Statement of Community Involvement

Proposed development of 64 Houses
Land off Wyngates, Blofield
Norwich

For Norfolk Homes Limited

February 2013
Introduction

1. In accordance with section 122 of the Localism Act 2011 (although not yet in force at the time of writing) and Broadland District Council’s Community Involvement Protocol, the applicants have consulted with the local community, together with statutory and other consultees, and the District Council.

2. Paragraph 66 of the National Planning Policy Framework advises that applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. It indicates that proposals that can demonstrate this in developing the design of new development should be looked on more favourably.

Consultation with the Local Community

3. Blofield Parish Council were the first point of local contact in November 2012 to outline the public consultation process for the future planning application. Briefing information was also supplied to the local ward members of Broadland District Council.

4. During week commencing 5 December the proposals were introduced on the Norfolk Homes website. This profiled a down-loadable version of the sketch layout of the proposed development and also provided information on the background to the scheme (see Appendix A). An email address for comments was also provided.

5. A public exhibition was held at Blofield Courthouse, Yarmouth Road, Blofield on Monday 17 December 2012 16:00 – 20:00). This was publicised in advance, week commencing 5 December 2012, via:

   • leaflets delivered to approximately 600 homes throughout the village (Appendix B) which gave details of the public exhibition, the above-mentioned website address for viewing information on the proposed homes and an email address for comments
   
   • advertisements in the Eastern Daily Press on 11 and 14 December 2012 (Appendix C)
   
   • inclusion on the Blofield Parish Council website, which contained details of the event, a copy of the leaflet and the address for the Norfolk Homes website (Appendix D).

6. Key local stakeholders, including Ward Councillors and Parish Councillors were also invited.

7. The exhibition was hosted by representative from Norfolk Homes and members of the project team, being the architect and planning consultant. Seven exhibition boards were displayed to provide some background information to the proposals and to stimulate discussions (Appendix E). Consultation response forms were provided for attendees to complete (Appendix F) with a 'letter box' provided to deposit the completed forms. Residents were also encouraged to submit comments via email given on the leaflet and websites if they wanted to do so after the exhibition.

8. The exhibition was well attended with 41 people signing the attendance register, although it was estimated that around 60 people were in attendance.
9. During the exhibition 10 completed comment forms were received. Post-exhibition emails and letters were received from 13 individuals. A précis of these is provided in Appendix G of this Statement. A wide range of issues were raised, covering the general principle of development in the village and site specific matters. The main issues being:

- Principle of further development in the village in addition to the other sites
- Increased demand on amenities and services in the village, particularly the Primary School
- Vehicular access via Wyngates
- Vehicular access/egress to/from A47 – junctions and route through village
- Proposed dwellings adjoining existing properties
- Public open space – the use and security to existing adjoining properties
- Surface water drainage and existing problems with run-off water flooding properties.
- Density/number of houses

10. Presentation made to Blofield Parish Council meeting on Monday 14th January 2013, again attended by representative from Norfolk Homes, the architect and planning consultant. This again was advertised on the Blofield Parish Council website.

11. Post-exhibition and Parish Council meeting members of the project team were invited by some residents on Yarmouth Road who adjoin the site to view it from their properties and gardens with particular reference to the difference in ground levels between the existing properties and those proposed on the site, plus a discussion on existing land drainage/flooding problems and how these would be alleviated by the proposed housing scheme.

12. A further meeting was held with some of the residents of Manor Ridge to discuss the emerging layout of the site in more detail, particularly how the housing area, especially Plot 43, related to their properties and also the options available for boundary treatment between the public open space and their rear gardens.

13. Residents in Wyngates have also remained in contact via the phone and email to keep up to-date on when a revised layout drawing would be available following the public meetings.

**Liaison with Broadland District Council**

14. A Screening Opinion request under the Environmental Impact Assessment Regulations was submitted to Broadland District Council on 4 December 2012, this contained a description of the proposed development and identification of the most likely issues to be encountered. The decision that an Environmental Impact Assessment was not necessary was received on 11 January 2013, following consultation with various consultees by the Council.
15. A pre-application meeting for informal discussion of the proposal was held with the Development Control officer from Broadland District Council on 13 February 2013.

Consultations with Technical Stakeholders & Service Providers

16. Throughout the process of preparing this application for planning permission, various statutory consultees have been approached and informed of this proposed development. Significant dialogue has occurred in association with the technical studies that have been undertaken and now accompany this application. The organisations consulted as part of the pre-application process and preparation of this detailed planning application include:

- Norfolk County Council – Highways
- Norfolk County Council – Planning Obligations
- Anglian Water
- Environment Agency
- Norfolk Historic Environment Service
- Broadland District Council – Planning Department
- Broadland District Council – Environmental Health Department
- Broadland District Council – Housing Department
- Utilities Providers

Conclusions

17. The applicants have undertaken extensive consultation with the local community, Council officers and other key consultees and stakeholders in the preparation of this application for planning permission. The development proposals have been adapted and amended to meet and reflect some of the issues raised by those with whom Norfolk Homes and the project team have consulted. The main changes in this respect can be summarised as follows:

- changes to the relationship between the proposed houses and existing properties adjoining the site, resulting in;
  - distances between properties revised
  - lower density detached properties around the the perimeter of the site
  - bespoke house designs for 3 plots adjoining Yarmouth Road
- amendments to the plots on the northern boundary of the housing area, to overlook the public open space.

18. These and other issues raised through the pre-application consultation process are addressed in the various reports and supporting documentation that accompanies this application.
Proposed housing development, Wyngates, Blofield

Norfolk Homes are preparing a application for detailed planning permission on approximately 4.44 hectares of land off Wyngates, Blofield for 64 houses plus a substantial area of public open space. The site offers an opportunity for sustainable development that is available, suitable and achievable.

An exhibition of the latest plans will be held at the Blofield Courthouse on Monday 17 December between 4 – 8pm. Members of the project team and Norfolk Homes will be present to discuss the proposals.

Norfolk Homes is a Norfolk company, privately owned and have been building new homes in Norfolk for over 25 years. They are renowned for providing attractive, carefully planned developments and for the quality and specification of the homes they build. In respect to the local area they take great care in planning the layout of the sites and design homes that architecturally complement the local style.

Below are a number of attachment folders taken into account in the design of the housing layout:

- Frease — Limited number of trees around the site, mainly along the western boundary with little effect on the proposed housing layout.
- Flood Risk — The site is located within Flood Zone 1. The intention is to provide a SUDS scheme on site. Investigations have identified possible solutions. With regard to foul water drainage a Anglian Water have confirmed in pre-development inquiries that sewer and treatment works capacity is available.
- Landscape — The site is well related to and well contained within the existing settlement; it is enveloped on three sides by existing development and it is essentially cut off from the wider countryside to the north by the A14 bypass. The landscape is therefore considered to be of a low sensitivity and a high capacity to accommodate new housing, subject to siting and design.
- Archaeological — An assessment of the site has revealed very limited archaeological interest on the site. Any potential minor remains that may be found should not affect the design and layout of the proposed houses.
- Noise — The majority of the site, in its current state as open land, falls within the noise category NE2A, whereas noise is not an issue, and a small area in the north-east of the site is within category NE2, where the noise has to be taken into account in the design of the development. The design and layout of the housing, which incorporates a significant amount of open space to the north, is considered to be capable of offering suitable mitigation if required, and design features should provide an improvement on the environment experienced by existing residents around the site.
- Ecology — The agricultural use of the land and limited semi natural vegetation within the site means there is little ecological interest on the site. The proposed development would offer the opportunity for biodiversity enhancements to be made.
- Highways & Transport — Vehicular access is to be provide off Wyngates which is served by Yarmouth Road. The number of proposed houses combined with the existing properties served by Wyngates is within the number permissible of this standard of road. The site is well located to provide good access to local facilities and local amenities, and will not adversely impact on the existing traffic and local transport network. The design and layout of the site has taken into consideration all these factors and the surrounding context of the location.

Comments

The views of local residents are welcomed prior to submission of the application in the early part of 2013.

Comments on the proposal can be made at a exhibition on the comment slips provided, or sent to:

info@whitworthplanning.co.uk
Whitworth Planning Limited
Beech Grove Innovation Centre
Blaxton Park
Great barton
Norfolk
NR11 1RA

Download Brochure Here
Appendix B

Leaflet Delivered to Homes in Village
Norfolk Homes are preparing an application for detailed planning permission on approximately 2.1 hectares of land off Norlings, Blofield for 62 houses plus a substantial area of public open space.

The site offers an opportunity for sustainable development, that is available, suitable and achievable.

So who are Norfolk Homes?

We are a Norfolk company, privately owned and have been building fine homes in Norfolk for over 30 years. We are committed to the development of sustainable, environmentally friendly homes and for the public and satisfaction of the homes we build, in respect to the local area we have great care in ensuring that the feel and design of the new developments complement the local area.

An exhibition of the latest plans will be held at the Blofield Courthouse on Monday 17 December between 4 – 8pm.

Members of the project team and Norfolk Homes will be present to discuss the proposals.

we’d like to be your new neighbours...

Norfolk Homes
Blofield - Public Exhibition by Norfolk Homes.

We'd like to be your new neighbours!

Norfolk Homes are preparing an application for detailed planning permission on approximately 4.44 hectares of land off Wyngates, off Yarmouth Road, Blofield for 64 houses plus a substantial area of public open space. The site offers an opportunity for sustainable development that is available, suitable and achievable.

Members of the project team and Norfolk Homes will be present to discuss the proposals.

The exhibition is to be held at the Blofield Courthouse on Monday 17 December between 4 – 8pm.

You are also able to view further details on the Norfolk Homes website at: www.norfolkhomes.co.uk/page/451/latest-news

Norfolk Homes
www.norfolkhomes.co.uk
BLOFIELD: Norfolk Homes Planning Exhibition
Proposed Housing Development – Monday 17th December 2012

Norfolk Homes are preparing an application for detailed planning permission on approximately 4.44 hectares of land off Wyngates Blosfield for 64 houses plus substantial area of public open space. The site offers an opportunity for sustainable development that is available, suitable and achievable.

So who are Norfolk Homes?
We are a Norfolk company privately owned and have been building new homes in Norfolk for over 25 years. We are renowned for providing attractive, carefully planned developments and for the quality and specification of the homes we build. In respect to the local area we take great care in planning the layout of the sites and design homes that architecturally complement the local style.

An Exhibition of the latest plans will be held at the Blosfield Courthouse on Monday 17th December Between 4-8pm

Members of the project team and Norfolk Homes will be present to discuss the proposals.

Comments on the proposal can be sent to:
info@wheatmanplanning.co.uk
Wheatman Planning Limited
Beacon Innovation Centre, Beacon Park,
Gorleston, Norfolk NR31 7RA

You are also able to view further details on the Norfolk Homes website at
www.norfolkhomes.co.uk/page.php?page=451/latest-news

Please also find the link to the relevant page on the Norfolk Homes website which includes a brief summary of investigations etc and a link to download the current layout drawing, (this is a draft drawing at this stage pending the outcome of the consultations)

click here >> http://www.norfolkhomes.co.uk/page.php?pid=458&news_id=21
PROPOSED RESIDENTIAL DEVELOPMENT
Land off Wyngates, Yarmouth Rd, Blofield.

Norfolk Homes Limited is preparing a planning application for approximately 60 - 70 new homes and a Public open space on land off Wyngates, Yarmouth Road, Blofield.

We invite your comments on the proposals.
The Site and the Surrounding Area has been Surveyed in detail to determine the Influences and Opportunities present in this location. The site topography, neighbouring boundaries and local Architectural Styles are shown below. Enabling the design of the development to be sensitively advanced.
When considering a site we need to understand the surroundings as well as the site itself to ensure that our design compliments its location. We have therefore analysed both the site constraints and opportunities as demonstrated on the drawings below.

**SITE CONSTRAINTS**

The constraints assessment enables us to start formulating ideas around the characteristics of the site and the surrounding area.

We can start to incorporate ideas emerging from further assessment work which is undertaken by specialist consultants working on:

- transport
- ecology
- trees
- road layout and drainage
- landscape and design.

An overview of the constraints presented by the site and surrounding area:

- Topography
- Landscape (integration of new development to minimise impact)
- Ecology - protection of trees and boundary hedges
- Overshadowing by trees
- Drainage

Some of these items are represented on the plan shown to the left, together with thoughts as to implications and how these might be addressed in considering possible forms of development.

**SITE OPPORTUNITIES**
PROPOSED SITE PLAN.
Presented below is the Proposed Site Plan sketch which has been developed by full analysis of the local Site influences and development of the Site Opportunities.
PROPOSED PERSPECTIVES.
Indicative Sketch Perspective views of the proposed scheme.

PERSPECTIVE VIEW "A" - Looking North West.

PERSPECTIVE LOCATION PLAN
SHOWN AS —

PERSPECTIVE VIEW "B" - Looking South.

PERSPECTIVE VIEW "C" - looking South West.
NORFOLK HOMES LTD

Norfolk Homes was founded in 1985, and have concentrated on developing sites in Norfolk. Designed by selected local Architects to reflect the local vernacular of the area. Their houses meet the needs of modern day living and provide excellent energy efficiency.

Norfolk Homes have developed a palette of floor layouts that have evolved over time to reflect family needs based upon the feedback from customers. Many of the sites developed include bespoke designs which have been created as appropriate to their settings. The result is to offer well proportioned homes built to an unrivalled specification in sought after locations, whilst adding to traditional values, modern innovation and forward thinking.
Appendix F

Consultation Feedback Form
Comments Sheet

Thank you for attending the exhibition, we value your comments. Please complete this sheet with any comments you may have on the proposed housing.

This completed sheet can be placed in the Comments Box, or if you wish to complete it later please post to:

Wheatman Planning Ltd, Beacon Innovation Centre, Beacon Park, Gorleston, Norfolk NR31 7RA

Or email your comments to info@wheatmanplanning.co.uk
Appendix G

Exhibition Comments and Responses
Timing of Exhibition and Preparation of Scheme

*Statement* - The exhibition was held as the first stage of gaining public comments and feedback on the draft scheme. The meeting with Blofield Parish Council on 14 January 2013 is a further step in this initial process; it is not intended to go to the Parish Council with any revisions resulting from the public exhibition, but to give them the background to the proposals and the findings and concerns that have been raised to date. The Parish Council will not be making any formal decision on the proposals until the planning application is submitted to Broadland District Council. The current stage of the process is about gathering comments and acting on them where further information or redesign of the scheme is considered appropriate, leading to the proposals that will form the planning application when it is submitted.

Demands on Amenities and Services in the Village

*Statement* - Several residents have raised this issue in a general, non specific, manner. Specific queries raised so far:

- **Primary School**
  
  *Statement* - Consultation has taken place with Norfolk County Council as the responsible Education Authority and they have identified the school as one that is planned for expansion. Financial contributions are required from house builders towards education facilities to cater for the additional demand place on facilities. Under the current regime for contributions the County Council have identified that 64 dwellings would generate 16 children of Primary School age and therefore require £186,300 and 9 children of High School & 6th Form age for which the contribution would be £383,300.

Vehicular Access:

- **Wyngates**
  
  *Statement* - Wyngates is 5.5m wide and has 2 no. 2.0m wide footpaths each side. Wyngates, once it passes the two garages between nos. 2 and 3 narrows to approximately 4m wide. Our highway consultants advise that once the road is extended for this development Wyngates will be a side road and will have to give way to traffic from the new development; the County Highway Authority have no objection to this proposal based on current highway standards. Again the road could be narrowed to 4.8m wide with footpaths of 1.5m wide each side allowing an improved visibility splay for the side road. At the moment the junction is being used as a bend which is a sharp bend to say the least.

- **A47**
  
  *Statement* - The Highway Agency are the relevant highway authority as the A47 is a trunk road. Consultation with them has resulted in no objections being received.

Proposed Dwellings adjoining eastern boundary of the site to Wyngates

*Statement* - At the public exhibition meeting it was agreed to have the larger houses along the eastern boundary adjacent to Wyngates and back to back distances and potential overlooking will be carefully considered.

Eastern boundary of site to Wyngates

*Statement* - the precise boundary position is unknown by either parties so a pragmatic solution could reasonably be done to suit the existing residents (as Norfolk Homes have no strong preference). At the public exhibition, when this issue was raised by residents they seemed most agreeable to the suggestion from Norfolk Homes of a 2m high chainlink fence erected on the Norfolk Homes side of the hedge (who wish to retain the hedge) and this new chainlink
fence is decreed ‘the boundary’ by Norfolk Homes formally in writing to whomever it may concern.

**Relationship of proposed houses with existing properties on Yarmouth Road**

Statement – several properties adjoin the southern boundary of the site, these are at a lower level. Perceived issue of possible overlooking of gardens and rooms by the new houses. Also problem of surface water run off from the land into one or two gardens of existing properties. Agreed that architect, drainage engineer and planning consultant visit the affected properties. Following this visit amendments to the scheme have been made, with bespoke houses designs on three of the adjoining plots to avoid overlooking. Although the development of the site will collect surface water and thereby ameliorate the current problems with run-off, it has been agreed a French drain be also installed along the southern boundary of the site.

**Security of rear boundaries to properties on Manor Ridge**

Statement – these properties adjoin the public open space (subsequent amendment to the scheme has part of the boundary to Plot 43 adjoining No. 16 Manor Ridge). In advance of a detailed design/use for the public open space being considered with the local community, it has been suggested scheme to afford security, in accordance with Secure by Design initiative, is to provided an enhanced planted strip to the rear of the existing boundaries and also erect a fence to protect the planting.

**Provision of Open Space**

Statement - Principal has been suggested, noting both Broadland District Council and Blofield Parish Council resolution that there is a shortfall of open space in the village, and all ideas on the future use of this area are welcomed to take this forward as the community at large best decree.

**Surface Water Drainage and Flooding Potential to existing properties**

Statement - The Environment Agency will require the surface water drainage scheme for the site to accommodate a 1 in 100yr + 30% allowance climate change; this will be a system of collection and attenuation involving the existing surface water sewer with attenuation on site of flows to the off-site system. This would greatly improve the current situation of surface-water run-off from the land at times of saturated ground conditions.

**Speed of Construction**

Statement - 3 years would be a typical build period, ie final consents post-planning permission, cold start and about 25/30dw pa. We have no doubts whatsoever about demand, and this is witnessed by the fact that Norfolk Homes not only already own and control the land but they are making a ‘full’ application instead of a speculative outline application.