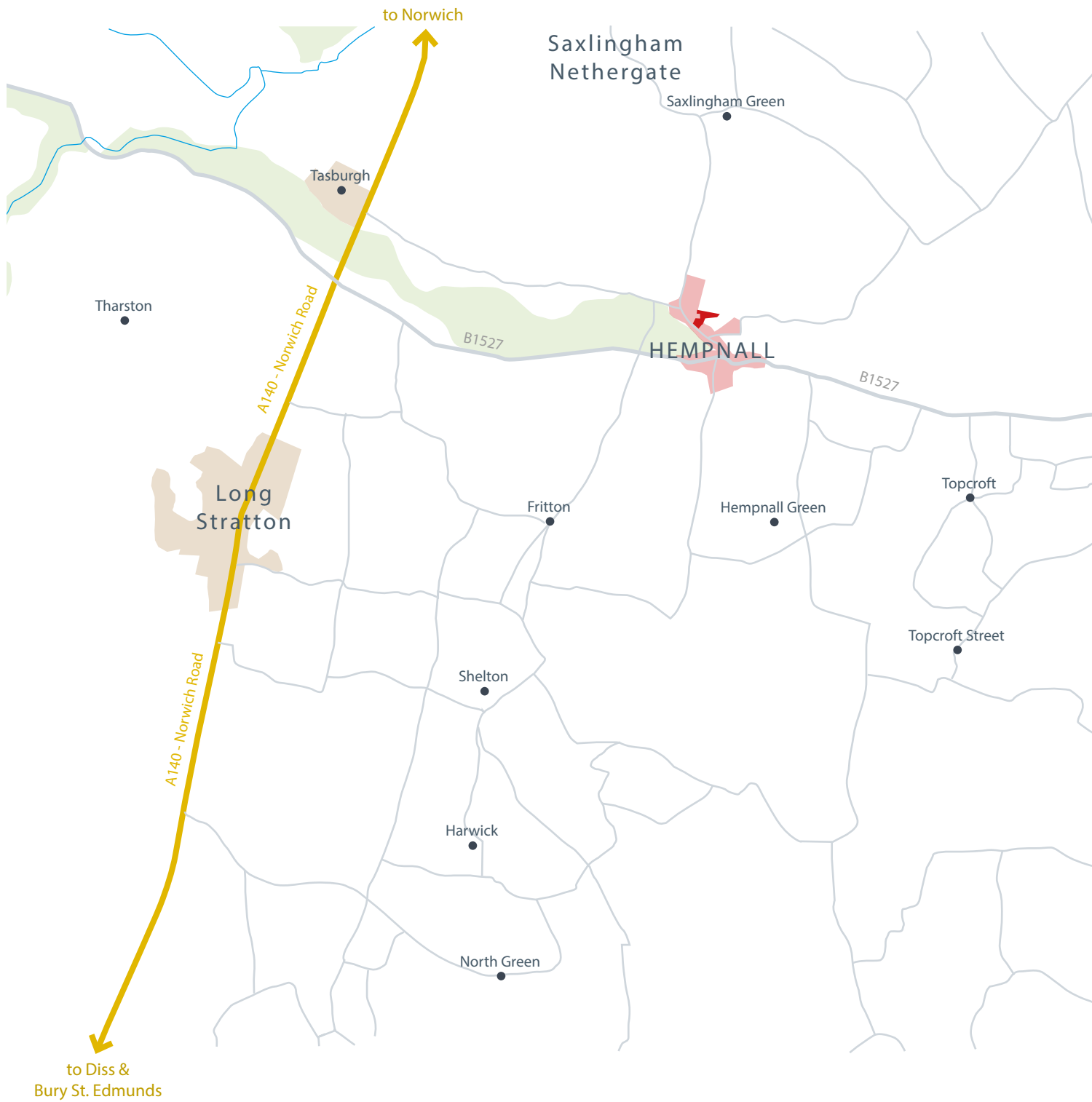
This document has been prepared by Savills Planning & Urban Design Studio on behalf of the landowner, G.H. Allen (Farms) Ltd.

The purpose of this document is to support the submission of representations for residential development on land to the north east of The Street, Hempnall. Through a combination of text, sketches and photographs, this document provides baseline analysis of the site and the village of Hempnall and begins to set out an initial design rationale and concept for residential development.

The site boundary totals approximately 1.45 hectares (3.58 acres). It has been estimated that the site could deliver around 19 new homes, although this is subject to further, more detailed technical analysis and consultation.

At this early stage of the design process, the ideas within this document are concepts based on placemaking and best practice design principles. The early concepts within this document look to explore scale, massing and form for future development, and are to be the basis for future, on-going discussions and engagement with key stakeholders.





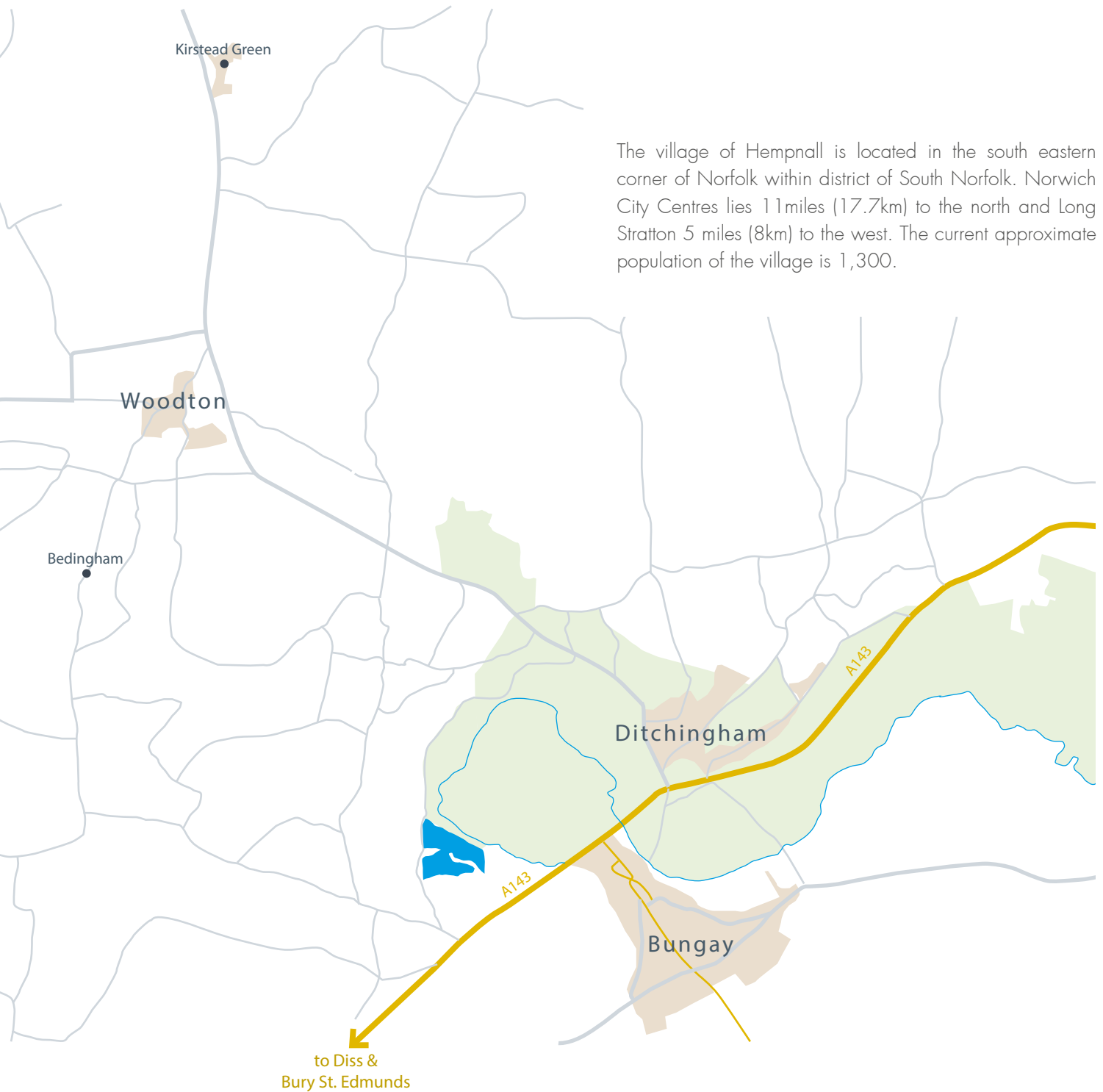
Site location plan

Key

- Proposed site
- Hempnall village
- 'A' roads
- local roads

3. Site location

The village of Hempnall is located in the south eastern corner of Norfolk within district of South Norfolk. Norwich City Centres lies 11 miles (17.7km) to the north and Long Stratton 5 miles (8km) to the west. The current approximate population of the village is 1,300.



4. Planning policy context

South Norfolk, together with Broadland District and Norwich City Council's are working with Norfolk County Council to prepare the Greater Norwich Local Plan (GNLP). Upon adoption, the GNLP will form the Development Plan for these local authority areas.

In the case of the South Norfolk local authority area, within which the site lies, the GNLP will replace the Joint Core Strategy for Broadland, Norwich and South Norfolk (the JCS) and the South Norfolk Site Specific Allocations and Policies Document (the Site Allocations Document) along with Area Action Plans for Wymondham and Long Stratton and a Development Management Policies Document.

Within the JCS, Hempnall is defined as a 'Service Village' under Policy 15, which states that 'land will be allocated for small-scale housing development subject to form and character'. In accordance with this policy, the Site Allocations Document subsequently identified land to the East of Roland Drive, Hempnall for the development of approximately 20 dwellings, under Policy HEM1. The landowner of that site is the same as that for the site which is the subject of this document, namely GH Allen (Farms) Ltd.

In preparing the GNLP, the local authorities for the constituent areas to be covered by the document have re-established the joint working arrangements from the preparation of the JCS, under the Greater Norwich Development Partnership (the GNDP). The GNDP is in the early stages of preparing the GNLP. A 'Call for Sites' was issued by the GNDP in May 2016. The next stage of consultation will be carried out under 'Regulation 18' and this is currently programmed to take place in October 2017, with 'Regulation 19' consultation to take place in Summer 2019, Public

Examination in Summer 2020, followed by final adoption by the end of 2020.

The Greater Norwich Development Partnership Board agreed at its meeting on 23 March 2017, that details of sites that are available for development will be accepted up until the Regulation 18 consultation in the autumn. It is in accordance with this, that this submission in relation to development at The Street, Hempnall is being made.

In anticipation that the development strategy to form the basis the GNLP will be similar to that forming the basis of the JCS, it is considered that Hempnall should provide the opportunity to accommodate further growth within the context of the GNLP. On the basis of Hempnall's continued designation as a Service Village, or similar, it is considered that the scale of development proposed by this document would be consistent with this.

With the current policy requiring that proposals are subject to being of appropriate 'form and character', this document seeks to demonstrate that a scheme for development of the site can be delivered at the site which is appropriate in these terms. More specifically, we seek to demonstrate an understanding of the site and its context, to identify a deliverable vision for the site, which also provides particular benefits for the local community.

We therefore invite the GNDP to consider this proposal within the context of the process for preparing the emerging GNLP. We would be pleased to answer any questions arising and we shall look forward to engaging throughout the remaining stages of the GNLP's preparation.

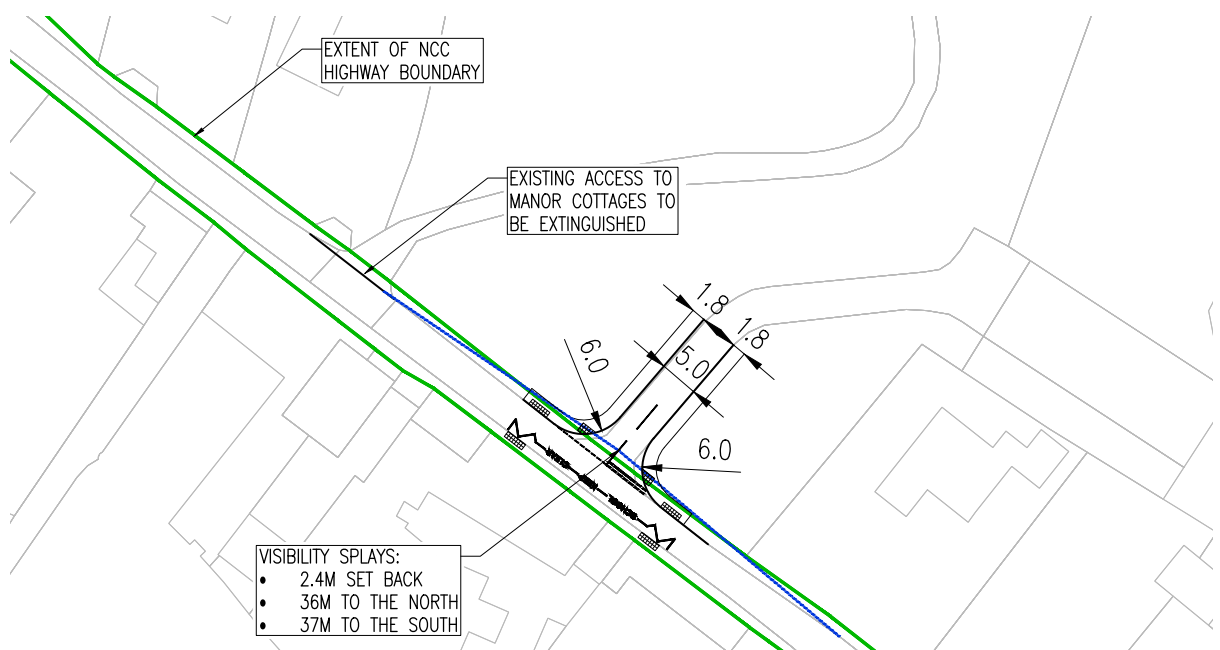
5. Highways context

The proposed access layout is shown opposite. The proposed junction and access would provide the following characteristics.

- **Carriageway** – provide minimum 5.0m width
- **Bell mouth** – increase junction radii to 6.0m minimum
- **Footway** – provide two footways of 1.8m both sides of access road
- **Visibility** – visibility of the existing access is being encroached by recently growing hedge /bush. The calculated required envelopes of visibility are 2.4m set back by 36m to the north and 37m to the south. Therefore vegetation should be trimmed back to achieve this visibility.
- **Pedestrian crossing points** – provide uncontrolled pedestrian crossing points across The Street to allow pedestrian to join existing footway.

The proposed access arrangements are presented as being appropriate to serve the limited scale residential development and the small school car park.

The submitted access statement concludes that the development of around 19 residential dwellings can be achieved in accordance with appropriate standards, and that the development will not have a detrimental impact upon capacity or safety.



Preliminary access arrangement





6. Village context

Townscape character

Before beginning the design process for the new development, it is important to have an understanding and appreciation of the existing built form, character and context of the immediate and wider area.

Hempnall provides a wide variation in design and architecture, reflecting the changes the village has been through over time. The majority of the properties in the village are detached and semi-detached dwellings, including bungalows. Properties are generally set-back behind front gardens with driveways and garages providing private on-plot parking.

The evolving design and masterplan aims to incorporate the best elements of the context and character of Hempnall to create a new, vibrant, attractive and safe environment for all new residents. In essence, it is a masterplan that is rooted in the principles of placemaking and creates a connection between people and place, through an integrated and holistic design approach.

A rich palette of architectural detailing, materials and colour will all combine to create strong sense of character to the development.

Brick, render and timber can all be found around the village, with many of the houses having simple door and window details. Red pantiles are the dominant roof covering, but slate can also be found as well as some examples of thatch.

There are a number of brickwork boundary walls throughout the village which also provide an important contribution to the historic character of Hempnall.





Hempnall historic context

Source: Historic England & South Norfolk Council



Key

-  Proposed site
-  Conservation Area
-  Listed buildings



The Long House (Grade II)
Church of St Margaret (Grade I)



The Chequers (Grade II)



Manor Cottages (Grade II)

Heritage context

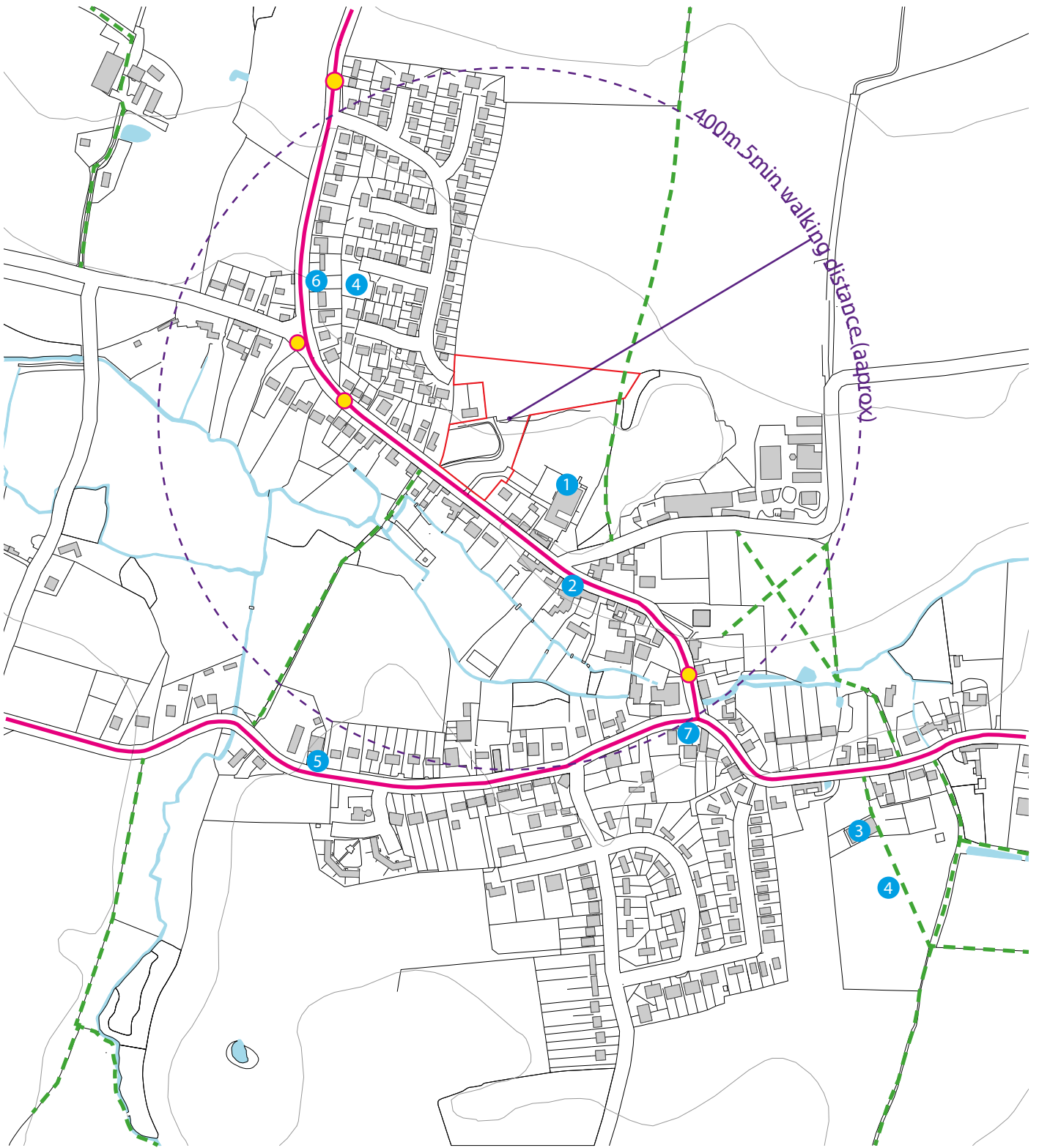
Much of the village lies within the Hempnall Conservation Area. There are around 22 listed buildings or structures in the village, at the heart of which is the Grade I Church of St Margaret. Indeed, part of the proposed site falls within the Conservation Area.

It's these older, historic buildings that provide the greatest variation in materials, textures, colours and detailing of architecture in the village.

Although still at the early stages of the design process, it is important that the initial concept designs and ideas begin to acknowledge the historic form and structure of the village.











Lime Tree Cottage (Grade II)



Hempnall historic context
 Source: Historic England & South Norfolk Council



Key

-  Proposed site
-  Public rights of way
-  Bus routes
-  Bus stops
-  1 Primary School
-  2 Village shop
-  3 Village hall
-  4 Playing fields / children's play space
-  5 Doctors surgery
-  6 Veterinary surgery
-  7 Butchers & delicatessens



Hempnall Primary School



Hempnall village shop



Hempnall Village Hall

Services and facilities

The site is located close to the centre of the village. The map opposite shows the location of the site within its context.

With a population of around 1 300 people, the village has a small number of local facilities, which are highlighted on the plan opposite.



The plan illustrates how the proposed site is within close proximity of the facilities within the village, and all within easy walking or cycling distance. The site is also within walking distance of bus stops along The Street.



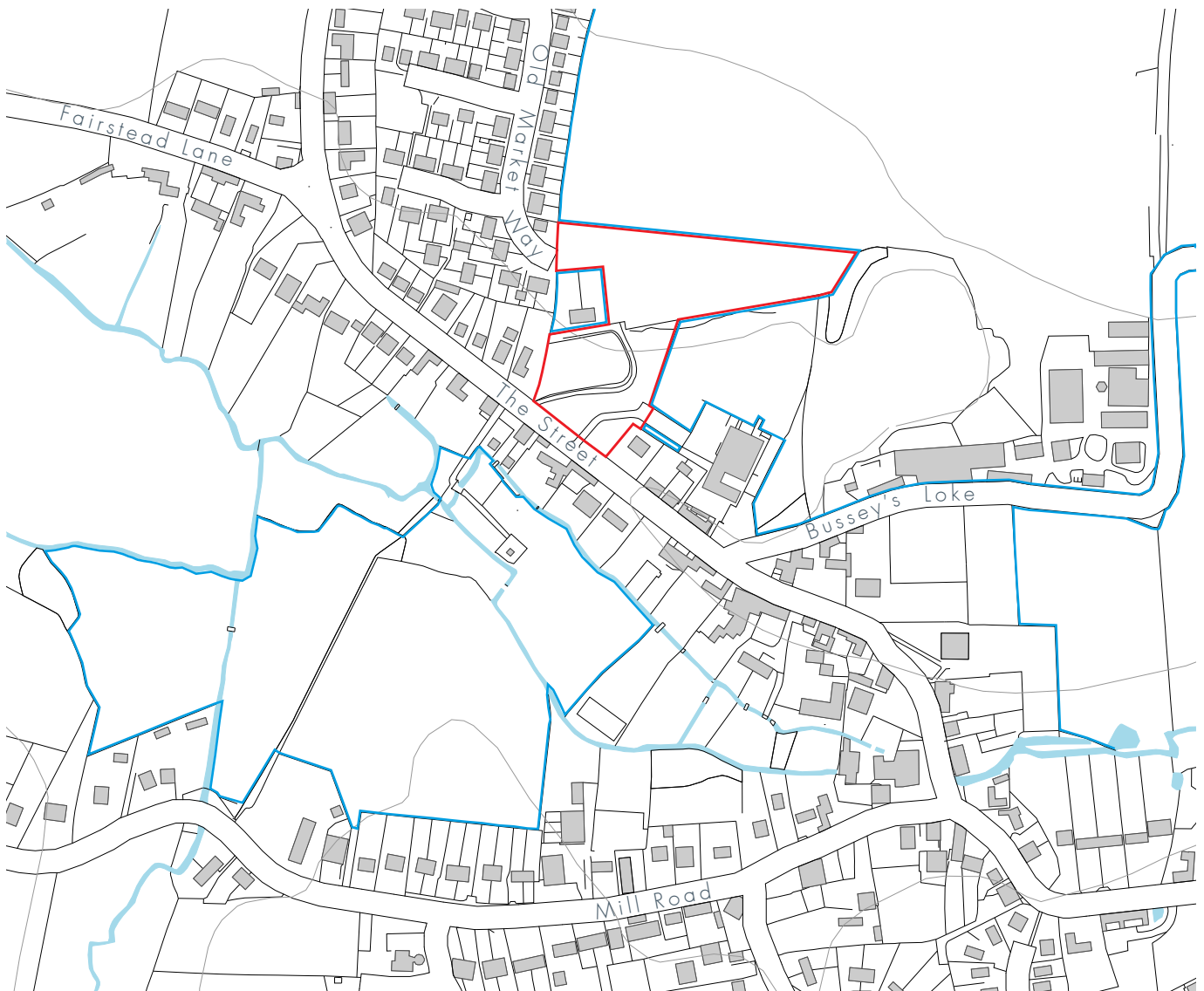
7. The site

Landownership

Key

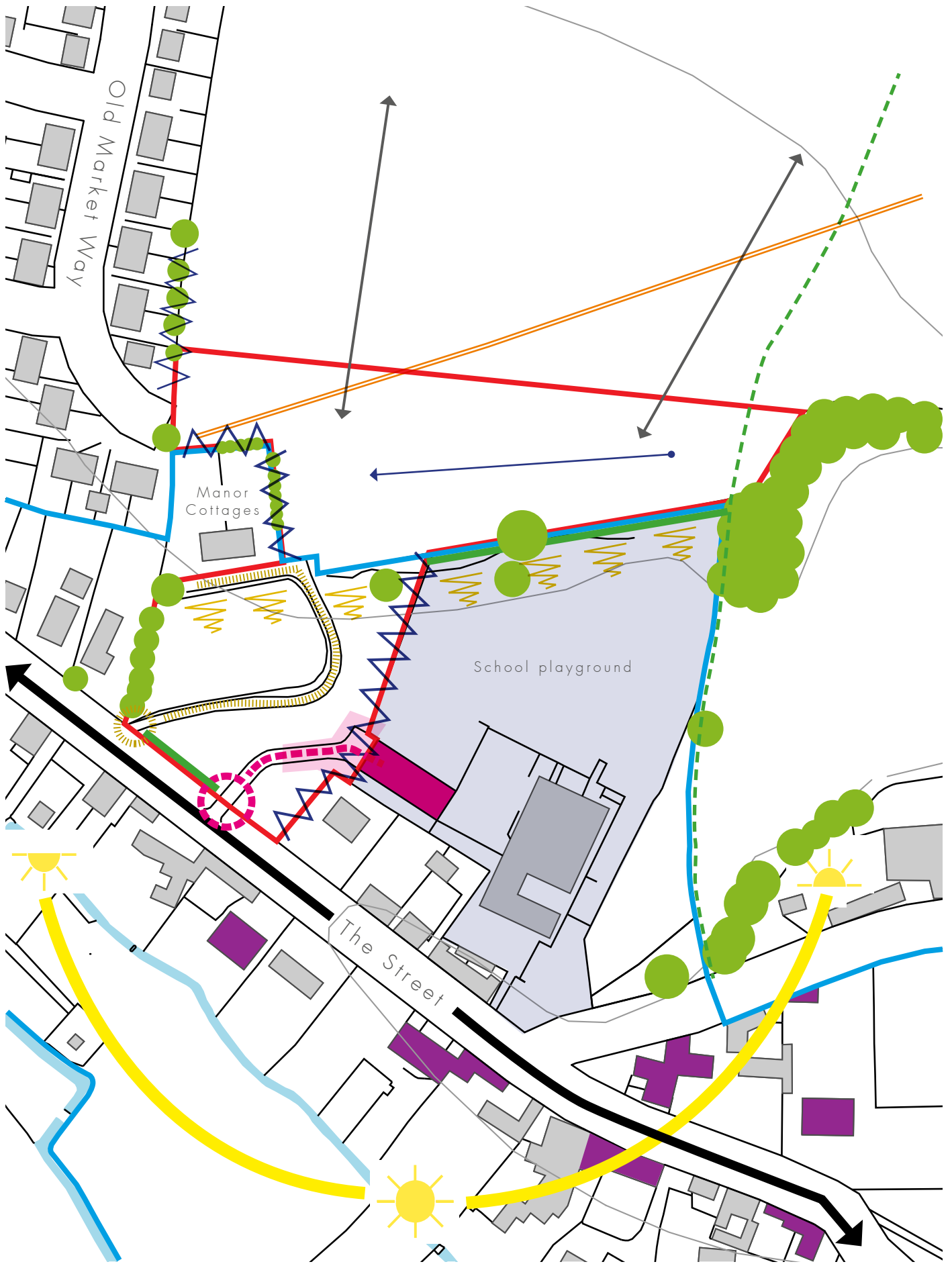
-  Proposed site
-  Other land within the ownership of G.H. Allen (Farms) Ltd

The entire application site is within the single ownership of G.H. Allen (Farms) Ltd. The plan opposite highlights the proposed site and other adjacent land within their ownership.



Land ownership plan























Baseline site analysis plan



Key

-  Proposed site
-  Main road - The Street
-  Primary school vehicular access
-  Primary school parking
-  Primary school overspill parking
-  Manor Cottages vehicular access
-  Existing access route to Manor Cottages
-  Embankment
-  Existing trees
-  Existing hedgerows
-  Public right of way
-  Sensitive edges
-  Overhead power lines
-  Conservation Area boundary
-  Listed building (Grade II)
-  Views into and out of site
-  Direction of slope (down)
-  Sun path

Baseline site analysis

The proposed site is formed by southern and northern parcels of land and together are approximately 1.45 hectares.

The southern area of the site and that of the adjoining school are on lower ground adjacent to existing development. This is as a result of previous sand extraction during the Second World War.

The Street forms the southern boundary, with mature trees and hedgerow planting to the west, to the north by an embankment, with the primary school and a residential property to the east.

There are two existing points of access from The Street. One in the form of a track serving the Manor Cottages, and the second serving the primary school parking area. The southern area of the site also lies within the village Conservation Area.

As a result of the past sand extraction, the northern area of the site is on higher ground and forms part of a larger agricultural field. The southern boundary of the northern area is formed by tree and hedgerow planting. An existing public right of way passes through the eastern corner of the site with a small copse forming the eastern boundary. The short western boundary is formed by the garden boundaries of the Manor Cottages and the properties on Old Market Way. Overhead power lines cross and terminate in the western corner of the site.

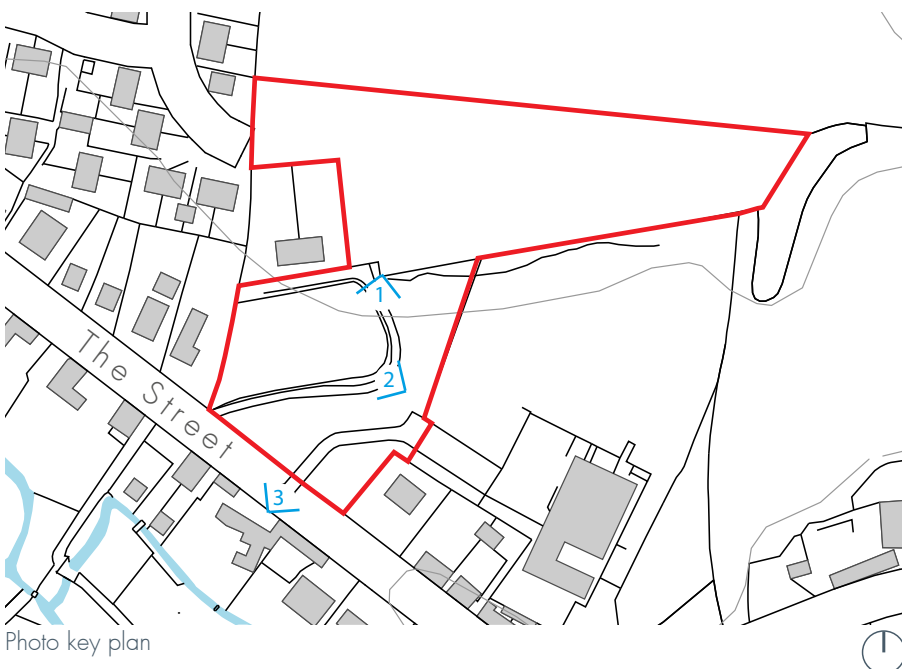
Photographs of the site and its immediate context are provided on the following pages.

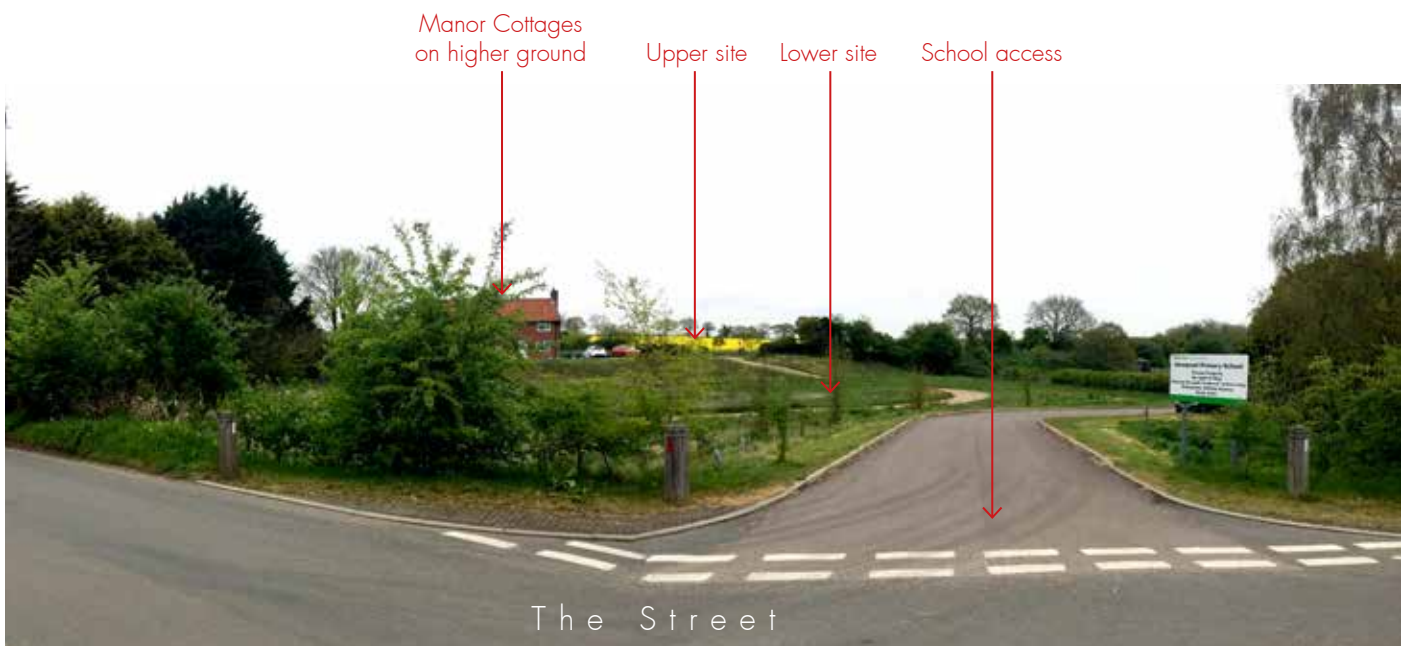


1. Looking south west across the lower (southern) area of the site.



2. Looking west across the lower (southern) area of the proposed site.





3. Looking north east across the site from The Street.



4. View from the eastern boundary of the northern area of the site back towards the existing properties on Old Market Way



5. Looking east across the northern area of the site.

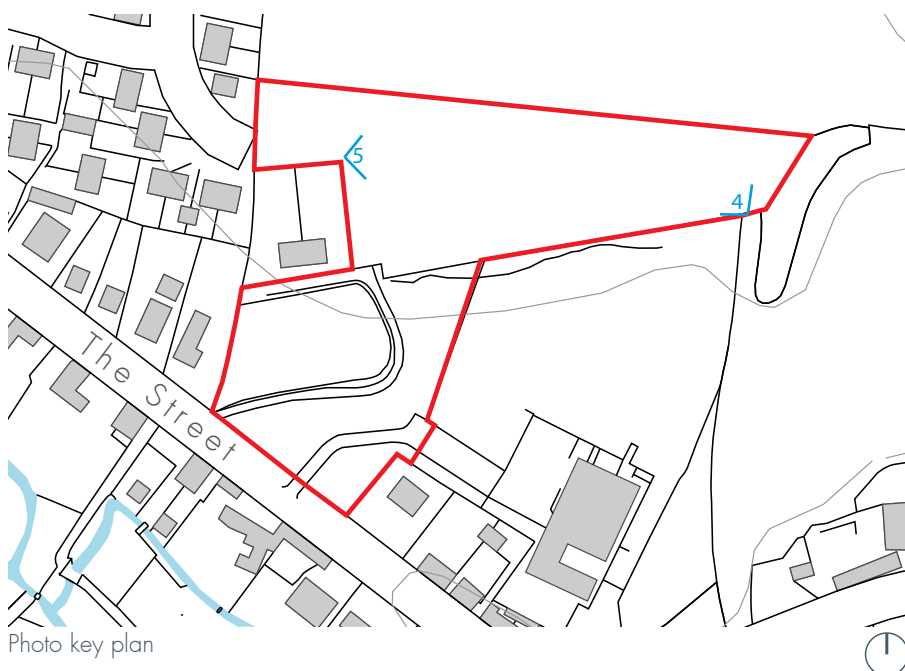


Photo key plan

Public Right of Way












Illustrative concept layout



8. Design

Key

-  Proposed site
-  Public Right of Way
-  Proposed development
-  Open space
-  Vehicular access from The Street
-  Additional school car parking (11 spaces)
-  Open space / children's play space

Illustrative concept layout

The illustrative concept layout opposite has been produced to give an idea of how the site could be designed to deliver around 19 new homes or possibly more, having regard to the specific issues and opportunities the site presents.

Vehicular access to the scheme is served solely from The Street (1). The existing access from The Street would be remodelled providing access to both the school parking area, the new residential development and Manor Cottages.

Existing trees and hedgerows are to be retained and enhanced where appropriate. New tree and soft landscaping is also incorporated within the design of the scheme. An area of open space/children's play space has also been provided (3).

The new homes will front on to The Street to reflect and maintaining the existing townscape character.

As part of these proposals, a new area of much needed additional car parking for the primary school is proposed (2), providing an additional 11 spaces.



Illustrative concept layout



9. Conclusion

Summary of the proposals

In preparing this Vision document, we have sought to develop a high quality proposal for housing development of our client's land at The Street, Hempnall. We consider that this document demonstrates how this can be achieved within the context of a good understanding of the site's context and constraints.

The resultant scheme is considered to be one involving a coherent extension of the built form of the village, without significant incursion into the open countryside. We have sought to continue historic grain of built form in the village and achieve this in a sensitive way.

In addition to the achievement of sensitively designed proposal, which sits within its surroundings, the scheme also makes provides benefit to the local community in the form of a affordable housing and an extended car park for Hempnall Primary School.

We therefore consider the site to represent a sustainable opportunity for housing development. This development would also be deliverable, with the site being available and suitable for development and with this being achievable.

We therefore invite the GNDP to consider this proposal within the context of the currently emerging GNLP. We shall look forward to engaging with the remainder of the GNLP process going forward and we would be pleased to answer any questions about the proposal.

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