

dan fairman

Subject: FW: Hall Farm Gayton (IN CONFIDENCE)

From: Willeard, Andrew [<mailto:andrew.willeard@norfolk.gov.uk>]

Sent: 13 February 2015 17:16

To: John Balaam

Subject: RE: Hall Farm Gayton (IN CONFIDENCE)

John

Whilst I have not carried out any internal consultation or a site visit to verify the content of your email below. In principle I would have no objection to approx. 50 dwellings served via a new junction onto Lynn Road at this location. Visibility splays based on the measured 85th percentile vehicle speeds and Manual for Streets would also be acceptable.

With regards the junction geometry a type 3 road, 4.8m wide would be sufficient for this level of development, although I would normally request 10.0m radii. However, if it is not possible to provide 10.0m, I would accept a reduced radii of 8.0m as shown.

If you have any queries regarding the above comments do not hesitate to contact me.

Andrew Willeard
Engineer - Estate Development

Community and Environmental Services

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Norfolk County Council

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From: John Balaam [<mailto:John.Balaam@cannonce.co.uk>]

Sent: 04 February 2015 13:49

To: Willeard, Andrew

Cc: Rik Totman; Nick Fairman

Subject: Hall Farm Gayton (IN CONFIDENCE)

Dear Andrew

We have completed the traffic survey and revised the site access proposal via Lynn Road as indicated on the attached Figure 3.

The speed survey indicates that the 85th percentile speed is 34mph westbound and 36mph eastbound. Calculating the required visibility standard based on Manual for Streets (MfS) criteria results in a requirement for a Stopping Sight Distance (SSD) of 51m to the east and 56m to the west of the proposed access.

The traffic survey also indicates that the traffic flow is reasonably low, with a 5 day average am peak two-way flow of 348 and a pm peak two-way flow of 304.

The Figure attached indicates that site access is achievable within the boundary of the property called Ashburton. Figure 4 indicates the swept path for a large refuse vehicle entering and leaving the site.

It is proposed that 50 dwellings will be served from this single point of vehicular access.

Your comments on the proposal would be appreciated, should you require additional information please do not hesitate to contact me.

Regards

John

John Balaam
Senior Engineer

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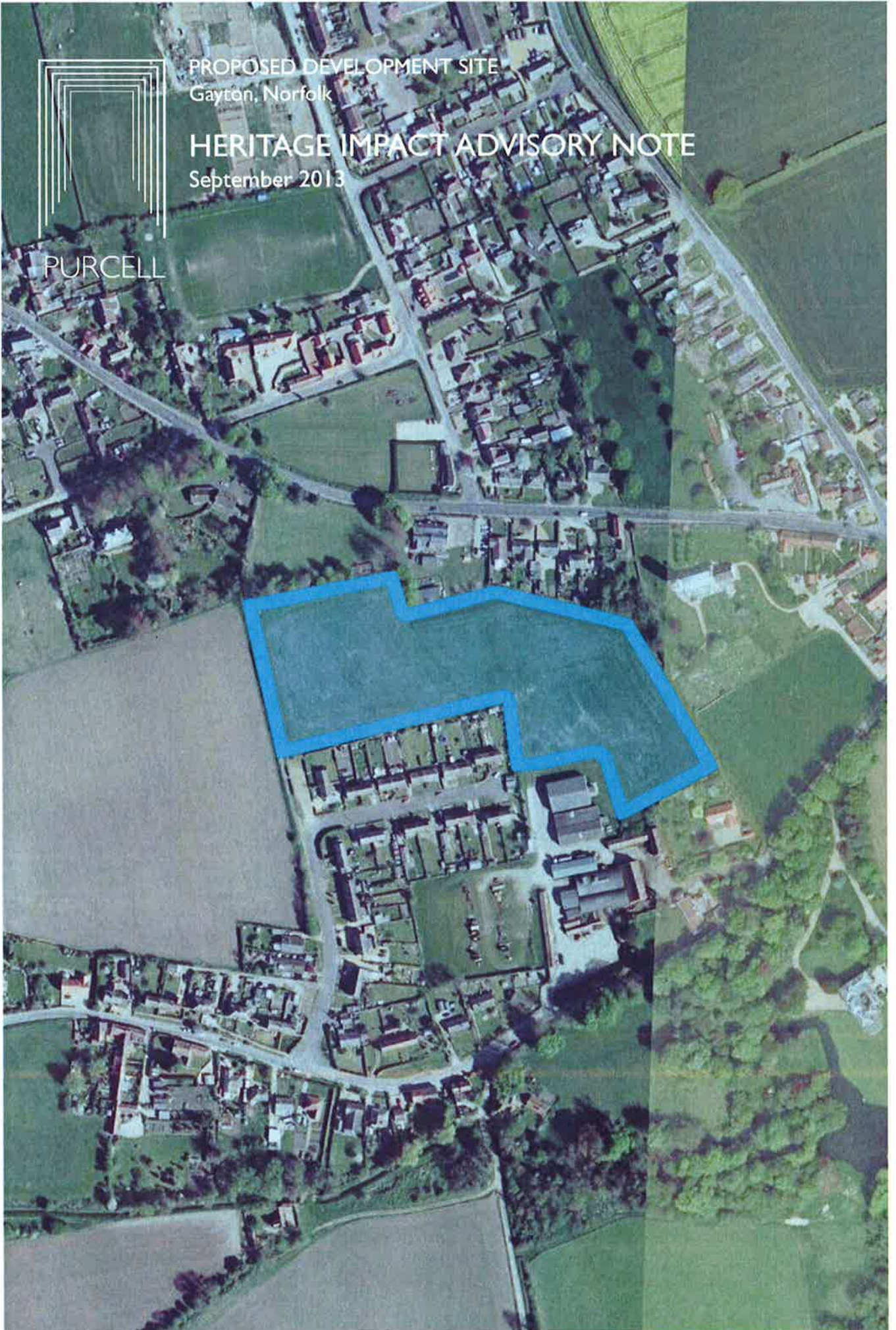


PURCELL

PROPOSED DEVELOPMENT SITE
Gayton, Norfolk

HERITAGE IMPACT ADVISORY NOTE

September 2013



HEATHER JERMY

On behalf of Purcell ©

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I INTRODUCTION

This document forms a summary advisory note for the development of land at the centre of Gayton in Norfolk. It is not intended to provide an historical appraisal, assessment of significance or assessment of impact of any development on heritage. Rather, it is intended to advise on the general acceptability of development within the site and to provide outline recommendations for how to potentially mitigate the impact of any development on the site.

This advisory note has been written following a site visit and an outline review of heritage assets within the surrounding area¹ but has not been prepared with reference to any historical research. Additionally, this advisory note focusses on the issue of heritage and does not, therefore, consider other (non-heritage) restrictions, opportunities and recommendations for the site. Draft Policy GAY1 of the Borough of King's Lynn and West Norfolk Local Development Framework (LDF)² provides some guidance on other issues.

"The site" referred to within this advisory note is identified as the preferred option for housing development within Gayton. It is located to the southeast of the village centre and consists of Grade 3 (moderate quality) agricultural land bounded by trees and hedgerows. It is currently left fallow and exists as an open field.



- 1 The National Heritage List (English Heritage) was accessed to provide an understanding of the location of heritage assets within the surrounding area. Only the listing descriptions were referenced to produce this advisory note.
- 2 Policy GAY1 is included within the *Preferred Options for a Local Plan and Sites Plan*. The Detailed Policies and Sites Plan, which identifies sites across the Borough which the Borough Council is proposing for development. This document is currently in draft format and is undergoing public consultation until 4 October 2013. http://consult.west-norfolk.gov.uk/portal/preferred_options_2013?pointId=1343739085234#section-1343739085234

2 GUIDANCE ON DEVELOPMENT

The Preferred Options for a Detailed Policies and Sites Plan within the LDF provides guidance for the development of the site³, including in Draft Policy GAY1. The guidance within the LDF which relates to heritage and the enhancement of setting and context includes the following:

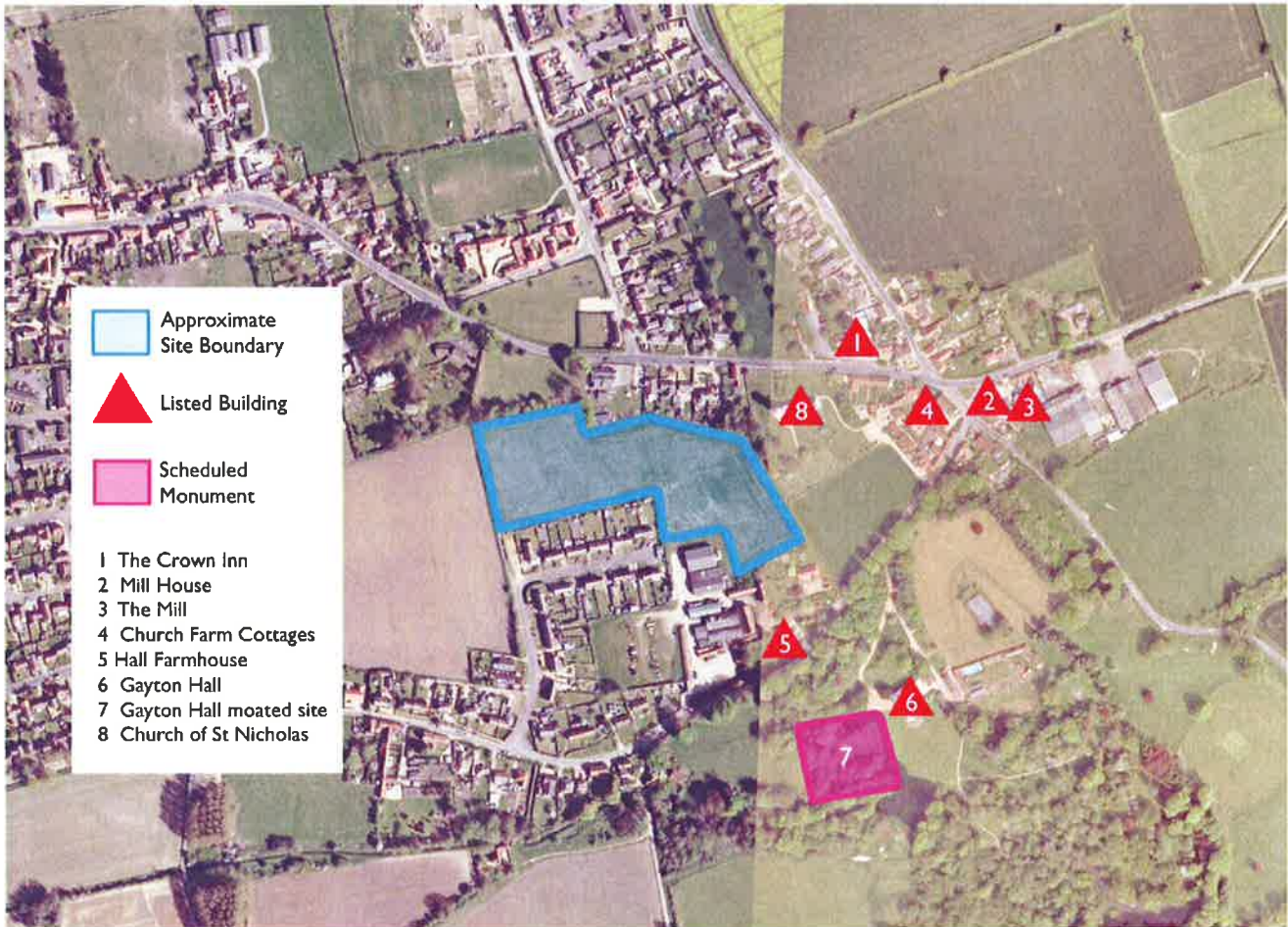
- *There is no public access to the site itself, but a public right of way runs along the eastern boundary of the site. The site is sufficiently large for development to take place without any substantial detriment to this constraint.*
- *Development is subject to the provision of hard and soft landscaping that maintains the setting of the church and alleviates the visual impact of development on the surrounding landscape particularly along the north-west boundary.*
- *The design and layout of development on the site, particularly its massing and materials shall give special regard to preserving the setting of the listed structure.*
- *The layout of the development should also aim to retain important views of the church currently enjoyed by residents and footpath users.*

The National Planning Policy Framework (NPPF) also provides guidance relating to development within the context of heritage assets:

- Section 126 states that local planning authorities should take into account "the desirability of new development making a positive contribution to local character and distinctiveness".
- Section 129 states that "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal".

All of these guidance notes should be taken into consideration when developing proposals for the site. This will ensure that the heritage context of the site is completely understood and that any proposed development will not substantially harm the setting, character and views of nearby heritage assets.

3 POTENTIAL IMPACT ON HERITAGE ASSETS



The heritage assets within Gayton, located in the area surrounding the site, are included in the following list. Each is provided with a brief assessment of relationship to the proposals site and potential for impact, though it should be noted that this is an outline assessment only and would need to be verified with further site assessment and research.

1. THE CROWN INN

- Grade II
- Located on the north side of Lynn Road (B1145), north of the site.
- There are no clear views of the site from this listed building, which is also divided from the site by Lynn Road. It is unlikely that development would have any impact upon this building.

2. MILL HOUSE

- Grade II
- Located on the east side of the junction of Lynn Road, Grimston Road (B1153) and Back Street, east of the site.
- There are no clear views of the site from this listed building, which is also divided from the site by a main road junction in the village. It is unlikely that development would have any impact upon this building.

3. THE MILL

- Grade II
- Located behind the Mill House, on the south side of Lynn Road, east of the site.
- There are no clear views of the site from this listed building, which is also divided from the site by the Mill House and a main road junction in the village. It is unlikely that development would have any impact upon this building.

4. CHURCH FARM COTTAGES

- Grade II
- Located on the west side of the junction of Lynn Road, Grimston Road and Back Street, east of the site.
- Views of the site from the rear of this building were not obtainable, but given the outbuildings behind the listed building, helping to divide it from the site, it is unlikely that development would have any impact upon this building.

5. HALL FARMHOUSE

- Grade II
- Located on the north side of Back Street, south of the site.
- This building is divided from the site by agricultural outbuildings which are in the process of being redeveloped into residential use. This development creates a residential setting to the farmhouse and creates a visual division of the building from the proposals site. It is unlikely that development would have any impact upon this building.

6. GAYTON HALL

- Grade II
- Located on the south side of Back Street (set back from the road), south of the site.
- This building is physically and visually distanced from the site by Back Street and numerous buildings to the north of it as well as natural foliage. It is unlikely that development would have any impact upon this building.

7. GAYTON HALL MOATED SITE

- Scheduled Monument
- Located just west of Gayton Hall, south of the site.
- This is separated from the site as Gayton Hall is. It is unlikely that development would have any impact upon this building.

8. CHURCH OF ST NICHOLAS

- Grade I
- Located on the south side of Lynn Road, northeast of the site.
- This is the closest heritage asset to the site, with the church overlooking the site and its associated churchyard bounding the northwest of the site. As such, it is likely that the proposals will have some impact upon views and setting, though the potential use of screening, layout and design of the development can all provide some level of mitigation of impact.

Given that there is the potential for impact on the church, it will be important to understand its wider heritage context and setting. For example, the field and footpath along the south and west boundary offer some views of the church tower through existing hedgerows and trees. However, the most attractive views of the church are arguably to the southeast, from Back Street across the field adjacent to Hall Farmhouse, as well as from the north along Lynn Road. When this is considered, the impact of potential development on views from the site is somewhat lessened through the retention of more significant views.

The draft *Preferred Options for a Detailed Policies and Sites Plan* also makes note of the potential impact on views and setting, stating that:

- *"There are few opportunities for long and medium distance views but in these views the site is seen in the backdrop of the existing [surrounding] development. Therefore, given its location in a built up area, development on the site is likely to have minimal visual impact in comparison to other considered sites" (7.40.22).*
- *"Its location within an undeveloped parcel of land in the centre of the settlement, surrounded on all sides by built form, means that the intrinsic beauty of the surrounding countryside would remain unaffected" (7.40.23).*

Given that the site itself does not contain any heritage assets that will be directly affected by development, and that the potential impact of change will be limited to the setting, context and views of St Nicholas Church, section 134 of the NPPF seems a relevant consideration. It states that *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use"*.

4 POTENTIAL FOR DEVELOPMENT

When assessing the potential for development of the site there are several factors which will need to be considered. These include, for example, the current use and long term sustainability of the site, history and significance, potential impact of development on the historic built environment, potential for enhancement and greater understanding of heritage assets, possible mitigation of impacts and potential impact compared to other potential sites for development. It is not the intention of this guidance note to assess all of these elements. Rather, it is to provide an initial understanding of whether development on the site is acceptable, now and to what extent this development could occur based on existing guidance and a preliminary appraisal of the site.

Generally, the site is no longer viable for its historic use as farmland. It has become enclosed within the centre of the village by housing developments, which restricts easy access for farm vehicles and also places some pressure on minimising noise and other disruptions associated with agricultural use given the location of the fields very close to surrounding residential development. Given this closed-in nature, it also lessens the potential for impacting upon countryside views and settings as outlined in Section 3 above.

The provision of housing to meet the "5 year supply" is of increasing urgency and it is not likely that it will be possible to completely halt development. Rather, the aim should be to encourage sustainable development in the most appropriate locations within villages whilst maintaining the overall character and setting of those villages. By encouraging development of land that is within the centre of the village, it helps to retain the existing village "envelope" rather than allowing for development to extend beyond the current village boundaries.

Although the historic development of the site is unknown at this stage, it is likely that the site was linked either to Hall Farmhouse (Grade II) or Church Farm (remaining cottages are Grade II). However, the link to either of these sites – if indeed it originally existed – has been somewhat eroded by the 20th century development of St Nicholas Close and the current development of land immediately north of Hall Farmhouse. Therefore, the development of the site is unlikely to have considerable detriment on historical associations (though this needs to be verified with further research).

With regards to setting and views, there is nothing within the site itself which is worth maintaining views of. The only notable views are those from within the site and from the public footpath to St Nicholas Church, though these are often shielded by trees and other foliage. The setting of the church adjacent to the open field of the site is one that has historically existed, though almost certainly not by design. Rather, this setting was almost certainly the consequence of the location of the church in the centre of the village and predominant agricultural use on the village outskirts. While these views and the setting are of some import, they are not likely to be of enough significance to impede development of the site.

5 RECOMMENDATIONS FOR DEVELOPMENT

When considering development of the site, there are key recommendations with regards to heritage. These range from the early undertaking of understanding the site fully by way of historic research and site assessment through to minimising the impact of proposals on the adjacent St Nicholas Church. The following is a list of some recommendations which should be taken into consideration.

5.1 INFORMATION GATHERING AND ASSESSMENT

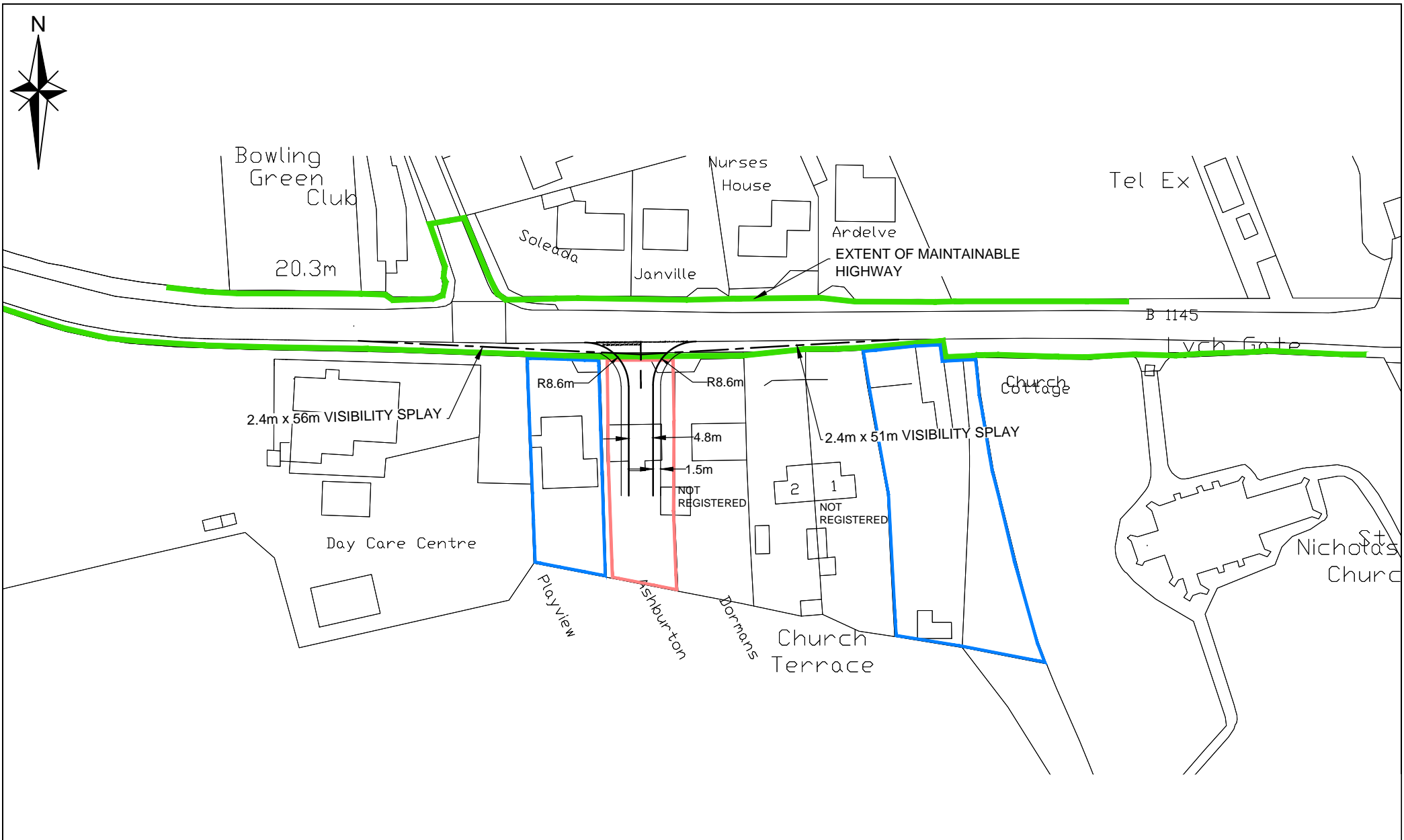
- In compliance with Draft Policy GAY1 of the Local Development Framework, a full Heritage Asset Statement should be completed, establishing that *“development would enhance and preserve the setting of the Grade I Listed Church of St Nicholas north east of the site”*. This would also meet the requirements of section 128 of the NPPF, which states that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”*
- Early discussions should be held with the Local Planning Authority and English Heritage to outline the best use of the site for development with regards to heritage and minimising potential impact.
- Following completion of a draft layout for the site's development, a Heritage Impact Assessment should be prepared to understand the potential impact of change on nearby heritage assets.

5.2 DESIGN GUIDELINES

- In order to minimise the impact of the development on St Nicholas Church, it is recommended that the development of the site moved away from the east side, adjacent to the churchyard. This area could accommodate a public open space that would help to retain close-up views of the church and churchyard from within the public open space while also providing a physical “buffer” between the church and housing.
- The use of soft landscaping and planting should be considered around this “buffer” in order to reduce what can sometimes become a harsh line of development along the eastern boundary of the potential new housing.
- The layout of the housing development should be carried out with consideration to view lines and view cones across the site, such as those that exist through gaps in the foliage along the western boundary of the site.
- Alternatively, it may be of more value to consider lines of trees along the edges of the development to reduce any visual impact of the development on the surrounding area. This possibility should form an early discussion with the local planning authority.
- In order to respect the dominance of the church tower within the village setting and maintain the overall character and setting of the village centre, development should aim not to exceed two storeys in height, with the potential for very minimal inclusion of three storeys if designed appropriately and sensitively.

6 CONCLUSION

This document has sought to outline the potential for development of a site in the centre of Gayton. Through preliminary assessment of the site and its surrounding context it is reasonable to consider this site for residential development, given that any impact upon heritage value would be minimal and is unlikely to be of substantial harm. However; the manner in which the development is designed and the investigative work carried out during the process of design will be integral to producing a scheme which respects heritage value.



PROJECT TITLE HALL FARM GAYTON NORFOLK		CLIENT NEW HALL PROPERTIES				DATE 20/01/14	 CANNON CONSULTING ENGINEERS Highways, Transport & Infrastructure Planning	Cannon Consulting Engineers Cambridge House, Kentford, Newmarket, Cambs, CB8 7PN Tel: +44 (0)1638 555 107 Fax: +44 (0)1638 555 106 info@cannonce.co.uk www.cannonce.co.uk	
DRAWING TITLE LYNN ROAD JUNCTION OPTION		DESIGNED -	DRAWN JMA	CHECKED -	PASSED -	SCALE @ A4 1:1000		ISSUE STATUS PRELIMINARY	DRAWING NUMBER H641-FIGURE 3

From: Pam Lynn <Pam.Lynn@West-Norfolk.gov.uk>

Subject: RE: [Purcell-234833/01] Notes from Gayton Site Visit

Date: 20 December 2013 13:29:24 GMT

To: Heather Jermy

▶  2 Attachments, 18.8 KB [Save](#) [Quick Look](#)

Hi Heather,

Thank you for the notes on or meeting at Gayton and I'm sorry for not getting back to you sooner. I'm generally happy with your summary but suggest amending point to reflect the fact that my comments are given from a conservation perspective and not in respect of planning policy generally.

I'll go through the Town Hall Management Plan over the holiday and get back to you with comments after we return to work on 2nd January .

Have a great Christmas and best wishes for the New Year.

Kind regards

Pam

From: Heather Jermy [mailto:Heather.Jermy@purcelluk.com]

Sent: 09 December 2013 15:13

To: Pam Lynn

Subject: [Purcell-234833/01] Notes from Gayton Site Visit

Pam:

I thought it would be useful to put pen to paper and record some notes from our site visit at Gayton in late November. I've attached just some summary thoughts for you; if you have anything you'd like to add or amend please do let me know. Otherwise, I imagine we'll be in contact sometime in the new year if any further advice or discussions would be useful regarding the eventual masterplan.

Kind Regards,

HEATHER JERMY

BSc (Hons) MA (Hons) IHBC AIFA

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NOTES OF A SITE VISIT HELD ON 25TH NOVEMBER, 2013, AT A PROPOSALS SITE IN GAYTON, NORFOLK.

Site visit attended by

Pam Lynn Borough Council of King's Lynn and West Norfolk, Conservation Officer
Heather Jermy Purcell
Dan Fairman New Hall Properties

Notes

Pam was invited to review the potential development site referred to as GAY1 in the Borough of King's Lynn and West Norfolk Local Development Framework. Her comments and considerations with regards to citing development, potential impact on heritage, and creation of a 'buffer zone' were all discussed. The results of the site visit discussions were:

- In principle the site is acceptable for development, given the modern development to the south, its location within the centre of the town (as opposed to outskirts development) and its continued lack of appropriateness for agricultural use.
- It was discussed that thought and consideration need to be given to the potential impact upon St. Nicholas Church and views towards and from it, but it is recognised that the most important views (which will be largely unaffected) are from the south of the church, on Back Lane.
- That the creation of a 'buffer zone' of trees, set away (to the west) from the churchyard boundary wall, would help to mitigate any impact of development upon views and setting with regards to the church.
- That a positive step forward would be to remove self-seeded trees directly adjacent to the churchyard wall and to carry out repairs to this wall, securing its long term future.
- That the boundary to the south of the site should be a beech hedge planting, to match the character and setting of the existing hedge.
- That, although some views of the church tower can be seen from the public footpath at the western extents of the site, they are interspersed between hedges and natural growth and as such cannot reliably be considered permanent views.
- That in future an Heritage Impact Assessment (HIA) addressing any potential impact will need to be carried out.

GAYTON
SITE MEETING. 25/11/13.

PAMELA LYNN - KLVWN
HEATHER JERMY - PURCELL
DAN FAIRMAN - NEW HALL

REMOVAL OF
TREES TO
BETTER REVEAL
ST. NICHOLAS
CHURCH

REPAIR CHURCH WALL

NEW TREE PLANTING TO
DELINEATE EASTERN BOUNDARY
FOR NEW HOUSING.

NEW BEECH
HEDGE
PLANTING.

