



**CODE** Development  
Planners



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**Greater Norwich  
Local Plan  
Regulation 18  
Consultation**

**Land off  
Church View,  
Swainsthorpe  
(GNLP0603)**

**Ben Burgess**

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## CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>III</b>
<b>1 INTRODUCTION.....</b>	<b>1</b>
<b>2 PURPOSE OF THE REPORT.....</b>	<b>1</b>
<b>3 LAND OFF CHURCH VIEW, SWAINSTHORPE (GNLP0603).....</b>	<b>2</b>
<b>4 QUESTIONS OF THE DRAFT LOCAL PLAN .....</b>	<b>3</b>
<b>5 SUMMARY AND CONCLUSIONS.....</b>	<b>11</b>

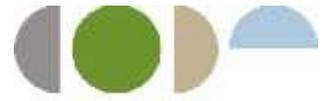
APPENDIX 1: Land off Church View, Swainsthorpe (GNLP0603) updated site location plan

APPENDIX 2: Land off Church View, Swainsthorpe (GNLP0603) updated 'Site Submission' forms

APPENDIX 3: Supporting technical documents;

- a) Landscape Representations (July 2017, Liz Lake Associates);
- b) Utilities Representations - drawing 03/002 (February 2018, Create Consulting Engineers Ltd);
- c) Local Services and Facilities Representations - drawing 06/002 (February 2018, Create Consulting Engineers Ltd).



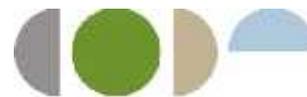


## **EXECUTIVE SUMMARY**

On behalf of Ben Burgess, these representations and the accompanying technical documents find the general approach of the draft Regulation 18 Greater Norwich Local Plan to be 'sound' in accordance with the NPPF, however, there are elements of the approach and evidence base which are not considered to be effective, justified or consistent with national policy. These representations therefore identify the specific areas of the plan and evidence base which require further clarification and/or consideration prior to the regulation 19 stage of the Local Plan's preparation.

As demonstrated by the supporting technical documents concerning landscape, availability of utility connections and local services, these representations also conclude that Land off Church View, Swainsthorpe (GNLP0603) is suitable for residential development and would therefore be appropriate for inclusion within the emerging Greater Norwich Local Plan site-specific policies as a new allocation.





## 1 INTRODUCTION

1.1 This report has been prepared by CODE Development Planners on behalf of Ben Burgess. It sets out general representations in response to the Greater Norwich Local Plan (GNLP) Regulation 18 consultation growth options document and site-specific representations in relation to Land off Church View, Swainsthorpe (GNLP0603), which are supported by a suite of technical documents.

### Supporting technical documents

1.2 The technical documents listed below demonstrate the site's overall deliverability and suitability in response to the RAG analysis included within the Housing and Employment Land Availability Assessment (HELAA) for Land off Church View, Swainsthorpe (site reference GNLP0603).

1.3 It should be noted that the supporting technical documents relate to a revised site area to that included in the HELAA. This is because new technical information presented within the below documents have redirected the overall strategy for the site. An amended site location plan for GNLP0603 is therefore included as part of these representations, along with updated site details within a new 'Site Submission' form.

1.4 The full list of supporting technical documents are as follows:

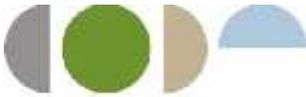
- J an updated site location plan (drawing 1473) – March 2018, prepared by K Garnham Design;
- J an updated 'Site Submission' form – March 2018, prepared by CODE Development Planners;
- J Landscape Representations – Technical document, July 2017, prepared by Liz Lake Associates;
- J Utilities Representations (drawing 03/001) – February 2018, prepared by Create Consulting Engineers Ltd;
- J Local Services and Facilities Representations (drawing 06/001) – February 2018, prepared by Create Consulting Engineers Ltd.

## 2 PURPOSE OF THE REPORT

### 2.1 General representations

2.1.1 Paragraph 182 of the NPPF sets out the 'Tests of Soundness' that should be considered by an independent inspector when examining whether a Local Plan has been prepared in accordance with the necessary legal and procedural requirements including a duty to cooperate between neighboring authorities where appropriate. To be found 'sound', a plan must consider the following four aspects in conjunction:

- J the plan should be positively prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements including unmet requirements from



neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

- J the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- J the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities;
- J the plan should enable the delivery of sustainable development in accordance with the national planning policy.

2.1.2 These representations have been compiled following a review of the draft Local Plan (dLP) Growth Options Document and supporting evidence base with consideration as to whether the local plan as currently drafted meets the four tests of soundness. They demonstrate that with minor amendments to wording for consistency and factual corrections, the dLP has the potential to satisfy the tests of soundness as set out above.

## 2.2 Site specific representations

2.2.1 The main focus of these representations is to demonstrate that Land off Church View (HELAA site reference: GNLP0603) is suitable and deliverable for residential development and should, therefore, be included within the emerging Greater Norwich Local Plan site-specific policies as a new allocation.

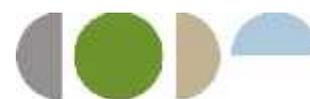
## 3 LAND OFF CHURCH VIEW, SWAINSTHORPE (GNLP0603)

3.1 Ben Burgess are promoting approximately 4ha of land off Church View, Swainsthorpe (HELAA site reference GNLP0603) for residential development including public open space. Appendix 1 provides a location plan of the site for information.

3.2 The site is situated north of Swainsthorpe village and forms part of a larger field currently in arable use. It is located approximately three miles from Norwich which is accessible via Ipswich Road (A140) - situated adjacent the site's eastern boundary. The adopted Greater Norwich Joint Core Strategy (JCS) identifies Swainsthorpe as an 'Other Village' within the 'Norwich Policy Area' (NPA). As such, Swainsthorpe may be considered for additional development to help deliver the smaller sites in the NPA allowance.

3.3 The site's northern boundary is open and abuts that of land west of Ipswich Road (HELAA site reference: GNLP0604) which is detailed within a separate site representations submission.

3.4 The southern extent of the site abuts Swainsthorpe villages' northern development boundary, as defined within the South Norfolk Local Plan (2015). It comprises staggered trees, hedgerows and fencing which form the rear garden boundaries of existing residential development along Church View and Church Road. There is an existing gated access off Church View towards the south-west corner



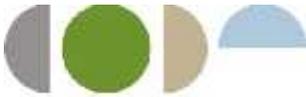
of the site providing direct access to Church Road, the main road running east to west through Swainsthorpe.

- 3.5 Much of the site's western boundary is similar in character to the southern boundary as it abuts the gardens of existing residential development. A small area of mature vegetation and trees, positioned within the site further north along the western boundary also backs onto the rear gardens of Station Close.
- 3.6 Topographical levels vary across the site by between 1-2m, with the lowest point located towards the south-east corner. The site generally sits at a lower level than the main village of Swainsthorpe and it ascends gently, from north to south, towards the village.
- 3.7 Further information on the site and its surroundings are included within the supporting technical documents within Appendix 3. These documents respond directly to the individual site suitability assessment included within the dLP Housing and Employment Land Availability Assessment (December 2017) which considers Land off Church View (GNLP0603) 'suitable' and 'appropriate for the land availability assessment', subject to the caveats identified within the RAG analysis.
- 3.8 Due to new technical understanding acquired since the site's original submission to the previous 'Call for Sites' consultation, the technical documents submitted as part of these representations relate to a revised site area than that included in the HELAA. An amended site location plan for GNLP0603 is therefore also included along with updated site details within a new 'Site Submission' form.
- 3.9 The technical reports which form part of these representations relate to landscape and the availability of utility connections and local facilities.

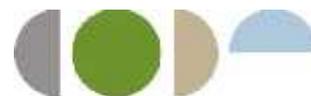
#### 4 QUESTIONS OF THE DRAFT LOCAL PLAN

- 4.1 This section of the report includes general representations relating to specific questions from the draft Local Plan (dLP). Ben Burgess' response to relevant questions are presented in the order they appear within the dLP and include the following:

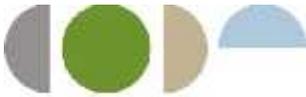
Questions of the Regulation 18 'draft' Greater Norwich Local Plan		
Question Number	Question	Ben Burgess response
2	Do you support the broad strategic approach to delivering jobs, homes and infrastructure set out in paragraphs 4.1 to 4.7?	<p>We largely support the broad strategic approach to delivering jobs, homes and infrastructure set out in paragraphs 4.1 to 4.7 with the following suggestions of necessary focus.</p> <p>The strategy recognises the need to align delivery of jobs, homes and infrastructure and make the most of opportunities for economic and housing growth made available by recent infrastructure improvements and existing strengths of the Norwich area and existing economic community.</p>



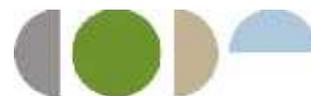
Questions of the Regulation 18 'draft' Greater Norwich Local Plan		
Question Number	Question	Ben Burgess response
		<p>We particularly support in paragraph 4.2 the specific drive for economic growth in proven sectors already active in the Norwich area. These include references to strategic employment locations and the need to promote inclusive growth and social sustainability, and support a thriving rural economy. There is undoubted strength to be achieved from the momentum and need to cluster development around the 'hubs' of particular sectors but in the Norwich area it will also be important to expand on the important indigenous industries which have brought prosperity and jobs to the area and have managed to constantly adapt to changing circumstances and economic conditions.</p> <p>The aligned strategy of providing housing to support the economic growth opportunities of the area is welcomed together with its recognition that planned growth should be focussed in and around Norwich supporting the area's regional, national and international economic functions. Such an approach is in accordance with government advice contained in the National Planning Policy Framework (NPPF) for sustainable development.</p> <p>We also support the strategy focus on delivery as a key to the success of the plan (paragraph 5.1). The plan must avoid the mistakes of the past where sites in inappropriate locations, often not sustainable and in areas which are not favoured by the market or supported by adequate infrastructure are allocated and other more appropriate and deliverable sites are rejected. In the Norwich area policies should be designed to recognise and support those allocations of land for employment growth where there are existing activities related to the Norwich area and where occupiers are prepared to invest. Many activities and specific occupiers, including Ben Burgess, have very specific locational requirements. Investment in employment generating uses and infrastructure is expensive and so in addition to providing a variety of sustainable, deliverable sites for known and emerging sectors close to their hubs, policies should be designed to encourage and welcome individual occupiers willing to invest in the area and able to demonstrate a need to be located on a specific chosen site.</p> <p>Towards ensuring delivery of the right sites in the right places, the plan should favourably consider the relationships between rurally located sites which can both support and benefit from services and facilities across wide areas away from primary growth hubs. Therefore, in the interest of consistency with paragraph 4.114 of the dLP, which states that 'nearby villages can in effect share some services', we consider the following wording is an appropriate amendment to paragraph 4.7 of the proposed strategy for delivering jobs, homes and infrastructure:</p>



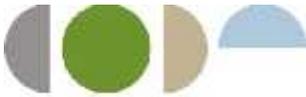
Questions of the Regulation 18 'draft' Greater Norwich Local Plan		
Question Number	Question	Ben Burgess response
		<p><i>'Growth of the economies of the main towns and rural areas will also be encouraged and supported, with some housing growth in all towns and in the villages with <u>access to a range of services</u>'.</i></p> <p>This alteration would also ensure the plan is consistent with the NPPF and its drive towards supporting a prosperous rural economy and the growth and expansion of all types of business and enterprise in rural areas, as reflected in paragraph 55 which notes that <i>'where there are groups of smaller settlements, development in one village may support services in a village nearby'</i>.</p>
4	Do you agree that the OAN for 2017-208 is around 39,000 homes?	The plan should seek to provide for the full OAN with appropriate buffers applied to ensure a sustainable and regular delivery of homes. Although the provision of around 39,000 homes appears to be a reasonable minimum the OAN and methodology should be regularly and carefully monitored. Small changes in input data over time can have significant impacts on the levels of need. The NPPF (paragraph 158) urges councils in preparing their local plans to ensure they use the most up to date and relevant evidence. We would urge the councils to ensure that the OAN is monitored closely and kept under review as the alter stages of the local plan process progress.
6	Do you agree that the windfall development should be in addition to the 7,200 homes?	Yes, any windfall development should be in addition to the identified minimum 7,200 homes. Any windfall development which comes forward during the plan period will provide flexibility to enable enough additional growth to come forward to fully support the jobs growth sought through the City Deal and will assist in achieving the broad strategic approach referred to in paragraph 4.2 of promoting inclusive growth and social sustainability in village locations. Such an approach will also present opportunities for smaller house builders where larger developers would not achieve the larger returns on capital employed. We would though favour concentrating the delivery of windfall sites to those areas and villages within the Norwich Policy Area where the most sustainable locations will exist.
8	Is there any evidence that the existing housing commitment will not be delivered by 2036?	We are severely concerned that policies designed to identify and direct housing allocations should be unambiguously content that the number of homes concentrated in single locations can be delivered within the plan period. Any doubts on this point are likely to put at risk the delivery of homes and the consequent achievement of the vision and objectives of the plan. The plan must be sound and as such must be able to demonstrate its policies and allocations are effective and deliverable.



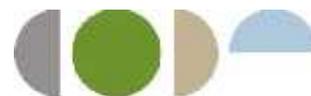
<b>Questions of the Regulation 18 'draft' Greater Norwich Local Plan</b>		
<b>Question Number</b>	<b>Question</b>	<b>Ben Burgess response</b>
		Our particular concern on this point is the over- reliance on the delivery of an unusually large number of homes within the Growth Triangle and adjacent fringe parish of Thorpe St Andrew in the north-east Sector of the Norwich area. Existing commitments already amount to 12,976 (Fig 3 of Growth Options Document). All six growth options contain baseline allocations of a further 200 homes, with Growth Options 1, 2 and 6 suggesting the possibility of an additional 1200 homes. In this relatively small area of the north-eastern fringe parishes there is, therefore, an assumption that the market could accommodate and sell an average annual delivery rate of between 732 and 788. Development is concentrated in the area on a relatively small number of large sites where a relatively small number of housebuilders will be competing for sites and sales. The most likely reaction of the market in such circumstances will be to look to invest in less competitive and saturated locations.
9	Which alternative or alternatives do you favour?	Having considered a wide range of complementary factors related to the achievement of the plan's vision and broad strategic approach we believe that each of the stated options have both strengths and weaknesses. However, none of them present an ideal option for growth. See response to Q 11.
11	Are there any other strategic growth options that should be considered?	<p>The selected strategic growth option must be designed to provide the best opportunity to achieve the plan's vision and broad strategic approach as detailed on pages 17 and 19 of the Growth Options Document. The key elements to the success of the plan include identifying suitable sites in the most sustainable locations, closely related to existing and improved strategic infrastructure, aligned to the aims of economic growth and with the greatest likelihood of deliverability.</p> <p>While there will inevitably be a mix of dwelling numbers to be targeted towards various sectors, Main Towns, Key Service Centres and Other Villages it is important to ensure that homes are targeted to those areas most sustainable, deliverable and supportive of economic growth (all key drivers in achieving the vision and strategic approach of the plan).</p>
13	Do you support the establishment of a green belt?	<p>We do not support the establishment of a green belt. There is no evidence to meet the requirements of the NPPF to demonstrate exceptional circumstances. Paragraph 82 of the NPPF is clear that new green belts should only be established in exceptional circumstances. Although the NPPF refers to an example where a council may be planning for larger scale developments such as new settlements or major urban extensions this feature alone is insufficient to meet the other criteria for assessing exceptional circumstances which include the following:</p> <p>a) demonstrate why normal planning and development management policies would not be adequate;</p>



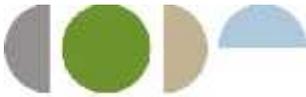
Questions of the Regulation 18 'draft' Greater Norwich Local Plan		
Question Number	Question	Ben Burgess response
		<ul style="list-style-type: none"> <li>b) whether any major changes in circumstances have made the adoption of this exceptional measure necessary;</li> <li>c) show what consequences of the proposal would be for sustainable development;</li> <li>d) demonstrate the necessity for the green belt and its consistency with Local Plans for adjoining areas;</li> <li>e) show how the green belt would meet the other objectives of the Framework.</li> </ul>
22	Do you know of any specific issues and supporting evidence that will influence further growth in the main towns?	The majority of (3 of the 5) main towns (Harleston, Diss and Aysham) are located outside of the Norwich Policy Area, where established policy has always ensured growth took place in the most sustainable locations close to Norwich. This remains a valid policy framework for the future (see Q22 and Q26). In our view, while those main towns outside of the NPA should be identified for some growth proportionate to their functions as sustainable communities for their immediate hinterlands, they should not be seen as being sufficiently sustainable to accommodate the most sustainable and appropriate growth close to Norwich. In addition, the main town of Wymondham has accommodated substantial levels of growth over recent years and may need time to adapt and integrate the new communities before any further major allocations are made. The consequences of these points for the Growth Options is that the target numbers for the main towns should be maintained at the lower levels of suggested allocations.
23	Do you agree with the approach to the top three tiers of the hierarchy?	We agree that the top three tiers should be the focus of development subject to comments made to Q11. However, for the sake of clarity the reference to "the built-up parts of the fringe parishes" should be removed in Tier 1 because in order to meet the growth opportunities and the OAN it will be necessary to develop land outside but adjacent to the built-up parts of specific parishes.
25	Do you favour the Village Group approach in option SH2? And <ul style="list-style-type: none"> <li>a) What criteria should be used to define groups?</li> <li>b) Which specific villages could form groups?</li> <li>c) How could growth be allocated between villages within a group?</li> </ul>	<p>We support option SH2 and agree with proposals to amend the settlement hierarchy from a six to four-tier approach, with the inclusion of 'Village Groups'. This is on the grounds that neighbouring villages share services and that some development is required in all villages to ensure local social and economic sustainability.</p> <p>We feel this approach is justified when considered against the reasonable alternatives and is consistent with NPPF paragraph 55 which notes that '<i>where there are groups of smaller settlements, development in one village may support services in a village nearby</i>'.</p> <p>In the interest of Land west of Ipswich Road, Swainsthorpe, the villages of Mulbarton, Swainsthorpe, Stoke Holy Cross, Newton Flotman and Swardeston should be considered as</p>



<b>Questions of the Regulation 18 'draft' Greater Norwich Local Plan</b>		
<b>Question Number</b>	<b>Question</b>	<b>Ben Burgess response</b>
		<p>supporting one another and could, therefore, form a village group.</p> <p>The suitability of sites within village groups should be considered against the NPPF's 'three dimensions to sustainable development', whilst recognising that sustainable transport solutions will vary from urban to rural areas in-line with paragraph 29.</p> <p>In the interest of social sustainability, we propose that a proportionate number of new dwellings could be delivered on suitable sites adjacent defined settlement boundaries via site specific allocations. Site specific policy allocations within villages groups are vital to ensure that growth is spread out evenly and sustainably across rural areas, whilst ensuring that growth distribution allowances for tier 4 village group settlements are not directed to a small number of larger sites which would be contrary to the village groups tier ethos as this would not represent sustainable growth patterns and would strain shared village services.</p>
26	Do you support a Norwich centred policy area and, if so, why and on what boundaries?	<p>The existing boundaries of the Norwich Policy Area (NPA) should be maintained as a focussed tool for targeted sustainable growth to assist in achieving the vision and strategic approach to economic growth in the plan. The policy approach has served Norwich and Norfolk well over many years and has helped Norwich achieve and then maintain an established reputation for sustainable growth and economic excellence in sectors such as bio-medical and life science research. The maintenance of this approach combining sustainable and accessible, often co-located employment and housing will continue to give Norwich a Unique Selling Point (USP) to compete in a market place which in some areas has become 'over-heated', eg Cambridge.</p> <p>We support the sentiment of paragraph 4.161 of the Growth Options Document.</p> <p>"4.161 The NPA plays a role in promoting the economic strength of Norwich and its surrounding area, demonstrating the collective importance of the area and showing the scale of housing and jobs growth with a focus on Norwich. It is also the same as the NATS area used for transport planning."</p> <p>Paragraph 4.162 comments that "a number of ongoing changes in the area may affect consideration of whether there is a future role for the NPA." In fact, the changes positively affect the suitability of sites within the NPA such as being adjacent to the new strategic infrastructure of the Norwich Northern Distributor Road (NNDR) or in the south being in close proximity to a now designated Enterprise Zone of the NRP. These changes only strengthen the justification for the maintaining the NPA policy framework.</p>



<b>Questions of the Regulation 18 'draft' Greater Norwich Local Plan</b>		
<b>Question Number</b>	<b>Question</b>	<b>Ben Burgess response</b>
36	Which approach do you support for promoting good design of new development?	<p>We support Option DE1. It is essential that planning policy is not so prescriptive it removes the flexibility and design opportunities for developers, architects, urban designers, landscape architects and development management teams to address innovative specific site related design issues.</p> <p>The GNLP is not the appropriate process or plan in which to introduce design and development management policies. According to paragraph 1.25 of the Growth Options document, the GNLP will not amend existing adopted Development Management policies.</p>
38	Which approach do you favour for affordable housing percentages?	The only option which is supported by evidence is Option AH3.
41	Which approach to the mix of housing do you support?	We strongly favour Option AH10. Any evidence gathered on housing mix, particularly in respect of market housing mix can only be a 'snap shot' in time based on a wide and generic consideration of influencing factors. It fails to take into account often large swings in housing mix requirements brought about by economic conditions and site-specific issues such as surrounding uses, landscape integration, need for inclusive communities, viability, affordability and access.
53	Which option do you support [green infrastructure]?	The GNLP is not the appropriate process or plan in which to introduce changes to the approach to protecting designated sites. Policies for the provision of additional GI space are contained in the Development Management Policies Local Plan according to paragraph 1.25 of the Growth Options document, the GNLP will not amend existing adopted Development Management policies. These are currently largely contained in policies EN2 and EN3. If these policies are to be changed in the GNLP process there would need to be much greater transparency and a whole new level of evidence gathering.



<b>Questions of the Regulation 18 'draft' Greater Norwich Local Plan</b>		
<b>Question Number</b>	<b>Question</b>	<b>Ben Burgess response</b>
54	Do you think any changes should be made to the green infrastructure network?	<p>The GNLP is not the appropriate process or plan in which to introduce changes to the approach to protecting designated sites. Policies for the provision of additional GI space are contained in the Development Management Policies Local Plan according to paragraph 1.25 of the Growth Options document, the GNLP will not amend existing adopted Development Management policies. These are currently largely contained in policies EN2 and EN3. If these policies are to be changed in the GNLP process there would need to be much greater transparency and a whole new level of evidence gathering.</p> <p>The extent of the green infrastructure network is also, in some cases shown in Area Action Plans, including in the Growth Triangle AAP. According to paragraph 1.26 the future role of the adopted AAPs for Long Stratton, Wymondham and the North-East Growth Triangle and Neighbourhood Plans will be considered in plan making. If there is a possibility that the GNLP will seek to change the green infrastructure network this should be made clear now and consulted upon properly. Designation and delivery of GI sites affects individual landownerships and communities and it would be unreasonable to exclude those stakeholders from participation.</p>
55	Which of these options do you favour? [landscape]	<p>Of the two options identified as reasonable alternatives, we favour Option LA2. Landscape protection policies are not just contained in the JCS and various Site Allocation documents. Some are contained in the Development Management Policies Local Plan and AAPs. According to paragraph 1.25 of the Growth Options document, the GNLP will not amend existing adopted Development Management policies. Additionally, according to paragraph 1.26 the future role of the adopted AAPs for Long Stratton, Wymondham and the North-East Growth Triangle and Neighbourhood Plans will be considered in plan making. If there is a possibility that the GNLP will seek to adopt a similar approach to that adopted in the current South Norfolk Local Plan, designating large areas on either side of the main circulatory road for landscape protection with newly worded policies and explanatory texts this should be made clear now and consulted upon properly. Changes to policies and designations would affect individual landownerships and communities and it would be unreasonable to exclude those stakeholders from participation.</p> <p>In addition, the circumstances which apply to South Norfolk and applied when the Bypass Landscape Protection Zone was first introduced requires interrogation before it is simply and blindly adopted to apply to an entirely different road with very different features.</p>



## **5 SUMMARY AND CONCLUSIONS**

- 5.1 These representations and accompanying technical documents demonstrate that Land off Church View, Swainsthorpe (GNLP0603) is suitable for residential development and the site is deliverable early within the plan period.
- 5.2 These representations also find the general approach of the draft Regulation 18 Greater Norwich Local Plan to be 'sound' and in accordance with national policy, however there are specific areas which would benefit from further consideration to ensure the published Regulation 19 submission Local Plan's effectiveness towards the broad strategic approach to delivering jobs, homes and infrastructure across the Greater Norwich area.





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## Appendix 1

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## Appendix 2

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## Greater Norwich Site Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	
Date Received:	

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team no later than **5pm on Thursday 15 March 2018.**

By email: [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk)

Or, if it is not possible submit the form electronically,

By Post to:

*Greater Norwich Local Plan Team*  
PO Box 3466  
Norwich  
NR7 7NX

The site submissions received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: [www.gnlp.org.uk](http://www.gnlp.org.uk)  
E-mail: [gnlp@norfolk.gov.uk](mailto:gnlp@norfolk.gov.uk)  
Telephone: 01603 306603

<b>1a. Contact Details</b>	
Title	Mr
First Name	Grant
Last Name	Heal
Job Title (where relevant)	Senior Planner
Organisation (where relevant)	CODE Development Planners
Address	17 Rosemary House Lanwades Business Park Kentford Suffolk
Post Code	CB8 7PN
Telephone Number	01223 290138
Email Address	grantheal@codedp.co.uk

<b>1b. I am...</b>	
Owner of the site <input type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input checked="" type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify):	

<b>1c. Client/Landowner Details</b> (if different from question 1a)	
Title	Mr
First Name	Ben
Last Name	Turner
Job Title (where relevant)	Managing Director
Organisation (where relevant)	Ben Burgess
Address	Europa Way Martineau Lane Norwich
Post Code	NR1 2EN
Telephone Number	N/a
Email Address	N/a

<b>2. Site Details</b>	
Site location / address and post code  (please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)	Land off Church View, Swainsthorpe
Grid reference (if known)	Easting: 622045 Northing: 301104
Site area (hectares)	4ha

<b>Site Ownership</b>		
<b>3a. I (or my client)....</b>		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available).</b>  Please refer to question 1c for landowner details. Information on title is available on request.		
<b>3c. If the site is in multiple landownerships do all landowners support your proposal for the site?</b>	Yes  <input checked="" type="checkbox"/>	No  <input type="checkbox"/>
<b>3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.</b>  N/a		

<b>Current and Historic Land Uses</b>					
<b>4a. Current Land Use</b> (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)					
Arable use.					
<b>4b. Has the site been previously developed?</b>	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">Yes</td> <td style="text-align: center;">No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yes	No				
<input type="checkbox"/>	<input checked="" type="checkbox"/>				

**4c. Describe any previous uses of the site.** (please provide details of any relevant historic planning applications, including application numbers if known)

Arable use.

**Proposed Future Uses**

**5a. Please provide a short description of the development or land use you proposed** (if you are proposing a site to be designated as local green space please go directly to question 6)

Residential development including public open space.

**5b. Which of the following use or uses are you proposing?**

Market Housing <input checked="" type="checkbox"/>	Business and offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input checked="" type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage & distribution <input type="checkbox"/>	Public Open Space <input checked="" type="checkbox"/>
Gypsy and Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify)

**5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.**

TBC

**5d. Please describe any benefits to the Local Area that the development of the site could provide.**

The proposals will support the local economy through the increased use of existing local services and provide new homes to contribute to the social sustainability of Swainsthorpe.

<b>Local Green Space</b>
If you are proposed a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.
<b>6a. Which community would the site serve and how would the designation of the site benefit that community.</b>
N/a
<b>6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.</b>
N/a

<b>Site Features and Constraints</b>
Are there any features of the site or limitations that may constrain development on this site (please give details)?
<b>7a. Site Access:</b> Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?
Please see main site-specific representations document for further information.
<b>7b. Topography:</b> Are there any slopes or significant changes of in levels that could affect the development of the site?
Please see main site-specific representations document for further information.
<b>7c. Ground Conditions:</b> Are ground conditions on the site stable? Are there potential ground contamination issues?
Site investigation information is available on request.
<b>7d. Flood Risk:</b> Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?
The site is not at risk from river, ground or surface water flooding.
<b>7e. Legal Issues:</b> Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?
No.

**7f. Environmental Issues:** Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?

Please see main site-specific representations document for further information.

**7g. Heritage Issues:** Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

Please see main site-specific representations document for further information.

**7h. Neighbouring Uses:** What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

Please see main site-specific representations document for further information.

**7i. Existing uses and Buildings:** are there any existing buildings or uses that need to be relocated before the site can be developed.

No.

**7j. Other:** (please specify):

Please see main site-specific representations document for further information.

**Utilities**

**8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.**

	Yes	No	Unsure
Mains water supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mains sewerage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electricity supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public highway	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Broadband internet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify):	N/a
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**8b. Please provide any further information on the utilities available on the site:**

Please see main site-specific representations document for further information.

<b>Availability</b>	
<b>9a. Please indicate when the site could be made available for the land use or development proposed.</b>	
Immediately	<input checked="" type="checkbox"/>
1 to 5 years (by April 2021)	<input type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2036)	<input type="checkbox"/>
<b>9b. Please give reasons for the answer given above.</b>	
The site is owned by Ben Burgess.	

<b>Market Interest</b>		
<b>10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.</b>		
	Yes	Comments
Site is owned by a developer/promoter	<input checked="" type="checkbox"/>	The site is owned by Ben Burgess.
Site is under option to a developer/promoter	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	

Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

<b>Delivery</b>	
<b>11a. Please indicate when you anticipate the proposed development could be begun.</b>	
Up to 5 years (by April 2021)	<input checked="" type="checkbox"/>
5 - 10 years (between April 2021 and 2026)	<input type="checkbox"/>
10 – 15 years (between April 2026 and 2031)	<input type="checkbox"/>
15 - 20 years (between April 2031 and 2036)	<input type="checkbox"/>
<b>11b. Once started, how many years do you think it would take to complete the proposed development (if known)?</b>	
Approximately 18 months from planning consent.	

<b>Viability</b>			
<b>12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches &amp; Children’s Play Space and Community Infrastructure Levy</b>			<input checked="" type="checkbox"/>
	Yes	No	Unsure
<b>12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12c. If there are abnormal costs associated with the site please provide details:</b> N/a			
<b>12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.**

Viability information is available on request.

**Other Relevant Information**

**13. Please use the space below to for additional information or further explanations on any of the topics covered in this form**

These representations are supported by a main site-specific representations document prepared by CODE Development Planners on behalf of Ben Burgess. Technical documents concerning landscape, utility connections and local facilities are included.

<b>Check List</b>	
Your Details	X
Site Details (including site location plan)	X
Site Ownership	X
Current and Historic Land Uses	X
Proposed Future Uses	X
Local Green Space (Only to be completed for proposed Local Green Space Designations)	N/a
Site Features and Constraints	X
Utilities	X
Availability	X
Market Interest	X
Delivery	X
Viability	X
Other Relevant Information	X
Declaration	X

<b>14. Declaration</b>	
<p>I understand that:</p> <p>Data Protection and Freedom of Information</p> <p>The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:</p> <ul style="list-style-type: none"> <li>• to assist in the preparation of the Greater Norwich Local Plan</li> <li>• to contact you, if necessary, regarding the answers given in your form</li> <li>• to evaluate the development potential of the submitted site for the uses proposed within the form</li> </ul> <p><b>Disclaimer</b></p> <p>The Site Submission response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan: Regulation 18 "Growth Options" Consultation - Site Submission Guidance Notes.</p> <p>I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.</p>	
Name	Date
Grant Heal	21/03/2018





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## Appendix 3





Landscape and Visual Appraisal

**LAND OFF CHURCH VIEW, SWAINSTHORPE**

Ben Burgess Holdings Ltd.

July 2017



Landscape and Visual Appraisal

Land off Church View, Swainsthorpe  
Ben Burgess Holdings Ltd.

July 2017

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Prepared by:	<b>Mark Flatman</b>
Position:	<b>Director</b>
Qualifications:	<b>CMLI, Dip (Hons) LA, BA (Hons)</b>

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File name:	<b>1985 A2 Res LVA 17 07 28 .docx</b>
Status:	<b>FINAL</b>
Date issued:	<b>28<sup>th</sup> July 2017</b>
Checked by:	<b>Mark Flatman, Director</b>

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Site Location: **Swainsthorpe Land, Norfolk**

Local Planning Authority: **South Norfolk District Council**

Approximate Site area: **4.0ha**

Client: **Ben Burgess Holdings Ltd.**

Landscape Character Assessments	
National <sup>1</sup>	National Character Area (NCA) 83 South Norfolk and High Suffolk Claylands and 84 Mid Norfolk
County	South Norfolk District Council Utilises the District Landscape Character Assessments
District <sup>23</sup>	LUC South Norfolk Landscape Character Assessment 2001 and Chris Blandford Associates South Norfolk Local Landscape Designations Review (2012)

Designations	
Landscape	<p>The Site is located to the northern edge of Swainsthorpe, within an arable field that is bound by the A140 and the railway line connecting London Liverpool Street to Norwich. Refer to <b>Figure 1: Site Location</b>.</p> <p>There are no statutory Public Rights of Way (PRoW) crossing the Site. There is a By Way Open to All Traffic (Swainsthorpe BOAT 6) which passes along Hickling Lane north of the Site. PRoW Swainsthorpe Bridleway 2 runs in a north south direction approximately 120m west of the Site, beyond the railway line. Bridleway 3 is located just south of the settlement of Swainsthorpe, providing a connection from Primrose Farm to Swainsthorpe. There are a number of other Public Rights of Way in the surrounding area, these are shown on <b>Figure 3: Landscape and Heritage Designations with Public Rights of Way</b>.</p>
Environmental	<p>There are no Statutory Landscape Designations covering the Site. Shotesham Common Site of Special Scientific Interest (SSSI) is approximately 1.6km south east of the Site.</p> <p>The Site is not covered by any LNR's. The closest LNR is Dunston Common, approximately 1km north east of the Site. Refer to <b>Figure 2: Statutory Designations</b>.</p> <p>The Site is not covered by any Environmental Designations. Refer to <b>Figure 4: Environmental Designations</b>.</p>
Heritage	<p>The Site is not located within any Conservation Area. The closest conservation area is Shotesham, located approximately 1.7km south of the Site.</p>

<sup>1</sup> Natural England; National Character Area Profiles: 83 South Norfolk and High Suffolk Claylands & 84 Mid Norfolk

<sup>2</sup> Land Use Consultants, 2001, Volume 2, NPA, B1 Tas Tributary Farmland

<sup>3</sup> Chris Blandford Associates 2012 Landscape Designations Review Landscape Character Area, B1, P14.

	<p>There are no buildings listed on the Historic England register within the Site. Those closest to the Site are Glebe Farmhouse (approximately 0.2km south west of the Site, Grade II, UID: 1050442), Church of St Peter (approximately 0.2km south of the Site, Grade II*, UID: 1169726) and Memorial to Joseph Dunton, 9m south east of Chancel of Church of St Peter (approximately 0.35mm south of the Site, Grade II, UID: 1050441). There are a couple of other Grade II listed buildings located just south of the settlement of Swainsthorpe adjacent to the A140.</p> <p>There are no Scheduled Monuments on the Site. The nearest Scheduled Monument is Venta Icenorum, a Roman Town with prehistoric and medieval remains associated with it. The closest point of which lies approximately 1.4km north of the Site.</p> <p>Refer to <b>Figure 3: Landscape and Heritage Designations with Public Rights of Way.</b></p>
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Element	Landscape Character: Appraisal/ Review
<p><b>Relevant Key Characteristics</b> of the National Character Area 83 (South Norfolk and high Suffolk Claylands)</p>	<ul style="list-style-type: none"> <li>• <i>“Large plateau area of chalky glacial till that is generally flat or only gently undulating, but can be locally concave. The edges of the plateau have been dissected by watercourses that form greater slopes, especially along the tributaries of the Waveney.</i></li> <li>• <i>Views are frequently open, only sometimes confined by hedges and trees, with some woodland present. The small valleys support quite confined landscapes with intimate views.</i></li> <li>• <i>Sinuuous field boundaries are formed by deep ditches, some with hedgerows and hedgerow trees.</i></li> <li>• <i>Extensive areas of arable land dominated by cereals with break-cropping of sugar beet and oilseed rape, and some pastures along valley floors. Intensive pig and poultry production is common.</i></li> <li>• <i>A dispersed settlement pattern of small nucleated market towns with architectural variety and colour, loosely clustered villages and scattered hamlets. Settlement is often focused around large medieval greens. Many of the market towns have modern extensions.</i></li> <li>• <i>Some major transport links including the Norwich to London main rail line but infrastructure routes are predominantly an extensive network of narrow lanes and byroads.”</i></li> </ul>
<p><b>Relevant Key Characteristics</b> of the National Character Area 84 Mid Norfolk (reviewed due to close proximity to Site).</p>	<ul style="list-style-type: none"> <li>• <i>“Broadly flat, glacial till plateau dissected by river valleys which create a more intricate landscape to the west of Norwich.</i></li> <li>• <i>Tranquil agricultural landscape with extensive areas of arable land, dominated by cereals with break-cropping of sugar beet and oilseed rape, and some pastures along valley floors.</i></li> <li>• <i>Ancient countryside, much of it enclosed in the 14th century, with a sporadically rationalised patchwork field system, sinuous lanes and mixed hedges with hedgerow oaks.</i></li> <li>• <i>A mix of villages and many isolated farmsteads within a complex minor road network, with a traditional pattern of market towns</i></li> </ul>

	<p><i>connected by main roads, and the city of Norwich providing a centre for cultural and economic activity.</i></p> <ul style="list-style-type: none"> <li>• <i>Dense network of public rights of way including bridleways and the Peddars Way and Norfolk Coast Path National Trail.”</i></li> </ul>
<p><b>South Norfolk Land Use Consultants Landscape Character Assessment (LUC), 2001 and Chris Blandford Associates (CBA) Local Landscape Designations Review, 2012</b></p>	<p>In September 2012, Chris Blandford Associates (CBA) were appointed by South Norfolk Council to conduct a Local Landscape Designations Review, which included updating of Landscape Character Areas within the Norwich Policy Area. This assessment was based upon the LUC Landscape character assessment prepared in 2001. The assessment focused on updating the Key Characteristics, Sensitivities and Vulnerabilities and Development Considerations of the LUC assessment.</p>
<p><b>Key Characteristics of the District LCA: B1: Tas Tributary Farmland (CBA)</b></p>	<ul style="list-style-type: none"> <li>• <i>“Open, gently undulating to flat and sloping landscape incised by shallow tributary valleys, the tributary streams of which are not prominent landscape features.</i></li> <li>• <i>Framed open views across the countryside and into the adjacent character areas.</i></li> <li>• <i>Small blocks of deciduous woodland of high ecological and visual quality. These create wooded horizons which ass variety to and create intimacy within the landscape.</i></li> <li>• <i>Scattered remnant hedgerow trees, particularly oak, sometimes including intact avenues lining the roads or marking former, denuded, field boundaries.</i></li> <li>• <i>Transportation corridors including main connecting roads and an extensive network of narrow lanes and byroads (many of which are ancient, within the east of the area).</i></li> <li>• <i>Network of recreation footpaths.</i></li> <li>• <i>Ditches, low banks and wide grass verges associated with the network of rural roads.</i></li> <li>• <i>Settlement characterised by a small number of large villages including the administrative centre of South Norfolk – Long Stratton – with smaller hamlets, scattered farmsteads and agricultural buildings.”</i></li> </ul>
<p><b>Sensitivities and Vulnerabilities: B1: Tas Tributary Farmland (CBA)</b></p>	<ul style="list-style-type: none"> <li>• <i>“further loss of vegetation structure including woodland and hedgerows from the landscape which would lead to a greater sense of openness and could tip the balance in favour of bleakness...</i></li> <li>• <i>Gently sloping topography and open landscape making this area sensitive to intrusion by tall and large elements, including farm buildings and pylons;</i></li> <li>• <i>Infill development which results in erosion if the historic character and integrity;</i></li> </ul>
<p><b>Landscape Strategy: B1: Tas Tributary Farmland (LUC)</b></p>	<p><i>“...to maintain the open and agricultural character of the landscape, protect the ecological value of the area and maintain and enhance the area’s recreational opportunities. Enhancements of the landscape should include active management of the woodlands and grasslands, conservation and restoration of key hedgerows and replanting of hedgerow trees, particularly adjacent to roads. In particular:</i></p>

	<ul style="list-style-type: none"> <li>Consider strategies and explore screening options to reduce the visual and aural impact of the A140, A47(T) and other transportation corridors (railways) on the rural ambience of this area and adjacent character areas – particularly the Tas Valley.”</li> </ul>
<p><b>Key Characteristics of the District LCA:</b> A1: Tas Rural River Valley (CBA) (reviewed due to close proximity to Site)</p>	<ul style="list-style-type: none"> <li>Fragmented woodlands and shelterbelts on the valley sides creating a wooded fringe to much of the valley interspersed with more open areas of arable land.</li> <li>Sparsely settled character with buildings clustered around fording points and at the top of the valley sides.</li> <li>Network of narrow peaceful rural lanes throughout the valley including sunken lanes.</li> <li>A more disturbed character in the north of the area due to the influences of pylons, railway and roads.”</li> </ul>
<p><b>Sensitivities and Vulnerabilities:</b> A1: Tas Rural River Valley (CBA) (reviewed due to close proximity to Site)</p>	<ul style="list-style-type: none"> <li>“particular vulnerabilities in the northern part of the valley due to the impact of infrastructure and large scale land uses relating to the urban edge of Norwich including pylons, golf courses and development in association with the transport corridors (A140 and A47).</li> <li>Maintain the character of the rural lane network and particularly the sunken lanes...”</li> </ul>
<p><b>Landscape Strategy:</b> A1: Tas Rural River Valley (CBA) (reviewed due to close proximity to Site)</p>	<p>“The overall strategy is to conserve the peaceful, rural quality of the Tas Valley and its distinctive landscape character, created by the wide open pastoral valley floor with ecologically rich wetland habitats, important archaeological earthwork resource, and perceived scarcity of settlement. This will include:</p> <ul style="list-style-type: none"> <li>Maintain the character of the rural lane network and particularly the sunken lanes with their fords and bridge crossings, which characterise the area...”</li> </ul>

Element	Assessment
Site Appraisal	<p>The Site is made up of a portion of a medium sized field parcel and a thin slither of a much smaller field parcel. There is no physical boundary or boundary features between these two field parcels. The northern boundary of the Site passes in an east to west direction between these two field parcels from the railway line to the A140.</p> <p>The southern boundary of the Site is directly adjacent to the settlement edge of Swainsthorpe. The staggered boundary is composed of ‘typical’ garden boundary vegetation with mature hedgerows and trees with some fences visible from residential properties along Church Road, Church View and Station Close. There are a couple of properties with rear garden boundaries that open directly onto the Site.</p> <p>The settlement of Swainsthorpe is a linear development along Church Road with some small side roads protruding from Church Road.</p> <p>The eastern boundary of the Site is directly adjacent to the A140. The boundary is located on an engineered bank with mature structural vegetation in the form of hedgerows, some gaps, and hedgerow trees covering the bank including several trees.</p>

	The western boundary is very short in length and is located directly adjacent to the railway line connecting London to Norwich. It comprises dense, tall hedgerow vegetation with mature trees.
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Landscape Qualities	
Representativeness/ consistency with wider character judgement	<ul style="list-style-type: none"> <li>- Highly Consistent</li> <li>- <b>Mostly consistent</b></li> <li>- Some key characteristics present</li> <li>- Not representative of wider character</li> </ul>
Landscape character attractiveness judgement	<ul style="list-style-type: none"> <li>- Highly attractive</li> <li>- Attractive</li> <li>- <b>Pleasant</b></li> <li>- Unremarkable</li> </ul>
Remoteness and tranquillity judgement	<ul style="list-style-type: none"> <li>- Remote</li> <li>- Peaceful</li> <li>- Some interruption</li> <li>- <b>Not tranquil</b></li> </ul>
Landscape qualities general description	<p>The Site is largely representative of the character area, with its undulating landform and partially and well vegetated boundaries. The wider landscape has an undulating topography which is dissected by the River Tas and its tributaries. The Site is located within a small portion of agricultural land, separated from the wider field system by transport routes and settlements.</p> <p>The vegetation on the Site boundaries varies. There are areas of dense hedgerow with mature trees and other areas that are very gappy with shorter vegetation. The Site is largely consistent with the surrounding landscape character apart from its immediate proximity of several detractors including the A140, railway line that reduce the tranquillity of the Site and the relatively close settlement edge of Swainsthorpe.</p> <p>The tranquillity of the Site is reduced by the incessant noise associated with the adjacent A140 and railway line.</p>

Visual Qualities	
Visual Prominence judgement	<ul style="list-style-type: none"> <li>- High</li> <li>- Moderate high</li> <li>- <b>Moderate low</b></li> <li>- Low</li> </ul>
Nature of the urban edge judgement	<ul style="list-style-type: none"> <li>- No visible urban edge</li> <li>- Soft well vegetated urban edge limited views of principally rooflines</li> <li>- <b>Partially visible urban edge</b></li> <li>- Hard urban edge with limited screening</li> </ul>
Settlement setting and views of settlement judgement	<ul style="list-style-type: none"> <li>- Attractive features or views</li> <li>- <b>Some attractive features of views</b></li> </ul>

	<ul style="list-style-type: none"> <li>- Few attractive features of views</li> <li>- No attractive features or views</li> </ul>
Public accessibility within and immediately surrounding the potential development site judgement	<ul style="list-style-type: none"> <li>- Many public views</li> <li>- Some public views</li> <li>- <b>Limited public views</b></li> <li>- No public views</li> </ul>
Visual qualities general descriptions	<p>There are distant views of Stoke Holy Cross and Upper Stoke. However, views back to the Site from these locations (represented by photo locations 17, 19 &amp; 20) are very limited due to the intervening vegetation and the undulating topography of the landscape, as well as the distance and limited number of public locations from where the Site can be readily seen.</p> <p>Views of the Site from within the settlement of Swainsthorpe are limited due to the extent of built development along Church Road screening the majority of views from the south of the settlement and the maturity and extent of vegetation cover within the settlement.</p> <p>Views of the Site will be afforded from Church Road through some gaps in the existing built development north of Church Road and borrowed views alongside roads, such as Church View (photo location 1). The majority of local views will be from the rear of residential properties along Church Road, Church View and Station Close, these views will be afforded predominantly from mostly upper floor windows and from within gardens, although there is the potential for some views from some ground floor windows (photo locations 2 and 3), in particular where residential properties have limited garden boundary vegetation (photo location 4).</p> <p>There are views of the Site from Hickling Lane (PRoW BOAT 6) (photo locations 7 and 10) through occasional gaps in vegetation. Glimpsed views from the elevated bridge crossing the railway can be afforded through the existing vegetation (photo location 11), However once beyond the bridge, views of the Site are well screened by existing vegetation along the railway line and fields boundaries. Coupled with topographical changes in the Site and wider landscape ensures that the Site is extremely well screened to the west, beyond the railway line, in particular from the existing Public Rights of Way network, Swainsthorpe BOAT 6, Bridleway 2 and Footpath 1 (photo locations 12 &amp; 13). (Refer to <b>Figures 7 Photo Location Plan and 8 Photographic Sheets</b>).</p>

Scope for mitigation	
Scope for mitigation?	<p>Yes, there is scope for mitigation.</p> <p>Given the extent of existing intervening vegetation from field boundaries and woodland blocks in the wider landscape, along with topographical changes there a few long distance visual receptors. It is considered that the Site has a Medium to High Capacity to accommodate change for residential development up to 2.5 storeys, subject to a sympathetic design approach and appropriate mitigation.</p>

	<p>There are minimal constraints or issues in landscape and visual terms that could reduce the Site's capacity to accommodate development.</p> <p>Development will have the greatest impact on receptors associated with residential properties in the vicinity of Church Road, Church View and Station Close (photo locations 1 and 2). Vehicular receptors (and cyclists) travelling south along the A140 would experience relatively short lived views of the potential development (and to a greater extent than those travelling north), due to the direction of travel and placement of existing vegetation along the slightly raised bank of the arterial route, although these views would be seen in context with the existing settlement edge which is already visible from the A140. There would also be short lived views from vehicle or cyclists pulling out of junctions, in particular the A140 / Stoke Lane junction (photo location 8).</p> <p>However, it is considered that the characteristic topography and vegetation of the site offer the opportunity to provide mitigation to ensure any such development minimises its impact on the wider landscape.</p> <p>Receptors using routes on surrounding land (for example users of the byway (BOAT) at Hickling Lane, photos 7 and 10), will be more sensitive to changes in the views, however with an appropriate mitigation strategy there is potential for glimpsed views of the Site and the potential impact to be softened. St Peters Church and the existing settlement at Swainsthorpe become visible when travelling in a southerly direction along the path (which is part of part of land owned by Griffins Farm to the north, photos 9 and 14).</p> <p>Where any new residential development is visible, it is likely to be seen in context with the existing settlement along with the settled areas that are scattered across the surrounding landscape and a well designed scheme will enable the retention of views to St Peter's Church. A number of pylon networks are currently present in views to and from the Site which reduce the quality and visual amenity of the views, as well as adding additional built features to the views.</p> <p>A sensitive design approach with the appropriate placement of built form, structural mitigation planting within the Site would help to provide localised containment of any development. Extensions to the existing public rights of way network within the Site and around it help to integrate it into the existing settlement of Swainsthorpe and the surrounding area.</p>
<p><b>Relevant Development Considerations:</b> B1: Tas Tributary Farmland</p>	<ul style="list-style-type: none"> <li>• <i>“Respect the existing small-scale and dispersed historic settlement pattern and avoid developments that would affect the vernacular qualities of existing settlements (e.g. urbanising influences upon the rural lanes) or would lead to impacts upon the character of settlement distribution;</i></li> <li>• <i>Consider the impact of any development on the existing/historic street pattern and existing vernacular character and pattern;”</i></li> </ul>

<b>Landscape Capacity</b>	
<p><b>Is there Capacity</b> within the landscape to absorb change?</p>	<p>Yes. Given the nature and character as well as visual qualities and amenity of the adjacent existing settlement, it is considered that the Site has capacity to accommodate change and provide a small scale settlement extension similar in form, density and massing beyond the existing settlement edge.</p> <p>There are a limited number of constraints or issues in landscape and visual terms that reduce the Site’s capacity to accommodate development. It is considered that the opportunities to provide mitigation will ensure that the impacts of any such development on the wider landscape can be minimised.</p> <p>The Site has capacity to accommodate development given the substantial screening to the west of the Site, particularly along the western Site boundary, adjacent to the railway line. If potential development incorporates a sensitive design approach that contributes to the existing landscape character of the Site and helps contain the development from the immediately adjacent landscape, visual effects would be adequately reduced.</p> <p>There is the potential for views during the winter months (including from the east of the Site due to slightly more open views) when deciduous vegetation has no leaf cover. However, with careful design and layout along with appropriate mitigation measures along the eastern boundary, development will be softened and the effects reduced.</p>

<b>Recommendations if the Site is to be developed</b>
<ul style="list-style-type: none"> <li>• Maintain open, long distance views of the Site from Stoke Holy Cross and Upper Stoke from limited viewpoints in these locations.</li> <li>• Additional screening and tree planting adjacent to the A140 would assist with mitigating views from the west towards the Site.</li> <li>• Utilising and extending the existing Public Right of Way (PRoW) network surrounding the Site to provide enhanced connectivity with the settlement of Swainsthorpe and the wider landscape.</li> <li>• Maintain views of St Peter’s Church tower from local routes within a well designed layout.</li> <li>• The introduction of a woodland belt along the northern boundary of the Site, will provide a low screen from views north of the Site and assist with enhancing the visual amenity of the local area.</li> <li>• Opportunity to strengthen existing vegetation near to existing residential properties abutting the southern boundary of the Site</li> <li>• Opportunity to reinstate historic hedges and trees along Site’s northern boundary (refer: <b>Figure 9 Old Map Comparison</b>).</li> </ul>

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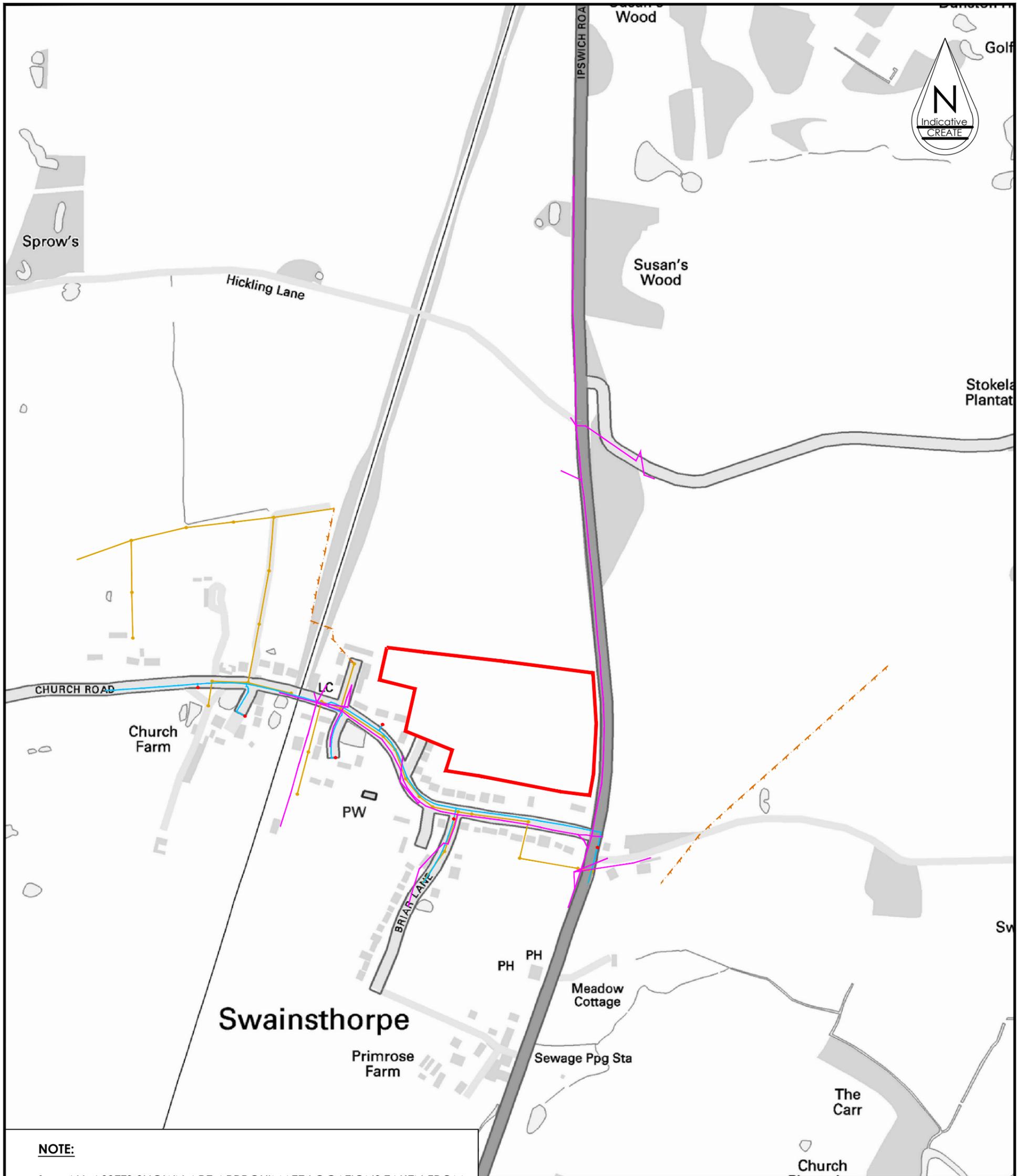
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**KEY:**

- APPROXIMATE SITE BOUNDARY
- FOUL SEWER
- FOUL RISING MAIN
- WATER SUPPLY MAIN
- HYDRANT
- BT APPARATUS

REV	DATE	AMENDMENT DETAILS	DRAWN	APPROVED

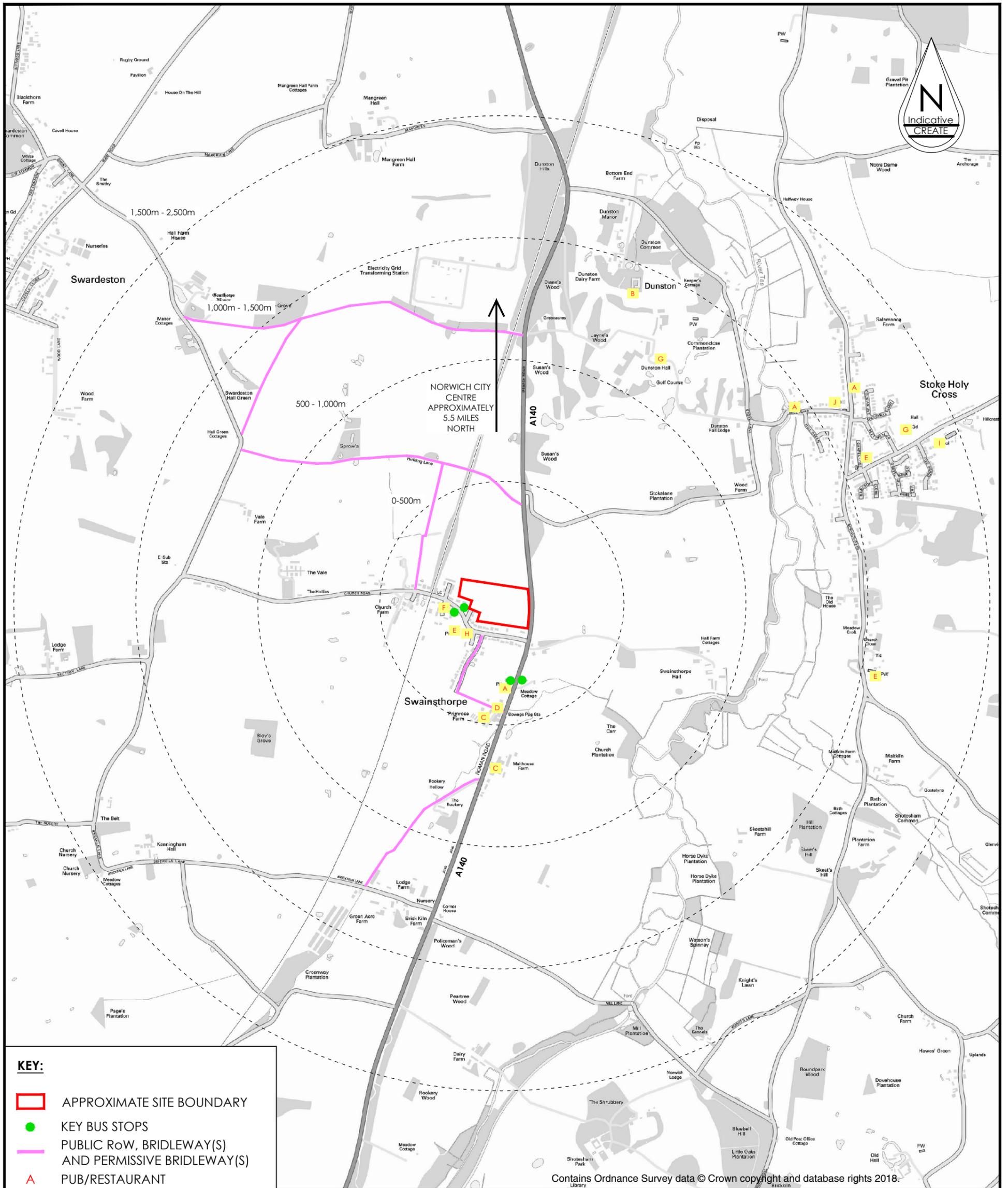
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**KEY:**

- APPROXIMATE SITE BOUNDARY
- KEY BUS STOPS
- PUBLIC ROAD, BRIDLEWAY(S) AND PERMISSIVE BRIDLEWAY(S)
- A PUB/RESTAURANT
- B HOTEL
- C EMPLOYMENT
- D GARAGE/CAR WASH
- E PLACE OF WORSHIP
- F PLAY AREA
- G LEISURE
- H POST BOX/VILLAGE NOTICE BOARDS
- I SCHOOL
- J POST OFFICE

**SITE LOCATION:**

GRID REFERENCE: 622055, 301172

POSTCODE: APPROX. NR14 8PH

REV	DATE	AMENDMENT DETAILS	DRAWN	APPROVED

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