

Site Assessment – LP[003]013 Land to the west of Grove Road, Banham

The site has been assessed in accordance with the Site Selection Topic Paper methodology. A summary of the process is provided followed by the detailed assessment including sustainability appraisal, sequential test, housing and economic land availability assessment, historic characterisation study and comments from Norfolk County Council Highways Authority.

Stage 1 – Site Selection

The site was submitted by Goymour Properties Ltd. to the Planning Policy Team outside the formal consultation process in February 2017. The site was not assessed at this time due to the potential for delay in finalising parts of the evidence base. The site has now been assessed in order to inform the Local Plan examination, to demonstrate that all sites submitted have been assessed and considered.

Stage 2 – Sustainability Appraisal

The site has been assessed against the 19 SA objectives. The site performs the same as proposed allocated sites LP[003]009 and LP[003]012 in respect of all categories. The site is therefore considered a reasonable option for development in general sustainability terms.

Stage 3 – Site Assessment

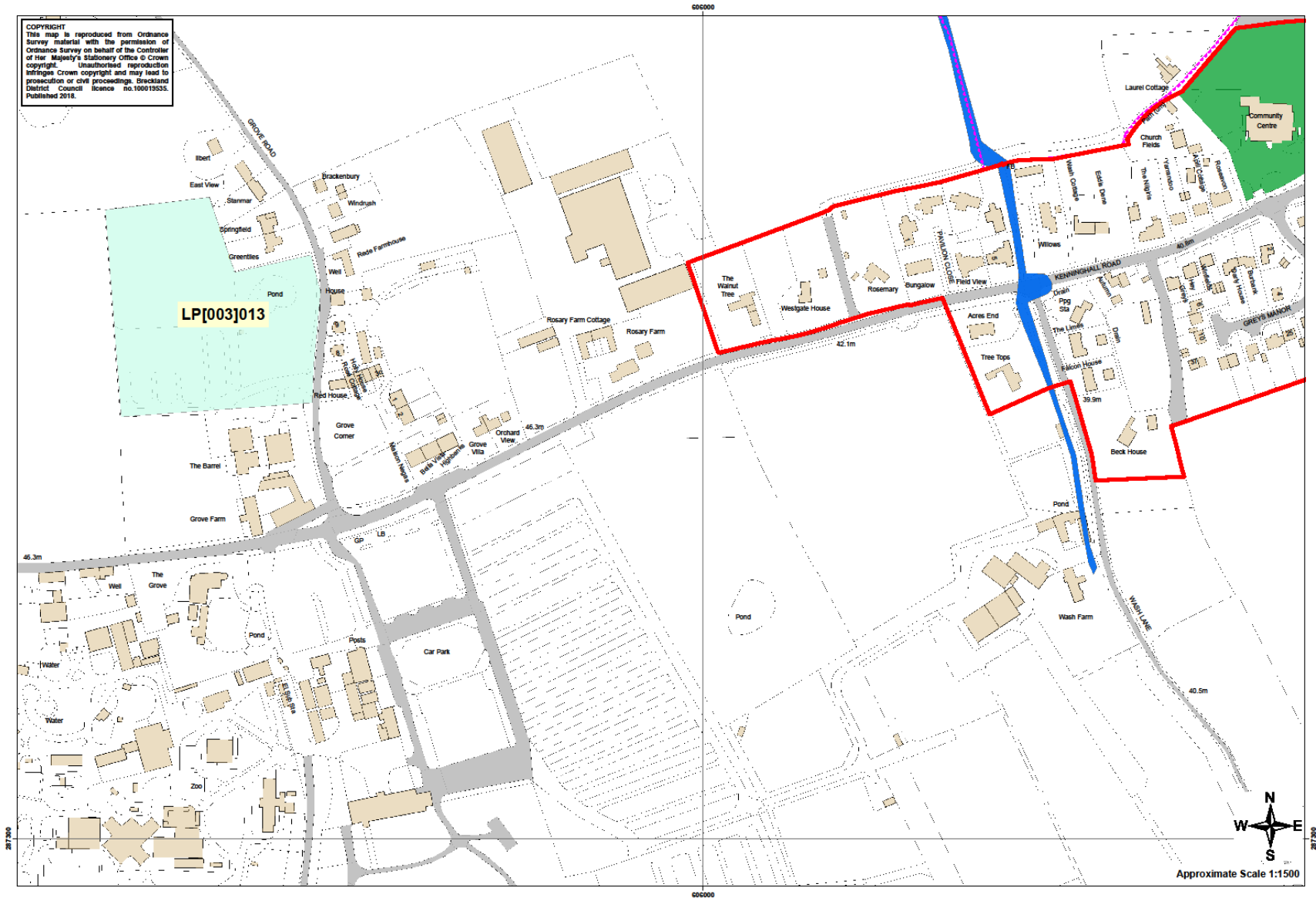
The site has been assessed against the methodology for the Housing and Economic Land Availability Assessment (LP/H/8). The results of the site assessment is shown on pages 3 and 4.

Stage 4 – Consultation Feedback

For sites assessed during the production of the Local Plan, the opportunity was provided at key consultation stages for members of the public, Parish Councils and other statutory consultees to comment on each submitted site. If the Local Plan was modified to allocate the site, all modifications will be subject to a six week consultation which would enable comments to be submitted and considered. A full consultation has not informed the assessment process at this point.

Stage 5 – Site Specific Issues

The site selection process was aided by consideration of site specific issues in relation to consideration of the impact on the historic environment through the Historic Characterisation Topic Paper (LP/E/4), consideration of flood risk in the Sequential Test (LP/E/7) aided by consultation with Norfolk County Council as the Lead Local Flood Authority, and consideration of the impact on the highway network informed through consultation with Norfolk County Council Highways Authority (LP/V/10). This has been undertaken as shown on the following pages. Note - an attempt to contact Historic England was also made, any comments will be forwarded on to the Programme Officer in due course.



Sustainability Appraisal

Site Reference	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Summary
LP[003]013 Land to the West of Grove Road	-	-	-	0	+	+	0	0	-	0	+	0	+	+	0	+	-	0	0	*

* Summary comments (SA):

The site scores negatively against criteria relating to the loss of undeveloped land, loss of higher grade agricultural land and is in an area of moderate/high landscape sensitivity. The site scores positively in relation to access to services, improving health and wellbeing of the population and ensuring all groups have access to housing that meets their needs.

Housing and Economic Land Availability Assessment

Site Address	Land to the West of Grove Road	Parish	Banham
Current Planning Status	No relevant planning history		
Site Size	1.47	Local Plan Reference	LP[003]013
Greenfield/Brownfield	Greenfield	Proposed Use	Residential
Ownership	Goymour Properties Ltd		
Absolute Constraints Check			
SPA,SAC,SSSI or Ramsar	<input type="checkbox"/>	National Nature Reserve	<input type="checkbox"/>
Ancient Woodland	<input type="checkbox"/>	Flood Risk Zone 3b	<input type="checkbox"/>
Scheduled Ancient Monument	<input type="checkbox"/>	Statutory Allotments	<input type="checkbox"/>
Local Green Space	<input type="checkbox"/>	Exclude from Study	<input type="checkbox"/>
Development Potential	29		
Density Calculator	Local Service Centre 25dph		
Constraint	Score	Comment	
Access to Site	Green		
Accessibility to local services	Green		
Utilities Capacity	Green		
Contamination	Green	Concrete hardstanding for Caravans, no known contamination	
Flood Risk	Green		
Market Attractiveness	Green		
Impact	Score	Comment	
Nationally and Locally Significant Landscapes	Green		
Townscape	Amber	Banham Fringe moderate/high sensitivity (LCA 2007)	
Biodiversity and Geodiversity	Green		
Historic Environment	Amber	Site opposite Grade II Listed Grove Cottages	

Open Space	Green
Transport and Roads	Green
Compatibility with adjoining uses	Green
Local Plan Designation	
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Availability Assessment	
Marketing	The site has been put forward through the Local Plan site selection process
Availability	Within 5 years
Build Out Rate	n/a
Achievability	The site has been promoted by agent Cheffins through the Local Plan and is in the ownership of Goymour Properties Ltd.
Overcoming Constraints	No severe constraints have been identified
Trajectory of Development	n/a
Barriers to Development	No major barriers to the development of the site have been identified
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Conclusion	The site is considered suitable, available and achievable for residential development.

Historic Characterisation Study - Addendum

Site Reference	LP[003]013
Site Location	Land to the west of Grove Road, Banham
Buffer Zone	500m

Stage 1 Desktop Assessment

Designated Heritage Asset	Yes/No	Name and Location
Listed Building	Yes	Grade II Listed Grove Cottages; Grade II White House; Grade II Listed Wash Farmhouse
Conservation Area	No	Banham Conservation Area
Scheduled Monument	No	
Registered Park and Garden	No	

Stage 2 Site Survey

Site description (including form and character, materials, massing and scale)

Previously undeveloped land in use as a paddock and noted to previously have been used for camping/caravanning with some areas of hardstanding for vehicles. To the west lies open countryside. The site is adjacent to low density, mixed residential development along Grove Road. This area is over 300m from Banham settlement boundary and is screened from the Conservation Area by development on Grove Road.

Impact on designated heritage assets within the vicinity

Within the buffer but not visible from site. The site is within the setting of the Grade II Listed Grove Cottages, however the cottages are not facing the site and are immediately adjacent to more modern residential dwellings.

Are there any non designated heritage assets within the vicinity?

None.

Landscape impact (including key views and topography)

The site is visible from Kenninghall Road to the south west of the site. There is development on all boundaries of the site apart from the west, therefore low density development on the frontage of the site would be viewed in the context of existing development along Grove Road. Any impact could be reduced by consideration of design, density and screening of the development.

Prominent trees and other natural landscape features (both within and adjacent to the site)

Small pond on site surrounded by trees and other vegetation. Hedgerow on boundaries. Northern boundary on the edge of a small woodland.

Policy requirements – consideration of type/design/layout of development appropriate on the site

Development proposals must demonstrate that a full analysis of the immediate and wider context of the site has been undertaken so as to inform an appropriate design response. In this particular instance, the location within the conservation area and the established pattern of adjacent mixed development will be additional factors in the formation of proposals.

Conclusions and RAG rating

	<p>Retain site subject to policy requirements and updated development considerations. The following updates are required:</p> <ul style="list-style-type: none">• Respect the setting of the Grade II listed Grove Cottages & the established pattern of adjacent mixed development.• Minimise the impact on the wider landscape and consider key views towards the site from Kenninghall Road.• Retain and enhance the pond as a distinctive landscape and biodiversity feature, where possible.
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Sequential Test

Settlement	Site ref	Area (ha)	No of dwellings	Flood Zone	Adj. flood zone 2/3/3b	Surface water flood risk	Surface water flood risk (% affected)	Groundwater vulnerability	LLFA comments
Banham	LP[003]013	1.47	29	1	N	N/A	N/A	<25	See overleaf

via e-mail

Ms Jemma March
Planning Policy Team
Breckland Council
Elizabeth House
Walpole Loke
DEREHAM
Norfolk
NR19 1EE

NCC contact number: 0344 800 8020
Textphone: 0344 800 8011

Your Ref: LP(003)013
Date: 28 June 2018

My Ref: FWS/18/3/6735
Tel No.: 01603 638082
Email: llfa@norfolk.gov.uk

Dear Ms March

Town and County Planning (Development Management Procedure) (England) Order 2015
Additional Local Plan allocation LP(003)013 at Land West of Grove Road Banham

Thank you for your consultation on the above site, received on 25 March 2018. We have reviewed the allocation boundary plan as submitted and wish to make the following comments.

We have reviewed this proposed residential site against information we hold and see that it has a few constraints.

We would recommend that standard flood risk assessment and drainage strategy are provided with any planning application. This would be a simple review the local issues including the local reports of flooding, pond inlets/outlet and control (e.g. groundwater or rainwater) and how surface water runoff from development will be managed. Infiltration should be employed for SuDS as the first step on the hierarchy but we have no information if this is achievable. As there are no watercourses immediately in the vicinity of the site and we are not aware of any surface water or combined sewers the drainage strategy may rely solely on infiltration. It is not possible to infiltrate, an alternative such as building a connection to a watercourse (300-500m away) may be of a significant cost and affect the viability or the ability to deliver the site.

We are also unaware if this site would be classed as brownfield, as we see there are some buildings/roadways on the plan and so would also have possible limitations on the discharge of surface water to ground (i.e. as the previous use is unknown (possible stable/farm) or of contamination could be present and be mobilised by infiltration drainage).

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For information there is no apparent flood risk in relation to the Risk of Flooding from Surface Water identified for this site as it appears to be at the very head of the local water catchments. It is important to note that we do have records of flooding locally on Kenninghall Road on three occasions from May/June 2016. The report of flooding is recorded as flooding internal property where the threshold is lower than surrounding highway and car parking area. We have yet to investigate this incident of flooding and publish the findings however there may also be issues of maintenance on local drainage. We also note that there is a pond within the site and as it appears relatively deep and could be a borrow pit which holds rainwater or a glacial feature which is controlled by groundwater levels. It would not be acceptable to discharge surface water from a development to this pond. To protect groundwater quality, infiltration drainage should be shown to be discharge at least 1.2m above seasonally high groundwater levels.

Further guidance on the information required by the LLFA from any applicants can be found at <https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>.

Yours sincerely,

Elaine

Elaine Simpson
Senior Flood Risk Officer

Lead Local Flood Authority

Disclaimer

We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue.

Norfolk County Council Highway Authority comments

(Received by email 25/06/18)

Banham site LP[003]013

The proposed residential site has access onto Grove Road via Kenninghall Road. The local road network is considered to be inadequate to support allocation of the site as Grove Road is of substandard width and lacks footway provision with no likelihood of suitable improvements being achieved. The County Council as Highway Authority objects to allocation of this site.

From: [Doleman, Richard](#)
To: [March, Jemma](#)
Cc: [Grimes, Hannah](#); [Mann, James](#)
Subject: RE: Banham site for assessment
Date: 25 June 2018 13:37:22

Hi Jemma

The minute won't be signed off for another couple of weeks, so use the text below as a formal reply.

Banham site LP[003]013

The proposed residential site has access onto Grove Road via Kenninghall Road.

The local road network is considered to be inadequate to support allocation of the site as Grove Road is of substandard width and lacks footway provision with no likelihood of suitable improvements being achieved. The County Council as Highway Authority objects to allocation of this site.

Kenninghall Housing Allocation 1 - Land off Powell Close (LP[051]003)

There is no highway objection to the proposed allocation of at least 15 dwellings off Powell Close

Regards

Richard

Richard Doleman
Infrastructure Development
Community and Environmental Services
Norfolk County Council

General enquiries 0344 800 8020 or information@norfolk.gov.uk
www.norfolk.gov.uk

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Site Assessment Conclusion

Settlement	Site Reference	Address	Site Size (ha)	Summary of site assessment
Banham	LP[003]013	Land to the west of Grove Road	1.47	<p>The site scores neutrally and positively against the sustainability criteria. The site is within walking distance of services and facilities but is further removed from the defined settlement boundary than other site options. The site is not subject to flood risk and is unlikely to have an adverse impact on the historic environment and wider landscape.</p> <p>The site is subject to an objection from Norfolk County Council as Highways Authority as the local road network is considered inadequate to support the allocation. The site</p>

Site Assessment – LP[051]003 Land off Powell Close, Kenninghall Housing Allocation 1

Norfolk County Council as the Highway Authority have reviewed the further evidence provided by Richard Jackson Engineering as part of Bidwell's representation (RS26). Upon further review the Highway Authority have raised no objection to the evidence provided stating:

Kenninghall Housing Allocation 1 - Land off Powell Close (LP[051]003)

There is no highway objection to the proposed allocation of at least 15 dwellings off Powell Close

Norfolk County Council Highway Authority comments (Received by email 25/06/18)

As a result of this it is considered that the evidence provided is robust on highways grounds and Kenninghall Housing Allocation 1 should remain in the plan for development of at least 15 dwellings.