

BCKLWN revised response to Inspector's Question 6:

Allocation at Southery

1. Introduction

- 1.1 The Inspector has requested confirmation that Lions Close, as this would provide access for Site G85.1, has been adopted. The Inspector has also asked for clarification in relation to the 'brownfield' status of Site 55/1227. This paper will address both issues in turn.

2. G85.1 Southery – Land off Lions Close

- 2.1 Policy item 3 to Policy G85.1 Southery – Land off Lions Close, SADMP page 321, outlines the access requirements to enable the development to be realised as envisaged by the SADMP:

'3. Safe and suitable access being achieved with access off Lions Close, with Lions Close being adopted, to the satisfaction of the local highways agency;'

- 2.2 Norfolk County Council as Highways Authority (11/11/2015) have confirmed that Lions Close has been adopted. They state that adoption of Lions Close took place earlier this year (03/03/15). The confirmation of this is included as Appendix 1 of this paper.

3. Site 55/1227

- 3.1 Site 55/1227 is described as being a 'brownfield' site within the Sustainability Appraisal (SA01), page 227. Whilst the site does comprise a small element of previously developed land, in the form of two residential dwellings and storage buildings / previously used land, clearly the majority of the site is 'greenfield' in nature. Earlier submissions by the site proposer suggested that the site was 'brownfield'. This description has been carried through subsequent stages. However as noted a more accurate description is predominantly 'greenfield'. The 'greenfield' element comprises land classified as Grade 2 Agricultural Land.
- 3.2 The promotor of the site has clarified, with reference to previous correspondence from the local highway authority, that alternative access arrangements can be made without the need to utilise land outside of the their ownership. The Borough Council accepts this point.

4. Proposed Sustainability Appraisal modification

- 4.1 Based upon the issues discussed within this paper it is proposed to modify the Sustainability Appraisal (SA01) in order to accurately reflect the land composition and access arrangements of Site 55/1227, and the most recent Norfolk County Council Highway Authority comments in relation to Site G85.1 and 55/1227. This is attached as Appendix 2. These amendments do not however alter the view of the Borough Council on the substantial reason for not choosing the site as an allocation relative to the merits of Lions Close.

5. Conclusion

- 5.1 Lions Close has been adopted allowing Site G85.1 to be accessed. The 'brownfield / greenfield' composition, and access of Site 55/1227 has been clarified as the Borough Council belatedly understand the situation. In light of this information it is proposed to modify the Southery section of the Sustainability Appraisal based upon this information, and this update is included with this paper.

Appendix 1: Confirmation of Lions Close Adoption

From: Doleman, Richard <richard.doleman@norfolk.gov.uk> Sent: Wed 11/11/2015 15:22
To: Alex Fradley
Cc: Lightening, Darren; Hickling, Ros
Subject: RE: Confirmation of road adoption

Alex

Lions Close was adopted on 3 March 2015

Richard

From: Cumming, David
Sent: 11 November 2015 13:54
To: Hickling, Ros <ros.hickling@norfolk.gov.uk>; Lightening, Darren <darren.lightning@norfolk.gov.uk>
Cc: Alex.fradley@west-norfolk.gov.uk; Doleman, Richard <richard.doleman@norfolk.gov.uk>
Subject: Confirmation of road adoption

Hi, I've had a query from Alex Fradley at West Norfolk Borough about whether Lions Close in Southery has been adopted. They have a local plan enquiry and the inspector has asked for confirmation by the end of the week.

Are you able to get back to Alex to confirm please? I had a look at the mapping browser and it states that it is the U23733. However I wasn't 100% sure of the information of the mapping browser as there appears to be some contention that the road hasn't yet been adopted. Could you just clarify with him please. His contact details are:

Alex.fradley@west-norfolk.gov.uk

01553 616573

Many thanks

David

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Appendix 2: Modified Southery Suitability Appraisal

Southery - Sustainability Appraisal

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
55	++	+	o	XX	+	o	XX	X	o	#
1227	++	+	o	XX	+	o	#	XX	o	?
55 / 1227	++	+	o	XX	+	o	#	XX	o	?
176	+	+	o	X	+/x	o	XX	X	o	#
G85.1 (452)	++	+	o	XX	+	o	+	o	o	X
528	+	+	o	XX	+	o	X	XX	o	X
534	++	+	o	XX	+	o	#	XX	o	X
1226	++	+	o	XX	+/x	o	#	XX	o	?
749 & 100	+	+	o	XX	+	o	XX	X	o	#
750	+	+	o	XX	+	o	XX	XX	o	X

55/1227 – These two sites are within the same ownership and adjacent to one another, they are assessed together as the Local Highway Authority state that a combination of these two sites is their preferred arrangement rather than one of the sites alone, in order to gain a potential access. As previously the sites were considered separately and the achievement of safe access was considered unattainable by the Local Highway Authority. Two access arrangements may be achievable, the Local Highway Authority has stated that improvement to the footway and the junction with the B1160 would be required. One of the access arrangements relies upon land outside of the ownership of the land owner of Site 55/1227. This land is Highway Land that currently has amenity value for the Parish, and would need to be made available. Further discussions would therefore need to take place to secure that visibility between the land owner/agent of Site 55/1227, Southery Parish Council and the land owner. The second access arrangement utilises land within Site 55/127 and does not rely upon the use of the Highway Land. Accordingly the site scores '#' (dependent upon implementation) for the factor 'Highways and Transport'. The Sustainability Appraisal identifies negative impacts for the factors 'landscape & amenity' as development of Site 55/1227 would result in short, medium and long distance views of the countryside from a relatively central location being lost, diminishing the rural character of the settlement. Development here could also have an impact upon the amenity land that is currently used by the Parish. There is a small element of the site that could be classed as 'brownfield' this comprises residential properties that appear to currently be in occupation and a number of storage buildings, however the majority of the site is 'greenfield' classified as Grade 2 Agricultural land, and so Site 55/1227 has been assessed accordingly with the negative scoring in the factor 'economy B food production'. The site is centrally located and therefore close to village services, hence the positive score for this factor, although some improvements to footway would be required. Site 55/1227 is located to the east of Lynn Road close to the centre of Southery. The site is not subject to flood risk (zone 1) and there are no known heritage issues.

176 - Sustainability Appraisal identifies significant negative effects for the factors 'highways & transport' and 'economy B food production' although the latter is a constraint associated with the settlement and so applies to all the growth options. Site is outside the built up area of Southery adjacent to the A10. The Highway Authority considers the site has only limited road frontage and would not be able to provide safe access. Site is partially located within Flood Zone 2 and 3 but the unconstrained area would be suitable. Development of the site would result in the loss of agricultural land (classification grade 1 and 3). The historic significance is unknown. Site access is obtainable yet limited.

G85.1 (452) - The site scores well in relation to the indicator 'access to services' as it is located within the centre of the settlement and within close proximity to services. In comparison to other sites development is likely to be well screened and have minimal impact in terms of landscape and amenity, due to the configuration of the settlement pattern at this locality and because the development of the site would act as an extension to an existing residential development. In terms of flood risk, the site is at low risk (flood zone 1). The site performs poorly in relation to the indicator 'food production' as development would result in the loss of high quality Grade 2 Agricultural land, however this applies to the majority of the settlement and all the options proposed for growth. Scoring for 'highways & transport' is positive as the Local Highway Authority support the inclusion of this site within the Plan, and Lions Close has recently, March 2015, been adopted, and this enables access arrangements to the site to be realised. There are no known heritage issues.

528 – Sustainability Appraisal identifies negative effects for ‘economy B food production’ and ‘landscape & amenity’. Site is located to the East of the built environment boundary of Southery close to a number of existing residential communities. The site is somewhat detached from the amenities and services of the village with additional pedestrian footpaths desirable. Development of this site would result in increased vehicular movement on Ringmore Road which it is unsuitable.

534 - Sustainability Appraisal identifies negative effects for ‘economy B food production’ and ‘landscape & amenity’. Site is identified as one of the large plots submitted for consideration and would indeed be excess in size for the allocation of 15 homes. Development of the site would encroach into the countryside and wouldn’t be in- keeping with the existing settlement pattern. Site is well served with good access to services of Southery but somewhat detached for pedestrian movement. In terms of flood risk the majority of the site is low risk (flood zone 1). The Highways Authority consider that safe access can be achieved for small scale development on this site.

1226 - Sustainability Appraisal identifies negative effects for ‘economy B food production’ and ‘landscape & amenity’ as development of this site would result in the loss of Grade 2 Agricultural Land and development would not be in-keeping with the existing development pattern seen in Southery. The historic significance is unknown. The site is well served with access to the key services and amenities of Southery. Site is a green field site with the majority of the site located outside the built environment boundary with part of the site in Flood Zone 1 and part in Flood Zone 2. The site is unsustainable on highway grounds with access to the site is very limited and this would further aid a negative impact on the character of the area.

749/100 - Sustainability Appraisal identifies no significant negative effects. Site is close to village services and the school and the village but not well served in terms of access. The site is well integrated in the settlement. The site is just outside the Built Environment Boundary but adjacent to a number of established dwellings. Site is not subject to flood risk (zone 1). Development of the site would result in the loss of agricultural land (classification grade 2). The historic significance is unknown. Site access may be obtainable subject to Highway Authority assessment.

750 - Site is located to the East of the built environment boundary of Southery close to a number of existing residential communities. The site is somewhat detached from the amenities and services of the village with additional pedestrian footpaths desirable, hence the negative score in relation to ‘highways & transport’. Development of this site would result in increased vehicular movement on Ringmore Road which is unsuitable. As with all sites a negative is scored in the factor ‘economy B food production’. The site also performs poorly in relation to ‘landscape & amenity’.

Discussion

- The Local Highway Authority previously indicated that it would object to the preferred Site G85.1 unless Lions Close (through which access would be taken) was upgraded to adoptable standard. Lions Close has now been adopted and the Local Highway Authority supports the inclusion of Site G85.1 within the Plan. The Local Highway Authority has stated that access to Site 55/1227 would rely upon upgrades to the local footways, the junction with the B1160, one access arrangement for the site would rely upon the use of Highway Land that currently has amenity use for the Parish, it is however acknowledged that there is an alternative access arrangement, which would not involve the use of the Highway Land.
- Southey Parish Council issues no opinion on any site, preferred or non-preferred, but strongly feel that prior to any form of development within the village, the drainage and sewage facilities would need to be upgraded. Site G85.1 and Site 55/1227 have been assessed with no further comment on any of the other alternative sites so it is not possible to identify a public consensus.
- The Sustainability Appraisal indicates no one option would result in a highly positive effect in the majority of categories; therefore the selection of a preferred option for development is dependent on judgement on the combination of advantages and disadvantages of the competing sites.

Conclusion

- The identified site G85.1 (452) remains overall an appropriate choice, having a relatively new residential community adjacent with updated services, a recently established access point and the recent adoption of Lions Close. The Local Highway Authority supports the allocation of Site G85.1, it wouldn't require upgrades to a junction or local footways, and accordingly the site received the highest score for this settlement in the factor 'highways and transport'. The site is well screened, off Feltwell Road, with open fields to the North and existing settlements to the South and West having less impact on the visual amenity of the area, acting as an infill, it also wouldn't impact upon land that has an amenity value for the Parish. The impact upon the landscape is reflected in the Sustainability Appraisal as it is the only site that doesn't score negatively with regard to 'landscape & amenity'.