

Settlement Name:	Blofield
Settlement Hierarchy:	<p>Blofield is defined as a key service centre in the Greater Norwich Local Plan. Services include a primary school, shop, doctors surgery, village hall, library and public house.</p> <p>The Blofield Neighbourhood Plan was 'made' in July 2016 and covers the period to 2036. The vision for the neighbourhood plan is for the nature and character of the rural village to be preserved and retained, in order to meet the various needs of residents, contribute to a high quality of life and provide opportunity and choice. This will be achieved in ways that make effective use of natural resources, enhance the environment, promote social inclusion and supports the local economy.</p> <p>At the base date of the plan there is one allocation to be carried forward from the Broadland Local Plan for 175 homes, plus an additional 274 dwellings with planning permission</p> <p>Early work in the 'Towards a Strategy' document identified that 400-600 dwellings in total should be provided between all the Key Service Centres over the lifetime of the plan. The very large existing commitment in Blofield suggests very little additional growth in the settlement, although this site assessment booklet looks in detail at the sites promoted in Blofield to determine if any are suitable for allocation.</p>

PART 1 - ASSESSMENTS OF SITES INCLUDED IN THE DRAFT LOCAL PLAN REGULATION 18C CONSULTATION (JANUARY – MARCH 2020)

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Blofield			
Land to the South of Lingwood Road	GNLP0082	4.85	125-149 dwellings
Land at Yarmouth Road	GNLP0252	4.53	Residential (unspecified number)
Manor Park	GNLP2024	1.26	Residential (unspecified number)

Between Yarmouth Rd & A47	GNLP2085	1.15	30 dwellings
North of Yarmouth Road	GNLP2149	0.50	4 dwellings and open space
Norwich Camping & Leisure	GNLP2161	0.90	Residential (unspecified number)
Total area of land		13.19	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
Blofield			
Land to the north of Yarmouth Road	GNLP0508	0.35	Approx. 9 dwellings

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
Blofield			
None			

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ground stability	Flood Risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference														
Blofield														
GNLP0082	Green	Green	Amber	Green	Green	Green	Green	Green	Amber	Green	Amber	Green	Amber	Amber
GNLP0252	Green	Green	Amber	Green	Green	Green	Green	Amber	Amber	Amber	Amber	Green	Green	Green
GNLP2024	Amber	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Amber
GNLP2085	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP2149	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP2161	Green	Green	Amber	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE A & B CONSULTATIONS

Site Reference	Comments
Blofield	
GNLP0082	<p>General comments Objections received to the potential allocation of this site on the grounds of the site is outside the village envelope, traffic volume, road safety issues, infrastructure and access.</p> <p>Concerns regarding loss of agricultural to housing developments, flooding (referred to in the neighbourhood plan, adopted in 2016), overcapacity services.</p>
GNLP0252	<p>General comments Objections received to the potential allocation of this site on the grounds the land is classed as agricultural grade 2 that should benefit the surrounding habitants not become another housing estate. Local health centres are unable to cope no longer taking new patients.</p> <p>One comment supported the potential site allocation on the grounds the location is in a strategically advantageous location, capable of further sustainable growth within the existing residential hierarchy. Services and facilities will grow while the site will have easy access to local amenities.</p>
GNLP2024	<p>General comments Two objections raised regarding general objections with the settlement including but not limited to the scale of development, high density traffic combined with dangerous junctions (for example, Rectory Road to the A140 has very poor visibility to the left), incorrect HELAA assessment ('no loss of high quality farmland would occur', sites are prime arable land), local health care & schools, Loss of Grade 1 or 2 agricultural land and water supply.</p> <p>Parish Council comments Objections raised regarding capacity of access to A47 roundabout, local healthcare & schools, capacity of Postwick hub, loss of Grade 1/2 agricultural land and ability of water supply treatment infrastructure to serve development.</p>
GNLP2085	<p>General comments Three objections raised regarding site access, traffic influx, duelling of A47, SHMA Evidence (Strategic Housing Market Assessment) and buffer zone between existing housing and A47.</p> <p>Parish Council comments Objections raised regarding capacity of access to A47 roundabout, local healthcare & schools, capacity of Postwick hub, loss of Grade</p>

	1/2 agricultural land and ability of water supply treatment infrastructure to serve development.
GNLP2149	<p>General comments Objections raised regarding capacity of access to A47 roundabout, local healthcare & schools, capacity of Postwick hub, loss of Grade 1/2 agricultural land and ability of water supply treatment infrastructure to serve development.</p> <p>One objector states the proposal has been rejected by Blofield Parish Council and Broadland Planning Department, therefore the settlement limit extensions should be returned to its previous boundaries.</p> <p>One comment submitted in support of GNLP2149. The HELAA assessment shows access/transport/roads as 'amber', this should be green. NCC Highways confirms suitable access can be achieved with minor works.</p> <p>Parish Council comments Objections raised regarding capacity of access to A47 roundabout, local healthcare & schools, capacity of Postwick hub, loss of Grade 1/2 agricultural land and ability of water supply treatment infrastructure to serve development.</p>
GNLP2161	<p>General comments Objections raised regarding capacity of access to A47 roundabout, local healthcare & schools, capacity of Postwick hub, loss of Grade 1/2 agricultural land and ability of water supply treatment infrastructure to serve development.</p> <p>Comments submitted in support of site. The site is considered suitable for development as it will have no impact on traffic levels in the village.</p> <p>Parish Council comments Objections raised regarding capacity of access to A47 roundabout, local healthcare & schools, capacity of Postwick hub, loss of Grade 1/2 agricultural land and ability of water supply treatment infrastructure to serve development.</p>

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence

Six sites have been promoted for residential development in the main part of Blofield on sites 0.5ha or larger totalling 13.19 ha. Further sites have been promoted in Blofield Heath but these are considered in a separate site assessment booklet as Blofield Heath forms a village cluster based on the catchment of Hemblington Primary School. The main part of Blofield is bounded by the A47 to the north. To the south are the ecological and townscape considerations posed by the Witton Run and the need to maintain a strategic gap to Brundall. Blofield has seen several schemes approved since 2011 and the existing commitment (allocations plus planning permissions) is 449 dwellings. The 'Towards a Strategy' document suggests little additional growth in Blofield given the substantial existing commitment but it is important to assess the sites put forward to see if there may be any potential to make a small allocation.

The HELAA scores for the sites are all fairly similar and as there are no major constraints identified it is difficult to rule out any sites as unsuitable for development. Common concerns are capacity of the A47 Yarmouth Road roundabout, landscape and townscape impacts and the loss of high quality agricultural land. All sites are shortlisted as reasonable alternatives for further consideration, although given that minimal growth is envisaged, it is likely that GNLP0082 and GNLP0252 will be too large, although a smaller site area could be considered.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Blofield			
Land to the South of Lingwood Road	GNLP0082	4.85	125-149 dwellings
Land at Yarmouth Road	GNLP0252	4.53	Residential (unspecified number)
Manor Park	GNLP2024	1.26	Residential (unspecified number)
Between Yarmouth Rd & A47	GNLP2085	1.15	30 dwellings
North of Yarmouth Road	GNLP2149	0.50	4 dwellings and open space
Norwich Camping & Leisure	GNLP2161	0.90	Residential (unspecified number)
Total area of land		13.19	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0082
Address:	Land to the South of Lingwood Road
Proposal:	125-149 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA

Amber Constraints in HELAA:

Utilities Capacity, Townscapes, Historic Environment, Transport and Roads, Compatibility with Neighbouring Uses

HELAA Conclusion:

The site is on Lingwood Road which is narrow, but it has a 30 MPH limit. The site has a long frontage adjacent to the build-up area and is therefore in close proximity to local services. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development. The local road network is considered to be unsuitable either in terms of road capacity, or lack of footpath provision. Other constraints identified include the potential risk to the rural settings of Grade II listed Owls Barn directly opposite. There are some constraints affecting this site but there is also a reasonable prospect that any arising impacts could be mitigated. This site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS

Highways

No (Earlier comment – No- Network) Carriageway too narrow for 2 way traffic west of site without scope for improvement.

Development Management

The site area significantly exceeds what is required to deliver the envisaged growth for the settlement and development of the scale proposed would have adverse impact on character and appearance and local road network appears constrained. Potential capacity issues at Cucumber Lane roundabout.

Minerals & Waste

No safeguarded mineral resources

Lead Local Flood Authority

No comments

Children's Services

Blofield has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No planning applications found

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Possible Access Points Plans

Site Reference:	GNLP0252
Address:	Land at Yarmouth Road
Proposal:	Residential Development (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Unused/vacant	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: Utilities Capacity, Significant Landscapes, Townscapes, Biodiversity and Geodiversity, Historic Environment
HELAA Conclusion: The site is adjacent to the built up area and well-related to services. Initial highway evidence has highlighted concerns that there are potential access constraints on the site, but these could be overcome through development and it is believed that, subject to suitable footpath provision, any potential impact on the functioning of local roads could be reasonably mitigated. Other constraints are nearby listed buildings. There are a number of constraints affecting this site but these may be possible to mitigate. The site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways Yes. Subject to satisfactory access via BL02.
Development Management Site significantly larger than what is required for scale of growth envisaged in settlement. Smaller site area could be considered and would have less landscape visual impact. Potential capacity issues at Cucumber Lane roundabout would need to be considered.
Minerals & Waste The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. Any future development on this site will need to address the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 - 'safeguarding' (or any successor policy) in relation to mineral resources, to the satisfaction of the Mineral Planning Authority.
Lead Local Flood Authority No comments
Children's Services Blofield has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No recent history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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- | |
|---|
| <ul style="list-style-type: none">• Indicative site layout• Potential highways access points |
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Site Reference:	GNLP2024
Address:	Manor Park
Proposal:	Residential Development (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Former agricultural land but currently not used	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: Access, Contamination and Ground Stability, Compatibility with Neighbouring Uses
HELAA Conclusion: This is a 1.26 ha site that forms part of the existing BLO1 allocation (south of the A47 and north of Yarmouth Road). Considerations exist over how this portion of the site relates to the rest of the BLO1 allocation and the extent to which a mix of employment, commercial and residential uses is necessary. The site is concluded suitable for the land availability assessment however it is subject to an existing allocation for housing, and it will not contribute any additional development capacity for the purposes of the HELAA analysis and is therefore marked as unsuitable.

FURTHER COMMENTS
Highways Yes. Subject to review of parking within the highway and possible 'de-engineering' of former trunk road.
Development Management Residential development may fetter range of uses in BLO1 and which have been approved through planning applications reducing the potential level and range of services for the village. Consideration of Cucumber Lane roundabout capacity. Size of site is larger than required to deliver scale of development envisaged for settlement.
Minerals & Waste No safeguarded mineral resources
Lead Local Flood Authority No comments
Children's Services Blofield has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

20111303 outline. Subsequent RM 20140757 for 1500sm B1 and 20140758 for supermarket and pub/restaurant. 20160497 Hybrid for 2500 sqm B1.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

Site Reference:	GNLP2085
Address:	Between Yarmouth Road & A47
Proposal:	30 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agriculture	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: Access, Transport and Roads
HELAA Conclusion: This is a 1.15 ha greenfield site off Yarmouth Road, along a private drive, and adjacent to the settlement boundary. Initial highway advice suggests that there is no obvious means of accessing the site however the promotor explains that discussions are ongoing with a neighbouring property owner and Norfolk County Council to secure a vehicular access in to the site (see the assessment for site GNLP2149). To the north the site is bounded by the A47; to south it is adjacent to the settlement boundary; and, to the west is an ongoing development by Norfolk Homes. Landscaping and acoustic mitigations could be required next to the A47, and other general considerations may include utility and infrastructure upgrades, as well as management of surface water flood risk. The amount of development that can be achieved off a private drive is usually limited, but subject to ongoing discussions being able to resolve the access concerns the site is considered suitable for inclusion in the land availability assessment.

FURTHER COMMENTS
Highways No. No access to highway
Development Management Site potentially constrained in terms of noise impacts from A47 - further consideration required of whether acceptable levels are/can be achieved. Also, further consideration of access issues needs to be resolved before site could be taken forward as suitable.
Minerals & Waste No safeguarded mineral resources
Lead Local Flood Authority No comments
Children's Services Blofield has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

Relevant history on adjacent site GNLP2149 - 20181043 refused for 4 dwellings subject to current appeal.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

- Ecology Appraisal Document

Site Reference:	GNLP2149
Address:	North of Yarmouth Road
Proposal:	4 dwellings and open space

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Unused with self-seeded trees and shrubs with rough grassland.	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: Access, Transport and Roads
HELAA Conclusion: This is a 0.5 ha greenfield site off Yarmouth Road, along a private drive, and adjacent to the settlement boundary. The site is promoted in its own right for four dwellings and open space. This site could also serve as access to site GNLP2085 that is under the same ownership. General considerations may include utility and infrastructure upgrades, but the overriding concern is the access. The amount of development that can be achieved off a private drive is usually limited, but subject to being able to resolve the access concerns the site is considered suitable for inclusion in the land availability assessment.

FURTHER CONSULTATION COMMENTS
Highways No. No access to highway
Development Management Site too small to deliver scale of development envisaged, constrained by access and subject to appeal.
Minerals & Waste No safeguarded mineral resources
Lead Local Flood Authority No comments
Children's Services Blofield has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

20181043

Refusal for 4 dwellings subject to current appeal.
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BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION
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No additional documents submitted to support this proposal.

Site Reference:	GNLP2161
Address:	Norwich Camping and Leisure
Proposal:	Residential Development (unspecified number)

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Retail/employment	Brownfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA: Utilities Capacity, Townscapes
HELAA Conclusion: This is a 0.9 ha site on the Yarmouth Road to the east of the village. The site partially encompasses the service yard into Norwich Camping and Leisure, including the access used for deliveries. The neighbouring Icen Homes development is well-advanced, creating a continuous built edge to site GNLP2161 on the southern side of Yarmouth Road. The site does not have any constraints that appear insurmountable through the development process. Further information is needed, however, on how potential development of this site relates to the ambitions for the Norwich Camping and Leisure business. The site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways Yes. Subject to provision of frontage footway and possible 'de-engineering' of former trunk road. Would need to demonstrate availability of appropriate visibility splay.
Development Management There is a potential conflict with the delivery and service yard for Norwich Camping and Leisure which needs to be considered should the site go forward for further assessment. The business is a local employer and provides a number of local services and it would not be good planning to compromise its ability to continue operating.
Minerals & Waste The site is underlain by a defined Mineral Safeguarding Area for sand and gravel. As the site is under 2 hectares it is exempt from the requirements of Norfolk Minerals and Waste Core Strategy Policy CS16 – 'safeguarding', in relation to mineral resources. If the site area is amended in the future to make the area over 2 hectares CS16 (or any successor policy) will apply.
Lead Local Flood Authority Few or no constraints. Standard information required at planning stage.

Children's Services

Blofield has considerable pressure for pupil places and would not be able to cope with further growth without new school provision.

PLANNING HISTORY:

No relevant history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE) FOR REGULATION 18C DRAFT PLAN CONSULTATION.

Six reasonable alternative sites have been identified in Blofield at stage 5 of this booklet. These sites were considered to be worthy of further investigation to look at their potential for allocation as the initial assessment did not flag up any major constraints that would preclude development. These sites have been subject to further discussion with Development Management, Highways, Flood Authority and Children’s Services in order to identify preferred sites for allocation and their comments are recorded under stage 6 above.

Blofield is a key service centre and the ‘Towards a Strategy’ document identifies a requirement for 400-600 dwellings across this sector of the hierarchy. Residential development in Blofield is limited due to the level of existing commitment and capacity issues with the A47 roundabout. However following further discussion site GNLP2161 is thought to be of a suitable size to allocate without significant impact although there may be a need to ‘de-engineer’ the former trunk road and consideration will need to be given to the continued operation of the Norwich Camping and Leisure business. All other sites are considered to be unreasonable due to the major constraints identified therefore there are no reasonable alternative sites identified.

The figure of 353 quoted in the strategy refers to Blofield parish as a whole including Blofield Heath (but not Hemblington). In the settlement booklet, Blofield sites located south of the A47 have been counted in Blofield Key Service Centre; sites located north of the A47 have been counted as Blofield Heath and Hemblington village cluster. The distribution of figures between the two areas in the settlement booklets is shown in the tables below. For clarity, the figures highlighted in blue in ‘Blofield Heath and Hemblington’ have been counted in ‘Blofield’ in the strategy. This approach may be amended in the Regulation 19 version of the GNLP, comments are welcomed.

Blofield Heath & Hemblington	Village Cluster
New allocations	15-20
Carried forward allocations	36 (BLO5)
PPs on other sites	Blofield Heath: 9+8+4+1+1+1+3+1=28 Hemblington = 7 Total = 28+7=35
Total commitment (carried forward + pp)	35+36=71
Overall Total (New and commitment)	86-91

Blofield	Key Service Centre
New allocations	15
Carried forward allocations	163 (BLO1)
PPs on other sites	7+4+1+1+6+21+20+1+8+9+21+10+2=111

Total commitment (carried forward + pp)	163+111= 274
Overall Total (New and commitment)	274+15= 289
STRATEGY	289 + 28 + 36 = 353

In Blofield Key Service Centre, there is one site identified as a preferred option in Blofield providing for 15 new homes. There is one carried forward allocation BLO1 for 163 homes and a total of 111 dwellings with planning permission on other sites. This gives a total deliverable housing commitment for Blofield of 289 homes between 2018 – 2038.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Blofield				
Norwich Camping and Leisure	GNLP2161	0.90	15 dwellings	Residential development in Blofield is limited due to the level of existing commitment and capacity issues with the A47 roundabout however this site is considered to be of a suitable size to allocate. The allocation is subject to provision of frontage footway and possible 'de-engineering' of the former trunk road. The promoter would need to demonstrate availability of appropriate visibility splay. Consideration will need to be given to how the site relates to the existing delivery and service yard of Norwich Camping and Leisure.

Reasonable Alternative Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Blofield				
NO REASONABLE ALTERNATIVE SITES – HIGH AMOUNTS OF EXISTING COMMITMENTS AND INFRASTRUCTURE CONSTRAINTS, INCLUDING ACCESS TO THE A47, LIMIT THE POTENTIAL FOR ADDITIONAL HOUSING				

Unreasonable Sites:

Address	Site Reference	Area (ha)	Promoted for	Reason for not allocating
Blofield				
Land to the south of Lingwood Road	GNL0082	4.85	125-149 dwellings	This site is not considered to be suitable for allocation. Little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout. This site significantly exceeds that which is required and development of the scale proposed would have an adverse impact on character and appearance.
Land at Yarmouth Road	GNL0252	4.53	Residential (unspecified number)	This site is not considered to be suitable for allocation. Little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
Land north of Yarmouth Road	GNL2024	1.26	Residential (unspecified number)	This site is not considered to be suitable for allocation. Residential development would fetter the range of uses on existing Broadland Local Plan allocation BLO1 – which have been approved through planning applications. The consequence being to reduce the potential future level and range of services in the village. Furthermore, little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
Between Yarmouth Road and A47	GNL2085	1.15	30 dwellings	This site is not considered to be suitable for allocation due to the apparent lack of access to the highway network and potential noise impacts from the A47. Furthermore, little additional growth is proposed in Blofield

				due to substantial existing commitment and concerns about capacity of the A47 roundabout.
North of Yarmouth Road	GNLP2149	0.90	Residential (unspecified number)	This site is not considered to be suitable for allocation due to the apparent lack of access to the highway network. Furthermore, little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.

PART 2 - SUMMARY OF COMMENTS FROM THE REGULATION 18C DRAFT PLAN CONSULTATION

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2161 Land adjacent to Norwich Camping and Leisure, off Yarmouth Road, Blofield (Preferred Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	0 Support, 1 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Members of the public	Object	Scale, deliverability and viability. Alternative site would be better.	<ul style="list-style-type: none"> GNLP0252 comparison 	There is a high level of commitments in Blofield, which has limited additional housing allocation. This site is considered to be sustainable and provide an	None

				appropriate level of additional growth. An additional site is not needed at this time.	
Anglian Water	Comment	No reference to water efficiency	<ul style="list-style-type: none"> Water efficiency policy wording 	This matter is dealt with under Policy 2 that applies to all sites. It is not necessary to include it in the allocation policy.	None
Highways England	Comment	The proposed site may have a significant impact on the A47 and it is suggested early assessment on the junction and the A47 at this location is required to ensure that these sites are deliverable.	<ul style="list-style-type: none"> NO REP ON JDI BUT MAIN RESPONSE INCLUDES BLOFIELD PREFERRED SITES 	The site policy will be amended	Add to policy: <i>“Early assessment of the junction and the A47 at this location is required.”</i>

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0082 Land to the South of Lingwood Road (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 Object, 1 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
CAM Architects	Object	In support of site, including sub-division of site and include extra care housing	<ul style="list-style-type: none"> • Need for extra care housing • Scale of development 	Little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout. Local road capacity is also limited. The need for housing with care has been addressed through strategic policy 5 and through allocations and	None

				commitments for housing with care in a number of locations.	
Blofield Parish Council	Support	Supports decision that site is unreasonable	<ul style="list-style-type: none"> • None 	Noted	None
Members of the public	Comment	Part of site regularly floods	<ul style="list-style-type: none"> • Investigate flood map 	This matter has been considered during further site assessment. The site is not allocated.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP0252 Land at Yarmouth Road, Blofield (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	2
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Blofield Parish Council	Support	Supports decision that site is unreasonable	<ul style="list-style-type: none"> None 	Noted	None
Site promoter	Object	Site is accessible, adjacent to recent development, no highway constraints	<ul style="list-style-type: none"> Reassess site on revised boundary 	Little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout. It is not considered appropriate to allocate this site in addition to the allocated site.	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2024 Land north of Yarmouth Road, Blofield (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
CAM Architects	Object	In support of site and sub- dividing site	<ul style="list-style-type: none"> Reassess site on revised boundaries 	Residential development would fetter the range of uses on existing Broadland Local Plan allocation BLO1 – which have been approved through planning applications. This may reduce the potential future level and range of services in the village. Furthermore, little additional growth is	None

				proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.	
Blofield Parish Council	Support	Supports decision that site is unreasonable	<ul style="list-style-type: none"> • None 	Noted	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2085 Between Yarmouth Road and A47, Blofield (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 0 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Blofield Parish Council	Support	Supports decision that site is unreasonable	<ul style="list-style-type: none"> None 	Noted	None

STRATEGY QUESTION: SETTLEMENT/ SITE REFERENCE:	Site GNLP2149 North of Yarmouth Road, Blofield (Unreasonable Residential Site)
TOTAL NUMBER OF REPRESENTATIONS:	1
SUPPORT/ OBJECT/ COMMENT BREAKDOWN:	1 Support, 1 Object, 0 Comment

RESPONDENT (OR GROUP OF RESPONDENTS)	SUPPORT/ OBJECT/ COMMENT	BRIEF SUMMARY OF COMMENTS	MAIN ISSUES REQUIRING INVESTIGATION	DRAFT GNLP RESPONSE	PROPOSED CHANGE TO PLAN
Blofield Parish Council	Support	Supports decision that site is unreasonable	<ul style="list-style-type: none"> None 	Noted	None
John Long Planning	Object	Evidence to show access is possible (letter from NCC 'up to 4 dwellings' 20181043)	<ul style="list-style-type: none"> Reconsider highway access as a constraint 	The evidence provided indicated that the site can be accessed (the application this relates to was for up to 4 dwellings). Notwithstanding the site's access, little additional growth is proposed in Blofield due to substantial existing commitment and	None

				concerns about capacity of the A47 roundabout.	
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PART 3 - ASSESSMENT OF NEW & REVISED SITES SUBMITTED DURING THE REGULATION 18C CONSULTATION

STAGE 1 – LIST OF NEW &REVISED SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal	Status at Reg 18C consult.
Blofield				
South of Lingwood Road	GNLP0082AR	1.19	Approx 30 dwellings	Unreasonable
South of Lingwood Road	GNLP0082BR	3.65	50 unit care village and 80 bed care home	Unreasonable
Land at Yarmouth Road	GNLP0252R	1.12	Up to 25 dwellings	Unreasonable
Manor Park, Old Yarmouth Road	GNLP2024AR	0.40	Housing	Unreasonable
Manor Park, Old Yarmouth Road	GNLP2024BR	0.81	Housing	Unreasonable
South of Pound Lane	GNLP4013	6.00	Housing	New site submitted
East of Plantation Road	GNLP4017	0.51	Up to 14 dwellings	New site submitted
TOTAL		13.68		

STAGE 2 – HELAA COMPARISON TABLE

Site reference	Site access	Access to services	Utilities capacity	Utilities infrastructure	Contamination/ground stability	Flood risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open space & GI	Transport & roads	Compatibility with neighbouring
Blofield														
GNLP0082R A	Green	Green	Amber	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Amber	Green
GNLP0082R B	Green	Amber	Amber	Green	Green	Amber	Green	Amber	Amber	Green	Amber	Green	Amber	Green
GNLP0252R	Green	Green	Amber	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Green
GNLP2024AR	Green	Green	Amber	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Amber
GNLP2024BR	Amber	Green	Amber	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Amber
GNLP4013	Green	Amber	Amber	Green	Green	Amber	Green	Amber	Green	Green	Amber	Green	Amber	Green
GNLP4017	Amber	Green	Amber	Green	Green	Green	Amber	Amber	Green	Green	Green	Green	Amber	Green

STAGE 3 – SUMMARY OF COMMENTS FROM THE REGULATION 18 STAGE C CONSULTATION

(See Part 2 above)

STAGE 4 – DISCUSSION OF NEW & REVISED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, consultation responses received and other relevant evidence.

Blofield

Seven sites have to be considered; four of these derive from the sub-division of two existing sites, the boundary of one previous site has been revised, and two new sites are promoted for residential development in Blofield. All sites are 0.5ha or larger, and total 13.68ha.

The main part of Blofield is bounded by the A47 to the north. To the south are the ecological and townscape considerations posed by the Witton Run and the need to maintain a strategic gap to Brundall. Blofield has seen several schemes approved since 2011 and the existing commitment (allocations plus planning permissions) is 449 dwellings. The 'Towards a Strategy' document suggests little additional growth in Blofield given the substantial existing commitment but it is important to assess the sites put forward to see if there may be any potential to make a small allocation.

Taking account of the comments received through previous public consultations, existing commitment, achieving safe access to school, and the constraints set out in the HELAA including those highlighted below, the following sites are considered to be reasonable alternatives worthy of further investigation regarding their potential for allocation. This will be done through discussions with the Highways Authority, Lead Local Flood Authority, and officers in Development Management with specialist

knowledge about landscape, townscape, trees, etc. These comments will be sought through the Regulation 18D consultation and taken account of at Regulation 19:

GNL0082AR, South of Lingwood Road, Blofield, 1.19ha, approx.. 30 dwellings

The site was assessed as unreasonable for the Reg.18C draft plan, with concerns over existing commitment levels in Blofield; the capacity of the A47 roundabout; and the scale of the site proposed. During Reg.18C, the parish council supported the unreasonable status of the site, and members of the public noted that the site is prone to flooding. During the Reg.18 consultation the site promoter sub-divided the site, this part being promoted for approximately 30 dwellings, which addresses some of the concerns about the previous scale of development. The revised HELAA shows fewer constraints for this element, and it is considered appropriate to reconsider the western part of the revised site in this context, subject to the views of the Highways Authority and Lead Local Flood Authority in particular.

GNL0082BR, South of Lingwood Road, Blofield, 3.65ha, 50 unit care village and 80 bed care home

The site was assessed as unreasonable for the Reg.18C draft plan, with concerns over existing commitment levels in Blofield; the capacity of the A47 roundabout; and the scale of the site proposed. During Reg.18C, the parish council supported the unreasonable status of the site, and members of the public noted that the site is prone to flooding. During the Reg.18 consultation the site promoter sub-divided the site, this part being promoted for 50 units of 'care village' and 80 bed care home, which addresses some of the concerns about the previous scale of development. The revised HELAA shows flood constraints and a reduced access to services for this element. However, the revised use as a care village makes this site appropriate to reconsider further, subject to the views of the Highways Authority and Lead Local Flood Authority in particular

GNL0252R, Yarmouth Road, 1.12ha, up to 25 dwellings

The site was assessed as unreasonable for the Reg.18C draft plan, with concerns over outstanding commitment; and the capacity of the A47 roundabout. During Reg.18C, the parish council supported the unreasonable status of the site, but the site promoter reduced the size of the site and the proposal is now for up to 25 dwellings. The revised HELAA shows potential landscape impacts, but otherwise few constraints or impacts. The revised site size may make the site more acceptable, and it is appropriate to reconsider it in this context, subject to the views of the Highways Authority and Development Management in particular.

GNL2024AR, Manor Park, Old Yarmouth Road, 0.4ha, housing

The site was assessed as unreasonable for the Reg.18C draft plan, with concerns over the impact of residential use at this location on the adjacent allocation; outstanding commitment; and the capacity of the A47 roundabout. During Reg.18C, the parish council supported the unreasonable status of the site, and the site promoter split the site, promoting the southern site as A and the northern site as B,

both for residential use. The HELAA scores are unaffected for the A site. The reduction in scale of development may address concerns over Blofield's capacity to grow, therefore it is appropriate to consider the site further, subject to the views of the Highways Authority in particular.

GNL2024AR, Manor Park, Old Yarmouth Road, 0.81ha, housing

The site was assessed as unreasonable for the Reg.18C draft plan, with concerns over the impact of residential use at this location on the adjacent allocation; outstanding commitment; and the capacity of the A47 roundabout. During Reg.18C, the parish council supported the unreasonable status of the site, and the site promoter split the site, promoting the southern site as A and the northern site as B, both for residential use. The HELAA scores identify potential access issues for the B site. The reduction in scale of development may address concerns over Blofield's capacity to grow, therefore it is considered appropriate to consider the site further, subject to the views of the Highways Authority and Lead Local Flood Authority in particular.

GNL4017, East of Plantation Road, 0.51ha, up to 14 dwellings

This site lies to the north of the village. The site is accessible to some services but there would be amenity issues as the site is adjacent to the A47. However, the promoter offers space for expansion of the GP surgery in addition to a small number of homes, and it is appropriate to consider the site in more detail, subject to the views of the GP surgery in particular.

The following sites are not considered to be reasonable alternatives for the reasons outlined below:

GNL4013, South of Pound Lane, 6ha, housing

This large site lies to the south of the village. Although it has access to some services, the southern and western parts are in Flood Zone 2 and also at high risk of surface water flooding. The site is considered to be too large for the level of commitment already in Blofield, and even on a smaller boundary would be less accessible than other sites under consideration.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE NEW & REVISED SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Blofield			
South of Lingwood Road	GNLP0082AR	1.19	Housing
South of Lingwood Road	GNLP0082BR	3.65	Care village and care home
Land at Yarmouth Road	GNLP0252R	1.12	Housing
Manor Park, Old Yarmouth Road	GNLP2024AR	0.40	Housing
Manor Park, Old Yarmouth Road	GNLP2024BR	0.81	Housing
East of Plantation Road	GNLP4017	0.51	Up to 14 dwellings
TOTAL		7.68	

**STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE
NEW & REVISED SITES**

Site Reference:	GNLP0082AR
Address:	South of Lingwood Road, Blofield
Proposal:	Housing

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
Amber Constraints in HELAA Utilities Capacity, Significant Landscapes, Transport & Roads
HELAA Conclusion: This greenfield site to the east of the village has been split in two, but the outer boundary remains the same, as does the use on this site. Initial Highways Authority comments identified mitigations to make the site acceptable. This part is in the EA Groundwater Source Protection Zone and mostly in Grade 2 agricultural land (the north-eastern corner is in Grade 1). The site is partially in a SSSI impact zone. The site has already been counted within the HELAA land availability so is considered unsuitable to add again.

FURTHER COMMENTS:
Highways Authority Previous comment was that the carriageway is too narrow for 2-way traffic west of site without scope for improvement, the revised proposal does not change that.
Lead Local Flood Authority Few or no constraints. Standard information required at planning stage.

PLANNING HISTORY:
No information

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:
<ul style="list-style-type: none"> Possible access points plans (pre-Reg18C)

Site Reference:	GNLP0082BR
Address:	South of Lingwood Road, Blofield
Proposal:	Care village and care home

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
Amber Constraints in HELAA Access to Services, Utilities Capacity, Flood Risk, Significant Landscapes, Sensitive Townscapes, Historic Environment, Transport & Roads
HELAA Conclusion: This greenfield site to the east of the village has been split in two, but the outer boundary remains the same. The use on this site has changed from residential to care village/home. Initial Highways Authority comments identified mitigations to make the site acceptable. The eastern and southern parts of this site are at risk of surface water flooding (1 in 100 years). The site is in the EA Groundwater Source Protection Zone and most of the site is in agricultural land Grade 1 (the eastern third and the south-western corner are in Grade 2). The site is opposite two listed buildings. The site is partially in a SSSI impact zone. The site has already been counted within the HELAA land availability so is considered unsuitable to add again.

FURTHER COMMENTS:
Highways Authority Previous comment was that the carriageway is too narrow for 2-way traffic west of site without scope for improvement, the revised proposal does not change that.
Lead Local Flood Authority The site is affected by a minor flow path in the 0.1% AEP event. This is concentrated in the east of the site. The revised site is at risk of surface water flooding, but this is not severe enough to prevent development of the site. Mitigation will be required, and standard information will be required at planning stage.

PLANNING HISTORY:
No information

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:
<ul style="list-style-type: none"> Possible access points plans (pre-Reg18C)

Site Reference:	GNLP0252R
Address:	Land at Yarmouth Road, Blofield
Proposal:	Housing

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
Amber Constraints in HELAA Utilities Capacity, Significant Landscapes,
HELAA Conclusion: This site to the west of the village has been reduced to 1.12ha and is still promoted for housing. Initial Highways Authority comments xxx. The site is in EA Groundwater Source Protection Zone and in Grade 2 agricultural land. The site is in a SSSI impact zone. It has already been counted towards the housing supply, so to avoid double-counting is now considered unsuitable for the land availability assessment.

FURTHER COMMENTS:
Highways Authority No objection to maximum of 30 additional units accessed via Newstead Gardens.
Development Management No comments

PLANNING HISTORY:
No recent history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:
<ul style="list-style-type: none"> • Indicative site layout (pre-Reg18C) • Potential highways access points (pre-Reg18C)

Site Reference:	GNLP2024AR
Address:	Manor Park, Old Yarmouth Road, Blofield
Proposal:	Housing

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Vacant	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
Amber Constraints in HELAA Utilities Capacity, Significant Landscapes, Compatibility with Neighbouring Uses
HELAA Conclusion: This site to the west of the village has been subdivided from a larger site which retains the same outer boundary. Initial Highways Authority comments support the site subject to a review of parking within the highway and possible de-engineering of the former trunk road. This part is within the EA Groundwater Source Protection Zone and in Grade 2 agricultural land. The site is in a SSSI impact zone. The adjacent site is under construction for housing, but to the west is a car repair workshop, which may cause some amenity issues. The site is subject to an existing allocation for housing and as such cannot count towards additional housing land for the purposes of the HELAA.

FURTHER COMMENTS:
Highways Authority Subject to TA and implementation of any agreed measures.
Development Management No further comments received

PLANNING HISTORY:
20111303 outline. Subsequent RM 20140757 for 1500sm B1 and 20140758 for supermarket and pub/restaurant. 20160497 Hybrid for 2500 sqm B1.

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:
Plan showing sub-division of site

Site Reference:	GNLP2024BR
Address:	Manor Park, Old Yarmouth Road, Blofield
Proposal:	Housing

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Vacant	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Site Access, Utilities Capacity, Significant Landscapes, Compatibility with Neighbouring Uses</p>
<p>HELAA Conclusion: This site to the west of the village has been subdivided from a larger site which retains the same outer boundary. Initial Highways Authority comments support the site subject to a review of parking within the highway and possible de-engineering of the former trunk road. The site is in EA Groundwater Source Protection Zone and in Grade 2 agricultural land. The site is in a SSSI impact zone. The adjacent site is under construction for housing, but to the west is a car repair workshop, which may cause some amenity issues. The site is subject to an existing allocation for housing and as such cannot count towards additional housing land for the purposes of the HELAA.</p>

FURTHER COMMENTS:
<p>Highways Authority Subject to TA and implementation of any agreed measures.</p> <p>Development Management No comments received</p>

PLANNING HISTORY:
<p>20111303 outline. Subsequent RM 20140757 for 1500sm B1 and 20140758 for supermarket and pub/restaurant. 20160497 Hybrid for 2500 sqm B1.</p>

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:
<p>Plan showing sub-division of site</p>

Site Reference:	GNLP4017
Address:	East of Plantation Road, Blofield
Proposal:	Up to 14 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Vacant	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA:
<p>Amber Constraints in HELAA Site Access, Utilities Capacity, Market Attractiveness, Significant Landscapes, Transport & Roads</p>
<p>HELAA Conclusion: This greenfield site of 0.5ha to the north of the village is promoted for housing. Initial Highways Authority comments suggest access may be achieved with some removal of frontage trees/hedges, and a footway and pedestrian crossing facilities would need to be provided. The site is in EA Groundwater Source Protection Zone and in Grade 2 agricultural land. However, the site is considered suitable for the purposes of land availability.</p>

FURTHER COMMENTS:
<p>Highways Authority Subject to provision of acceptable access/visibility 2.0m wide footway for full extent of site frontage and a pedestrian crossing island to enable safe access to village facilities. Removal of frontage hedge/trees likely to be required for visibility.</p> <p>Development Management No comments received</p>

PLANNING HISTORY:
No information

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION:
Site plan

STAGE 7 – INITIAL CONCLUSIONS ON THE SUITABILITY OF NEW AND REVISED SITES FOR ALLOCATION

The new and revised sites shortlisted at Stage 4 have been subject to further consideration with Development Management, the Local Highway Authority and Lead Local Flood Authority and their comments are recorded under Stage 6 above. Based on their views the following initial conclusions regarding the suitability of the sites for allocation have been drawn.

New and revised sites to be considered for allocation:

None

New and revised sites considered to be unreasonable for allocation:

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Blofield				
Land to the south of Lingwood Road	GNLP0082AR	1.19	30 dwellings	This site, although it has been sub-divided, is not considered to be suitable for allocation. Little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout. Local road capacity is also limited.
Land to the south of Lingwood Road	GNLP0082BR	3.65	50 unit care village and 80 bed care home	This site, although it has been sub-divided, is not considered to be suitable for allocation. Little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout. Local road capacity is also limited. There are allocations for housing with care in various locations and Policy 5 supports such uses on sites with good access to local services including on sites allocated for residential use.
Land at Yarmouth Road	GNLP0252R	1.12	Up to 25 dwellings	This site is not considered to be suitable for allocation. Little additional growth is proposed in Blofield due to substantial

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				existing commitment and concerns about capacity of the A47 roundabout.
Land north of Yarmouth Road	GNLP2024AR	0.4	Residential (unspecified number)	This site is not considered to be suitable for allocation. Residential development would fetter the range of uses on existing Broadland Local Plan allocation BLO1 – which have been approved through planning applications. The consequence being to reduce the potential future level and range of services in the village. Furthermore, little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
Land north of Yarmouth Road	GNLP2024BR	0.81	Residential (unspecified number)	This site is not considered to be suitable for allocation. Residential development would fetter the range of uses on existing Broadland Local Plan allocation BLO1 – which have been approved through planning applications. The consequence being to reduce the potential future level and range of services in the village. Furthermore, little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.
South of Pound Lane	GNLP4013	6.00	Residential (unspecified number)	This site is not considered to be suitable as little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout. Furthermore, several parts of the site are at risk of surface water and river flooding.

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
East of Plantation Road	GNLP4017	0.51	Up to 14 dwellings	This site is not considered to be suitable as little additional growth is proposed in Blofield due to substantial existing commitment and concerns about capacity of the A47 roundabout.

FINAL CONCLUSIONS FOR THE REGULATION 19 VERSION OF THE PLAN

Site assessments prior to the Regulation 18C consultation

Up to the Regulation 18C consultation there were 6 sites promoted for residential/mixed use in Blofield totalling 13.9 hectares of land. The outcome of initial site assessment work (which is detailed in part 1 of this booklet) was to prefer site GNLP2161 for 15 dwellings. This preferred site was favoured because there were 274 homes in outstanding commitments (permissions and allocations) and site GNLP2161 was considered the most appropriate site to provide a small addition to the village's growth. Additionally, an allocation (of 175 dwellings plus employment land and open space) from the last local plan was to be carried forward on site BLO1. This was consulted on as part of the Regulation 18C draft plan consultation

Summary of comments from the Regulation 18C draft plan consultation

Through the Regulation 18C consultation a number of comments were received regarding sites in Blofield. The main issues raised about the preferred site were concern for the scale of growth in the village, including commitment sites; and the need to address the capacity of the A47 (detailed in part 2 above). These comments have resulted in changes to policy wording where appropriate such as early assessment of the A47, but did not result in any changes to the selection of the site preferred for allocation.

Assessment of new and revised sites submitted through the Regulation 18C consultation

Two new sites were submitted and three sites were revised during the Reg18C consultation totalling 13.68 ha of land. All the new and revised sites were subject to the same process of assessment as the earlier sites (detailed in part 3 of this booklet). The conclusion of this work was that the new sites were unreasonable for allocation because any further sites, added to the committed sites in Blofield, may overwhelm the village's services (in addition to any site-related constraints).

Sustainability Appraisal

The sustainability performance of each reasonable alternative site has been considered in the selection of sites. The Sustainability Appraisal includes a scoring and assessment narrative on the sustainability performance of each reasonable alternative and recommendations for mitigation measures which have been incorporated in policy requirements as appropriate. The Sustainability Appraisal (which can be found in the evidence base [here](#)) highlighted a number of negative

and positive impacts for the sites in Blofield including disparities over air quality/noise; population/communities; health and education.

Blofield allocation site GNLP2161 scores a double positive for population & communities due to its proximity to the shop and recreation ground. Unlike some sites, it avoided any double negative scores but in common with most of the sites in Blofield, minor issues were flagged up for site GNLP2161 through the SA. These were related to: air quality (proximity to A47); biodiversity (proximity to the Broads); landscape (amenity impact on local residents); health (proximity to A47); education (distance from secondary school); economy (distance to employment); access to services (distance from rail station); historic environment (proximity to a listed building); waste (agricultural land); and water (groundwater protection zone). The range of services at Blofield make a small allocation appropriate, and the impacts identified by the SA apply to most sites in the village. Boundary treatments and groundwater are, however, addressed through policy.

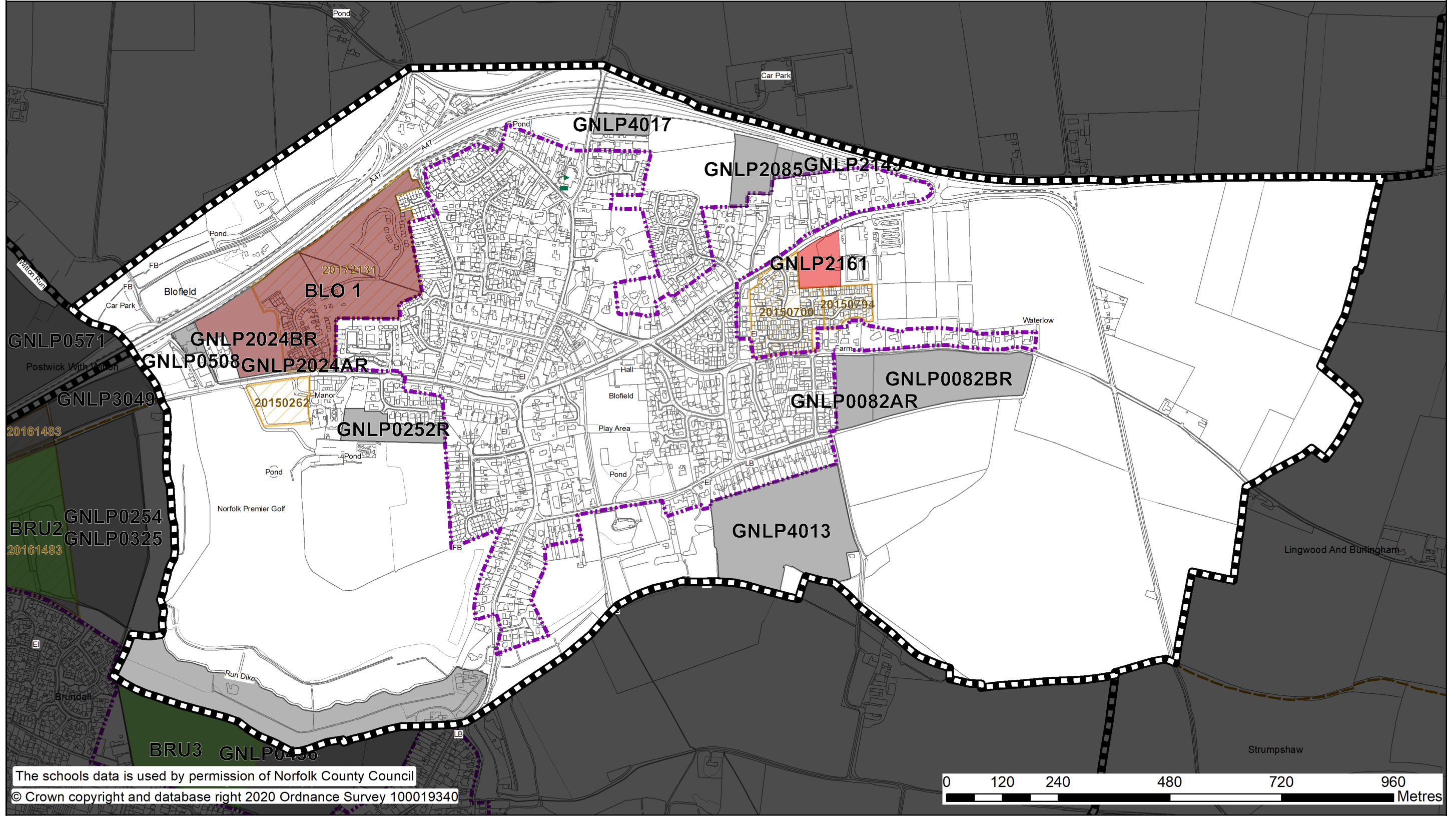
Final conclusion on sites for allocation in the Regulation 19 Plan

Based on all the information contained within this booklet the final conclusion of the site assessment process for Blofield is to allocate GNLP2161 for 15 dwellings, as preferred at the Reg18C stage.

NB, carried forward site BLO1 is carried forward as it was allocated previously, i.e. 175 dwellings plus 4,000sqm employment floor space and open space. The site benefits from a number of permissions including housing, reduced employment floorspace and supermarket. As delivery of these permissions cannot be guaranteed, the former allocation is carried forward as previously preferred.










See tables of allocated and unallocated sites at appendices A and B for a full list of sites promoted with reasons for allocation or rejection.

BLOFIELD




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-  Primary School
-  Housing Allocation
-  Open Space/Leisure Amenity Allocation
-  Not Allocated
-  Commitment*
-  Primary School Catchment (2018-19)
-  Mixed Use Allocation
-  Settlement Boundary
-  Parish Boundary

*new and extant permissions at 1st April 2020 (10 or more dwellings)


 N
 1:7,575
 at A3
 Date: 25/11/2020