




Key

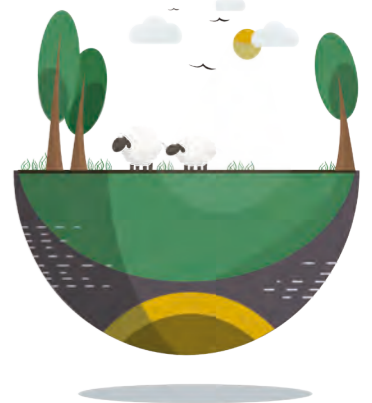
	Application Site Boundary	39.59ha		Contours (height in metres AOD)		Existing Watercourse
	Potential Location for Site Access			Potential Views Into Site		Consented Development (See South Norfolk Council Planning Portal)
	Main Vehicular Access			Potential Noise Issues		Existing Vegetation
	Pedestrian / Cycle Route			TPO Tree		
	Public Right of Way					



Opportunities & Constraints

As part of the development proposals, a multi-disciplinary team of specialist consultants have been commissioned to undertake a series of detailed surveys and appraisals of the site and its setting.

These technical studies have assessed the site's ability to accommodate a sustainable residential development, taking account of features and characteristics including landscape, heritage and access. The full suite of accompanying documents can be found on South Norfolk Council's website.



The Site: Suitability for Development



Utilities

All on-site utilities have been fully assessed during the consultation process. Potential connections to the existing network have been investigated and all utility provisions within the current strategy have been determined to be technically sound.



Flooding

A Flood Risk Assessment has been undertaken which demonstrates that the site is located in Flood Zone 1 and therefore at a low risk of flooding. There are localised areas of surface water flooding on the site but these do not represent a constraint to development of the site with a effective drainage solution proposed.



Biodiversity & Open Space

Existing green infrastructure is to be retained and enriched through planting and the creation of formal, easily accessible green spaces. It is envisaged that an on-site local play area will be provided as part of the proposed development, as well as a community park which will further improve the local amenity for both future and existing residents.

All open space and green infrastructure proposals are considerate to the local environment. The completed ecological assessment work concludes that the development will provide net biodiversity gains across the site.

On site surveys for protected species have been completed and conclude that these species do not represent a constraint to developing the Site for housing.



Landscape character and design

The site is not subject to any national or local landscape designations. The site provides an opportunity to provide a soft edge to Wymondham south of Norwich Common through a scheme of landscaping and planting using species commonly found in the area.

A Landscape and Visual Impact Assessment demonstrates that development of the site will not result in a significant adverse impact on landscape characteristics of the area. The development site will successfully integrate with the urban edge and the landscape surroundings.



Noise & Air

A noise assessment has been completed considering the likely direct and indirect noise vibration effects from the potential development. The assessment concluded that during the construction phase, noise and vibration activities would not likely have a significant effect and neither would it during the operational phase.

An air quality assessment has been completed and concludes that the overall construction and operational air quality effects are judged to be not significant. The assessment also concludes that the site provides an opportunity for development in which the effects of local air quality for residents and users can be shown to be acceptable, with concentrations below the air quality objectives.



Access & highways

Multiple access points in to the site are available from Norwich Common including a potential separate access point for apartments with care.

The site provides the opportunity for development to link into the wider public right of way network to the north, as well as the provision of significant new footpath infrastructure around the site.

The location of the site provides a good context for journeys to be undertaken on foot and bicycle.



Heritage

There are no designated heritage assets within the site boundary. The completed archaeological and built heritage assessment concluded that the development site would not result in any adverse impacts to nearby assets with regards to their settings.

This has been confirmed by South Norfolk's Historic Environment Team who have not raised an objection to the development on heritage grounds.



Key Concepts

The proposed Land south of Norwich Common could deliver approximately 630 dwellings including 208 affordable homes. Current proposals for the Site include a local centre, land for a new primary school and apartments with care alongside a Neighbourhood Equipped Area of Play (NEAP) and a community park creating accessible recreational opportunities for both new and existing residents.

The vision for the Site has been informed by a series of key concepts that respond directly to the existing characteristics:

- Locate development within a strong network of green infrastructure, complementing existing tree and hedgerow planting with new areas of formal and informal open space and landscape features
- Provide a substantial landscape buffer along the eastern boundary to create a soft edge for the approach to Wymondham
- Provide sufficient land for the delivery of a new primary school to serve both new and existing residents
- Provide a local centre along Norwich Common
- Provide new and enhanced connectivity for pedestrians and cyclists, helping to integrate the site into the existing urban area, whilst promoting access to the wider countryside
- Deliver a wide range of high quality, market and affordable. In accordance with local policy requirements, 33% of the on-site housing would be affordable, to address the acute affordability issues affecting the local housing market.



Key Benefits



Equipped areas of play



Newly accessible open space



Diversifying the range of on-site habitats and net biodiversity gains



High quality market housing and affordable homes



Land for a primary school



A local centre



Extra care apartment