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Ask For
Extension
Direct Dial
Email
Our ref
Your ref
Date

John Walchester
2622
01603 430622
john.walchester@broadland.gov.uk

19 July 2016

[Redacted]

Dear [Redacted]

Greater Norwich Local Plan sites

I refer to your letter dated 14 July 2016, and accompanying documents.

I have forwarded this to the Greater Norwich Local Plan team for their consideration.

Contact details for the GNLPC call for sites are:

Tel: 01603 306603, or email callforsites@gnlp.org.uk

Yours sincerely

John Walchester
Spatial Planning Manager

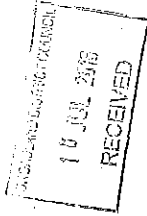


Broadland District Council
Thorpe Lodge, 1 Yarmouth Road
Norwich NR7 0DU

Switchboard tel: (01603) 431133

Mr. John Walchester
Spatial Planning Manager
Broadland District Council
Thorpe Lodge
1, Yarmouth Road
NORWICH
NR7 0DU

14 / 07 / 16



Dear Mr Walchester,

Joint Core Strategy : Site Allocation

Further to our telephone conversation of today, I would be grateful if you would consider part of my property at Taverham for potential development in the current Site Allocation Strategy.

As discussed with you, I am enclosing a copy of an application by my agent Annie Kenyon (Architect), previously submitted in January 2009, including completed form, site plan and sustainability report. In principle, this is still applicable under the current circumstances, although there may be slight variations in detail. Please regard this as a formal application.

I would appreciate a written acknowledgement of receipt of this application, if possible. Any reply should, in the first instance, be sent to me at the address below.

Thank you for your attention to this matter. I look forward to hearing from you in due course.

Yours sincerely,

[Redacted signature block]

aka

Annie Kenyon Architect

John Walchester
Planning Policy Team
Brosland District Council
Thorpe Lodge
1 Yarmouth Road
NORWICH
NR7 0DU

By recorded delivery

7th January 2009

Dear Mr Walchester

Site Allocation and Area Action Plan - HEATHWOOD, TAVERHAM

Thank you for your letter dated 14th Nov 2008, directed to our client Mr [REDACTED]. In response please find enclosed the following in relation to our development bid for land at Heathwood to be allocated for future housing:

- Site plan, showing existing and indication of proposal
- Completed form
- Sustainability report

We hope this is of interest to you and look forward to hearing from you in the near future

Kind Regards

Annie Kenyon

For Annie Kenyon Architects

Encls.



Registered as an architect under the Architects Act 1997

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SUSTAINABLE DEVELOPMENT
at Heathwood in Taverham Norfolk

Prepared by Annie Kenyon Architects
December 2008



INITIAL SITE CONCEPT FORM

N.B. This form is intended to give a very brief summary of your proposal e.g. in the form of bullet points. If necessary, please use additional pieces of paper to complete your answers.

[INSERT or SUPPLY CONCEPT PLAN HERE - (On OS Base at a standard scale)]

See separate plan enclosed.

Settlement	IVERHAM
Level in Settlement Hierarchy	FRINGE SETTLEMENT Norwich Policy Area
Site address	Heathlands, Falkham Rd, Iwerham NR12 6HR
Site Reference (LPA)	
Site area	0.423ha
Existing site / use	Brownfield (ex Nursery / residential)
Proposed Development (inc scale)	Residential development comprising of possibly 5 no. Sustainable homes + landscaping
Proposers Contact Details	
Name:	C/O Anne Kemson Architects
Address:	East Leake, N Walsh
Address:	ABERDONNING, NR57 6SH
Telephone:	01144 851621
E-mail:	anne@annekemsonarchitects.com
Site Assets	

Provide brief comments on assets pertinent to the development site
Landscape Character: Open, flat land - well drained. No flood risk
Historic Features: None

Views: Open to south with short views to west and east

Trees: Nature food on perimeter

Other:

Concept - Elements

Provide brief comments on the elements of the proposal and illustrate on the concept plan where appropriate:

Design: Low Carbon, fully sustainable housing. Contemporary design taking into account local vernacular style.

Access / Transport: Clear visibility potential of bus lane on approval of NPK.

Layout: To be confirmed - Low density housing design taking into account orientation

Green Infrastructure / Landscaping: Full scheme will show large areas of landscaping to complement design

Density: Low

Mix use: No

Affordable Housing: TBC

Water Management: Main water & sewer adjacent on main road. Surface water will be retained

Nature Conservation: Biodiversity will be important factor in design considerations

Energy Efficiency: Main construction - design will use renewable technology, high standard, high insulation values, solar gain maximized.

Social Infrastructure

Other

Sustainability Considerations and Development Practicalities

Provide brief comments on the wider sustainability considerations

See Sustainable report - enclosed

Viability - Timescale

Provide brief statement on ownership, viability and proposed timescale

Proposer lives adjacent to site and owns all land. Willing to develop as soon as scheme is approved by council

Return Form to: Planning Policy Team, Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, NORWICH, NR7 0DU - by 12th January 2009

INTRODUCTION

The proposed development at Heathwood in Taverham, Norfolk, will provide an eco-development of 5 new homes. The concept for the development is to achieve a showcase of good practice in low energy and ecological design.

STRATEGY FOR SUSTAINABLE DEVELOPMENT

Principles of sustainability have been applied throughout the development of the site plan and conceptual arrangement of the homes and supporting amenities. These principles are described throughout this report, and include:

- Code for Sustainable Homes & EcoHomes
- building design and materials
- low energy design and renewables
- water and drainage
- waste and recycling
- ecology and biodiversity
- transport

The next stages of design development, specifically in relation to the buildings, offer great opportunities to address principles of low energy and sustainable design. The masterplan for Heathwood in Taverham provides a basis from which to achieve a highly sustainable development.

The following sections set out the initial sustainability strategy for the proposed development at Heathwood in Taverham.

CODE FOR SUSTAINABLE HOMES & ECOHOMES

Recognised assessment methodologies, such as the Code for Sustainable Homes and EcoHomes, are tools which allow the sustainability of a development to be quantified against a standard scoring and rating system.

EcoHomes is applicable to residential development in Norfolk, and covers the following topics:

- energy
- transport
- pollution
- materials
- water
- land use and ecology
- health and wellbeing

Under CISH, there are a number of mandatory target areas, including energy savings, water use and waste and, where appropriate, will be used as best practice design guidelines for Heathwood in Taverham.

Those principles of CISH which relate to buildings will be fully applied to the next stages of design development for Heathwood in Taverham. It is anticipated that high scores and corresponding ratings will be achieved, as a result of the intended approach to material selection, healthy indoor environments, and the use of renewable energy technologies.

BUILDING DESIGN & MATERIALS

Heathwood in Taverham can provide 5 contemporary houses reflecting the local vernacular style of architecture, in a range of flexible designs based on the traditional concepts. These would be easily adapted to suit changing lifestyle requirements and provide homes for life.

Housing design will be storey and a half with pitched roofs, orientated to exploit sunlight with large areas of glazing facing south and small openings to the north. To enable the development to blend in with the local landscape, natural materials will be specified, including timber, local red brick, and panicles. Siting well in the landscape these designs will be robust and be suited to the local climate.

Houses will typically be timber framed and may be super-insulated using structural insulated panels. It is also hoped to explore the potential for using low impact, natural materials available on site. The colours and textures will give a unique sense of place to the development, which aims to promote good design and provide site specific solutions, for individual needs.

LOW ENERGY DESIGN & RENEWABLES

The most effective way in which to reduce CO₂ emissions associated with energy use is to minimise the demands for heat and electricity in the homes through well considered design, taking into account factors such as:

- orientation
- solar energy in association with thermal mass
- super insulated building envelope
- air tight construction
- daylighting
- heat recovery
- efficient services, lighting and appliances

The low energy design approach at Heathwood in Taverham will incorporate high levels of insulation and make use of solar energy to offset heating requirements. Analysis will also be carried out to test the most effective strategy for the homes, including comparisons of passive ventilation against mechanical ventilation with heat recovery.

Once the lowest possible energy demand has been achieved through design measures, a range of renewable energy technologies will be investigated for the development and used to offset the requirement for fossil fuel energy sources on site. Detailed feasibility studies will be carried out to determine the most appropriate technologies for the site, although initial observations have identified the following as suitable for further consideration:

- solar thermal panels to produce hot water
- biomass heating
- wood burning stoves to replace secondary heating

A detailed energy strategy for the site will be produced as part of the next stages of the design development for Heathwood in Taverham, and will be based on the best practice approach of an initial reduction in energy demand, followed by the application of suitable renewable energy technologies. These measures will result in very low CO₂ emissions from the development, which will be reflected in the achievement of high ratings for their Energy Performance Certificates.

WATER & DRAINAGE

Water is a resource which should be used sparingly, like any other. The proposal at Heathwood in Taverham will investigate the use of rain water harvesting and grey water re-use. This will work in combination with efficient water sanitary appliances to ensure a low demand for water usage. The design also includes for a provision of water butts throughout the development. This will provide non-potable water for irrigation of the soft landscaped areas and allotments.

The design of all landscaped areas will ensure the reduction of all surface water run-off. It is essential that, as a result of the development, the surface water is not made any worse as a result of the development and this will be resolved by using measures such as porous surfaces, ecological planting and possibly, ponds. The design of the buildings may also include areas of sedum and green roofing materials, all providing effective solutions.

WASTE & RECYCLING

Waste and recycling are to be key considerations for all stages of the proposed development, at Heathwood in Taverham. To inform a best practice approach from the outset, the principles of WRAP's Zero Net Waste tool will be applied to design for minimal waste during the construction stage and set in place appropriate procedures for management and recycling of waste streams generated. Some possible strategies could include:

- designing around standard material sizes
- production of a Site Waste Management Plan
- use of pre-fabrication
- agreements with manufacturers to return unused materials
- "just in time" deliveries
- re-use of high value materials

The suite of tools available from WRAP can also be used to quantify the recycled content of the homes and this will be considered once sufficient design detail is available. Wherever possible, substitutions for building products with a higher than average recycled content will be made, so as to achieve a best practice level of recycled content for all buildings at Heathwood in Taverham.

ECOLOGY & BIODIVERSITY

The site at Heathwood in Taverham boasts a diversity of wildlife which varies with the seasons, including numerous species of birds, mammals, amphibians, insects and flora.

The development aspires to protect and enhance the rich natural heritage of the land by creating wildlife habitat which provides a haven for existing species and encourages other native species to become established and thrive in a bio-diverse environment. Some examples of features currently being considered include:

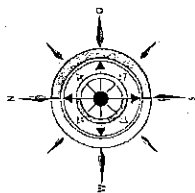
- incorporation of existing ecological features in the proposed site layout
- log piles for frogs and insects
- bird and bat boxes
- green roofs to replace ecology lost under building footprints

TRANSPORT

The site is on a bus-route between Norwich and the market town of Fakenham. There are good road links to the city, airport, suburbs, and surrounding villages and employment areas. The Southern Bypass is only 10 minutes away, and it will be 2 minutes to the proposed NDR. It is close to the designated cycle-route to Norwich and Reepham (Marriott's Way), and schools, retail and social facilities are within easy walking distance.

The existing site, Heathwood Nursery, has implicit consent for unlimited traffic movements, under the granting of planning approval as a retail nursery in 1969. In contrast, the current proposal would result in minimal projected traffic movements. The current/modified splay provides excellent uninterrupted visibility for at least 200m in both directions on a straight section of road. A 50mph speed limit, augmented by police warning signs/speed detectors, is in operation. Other approved accesses onto this stretch of road include the Mid-Norfolk Shooting School (unlimited traffic movements), a B&B, clubhouse and wedding reception venue (next door, again with unlimited traffic movements), and a number of domestic properties. When the proposed Northern Distributor Road is built, it is intended that this section of the A1067 will be closed to through-traffic from its western end, and will become a cul-de-sac or bus-route only.

This drawing is copyright of Annie Keriyon Architects



- Views out
- Approx contours
- Walkway
- Landscape
- Vehicle access
- Open space
- Potential development areas

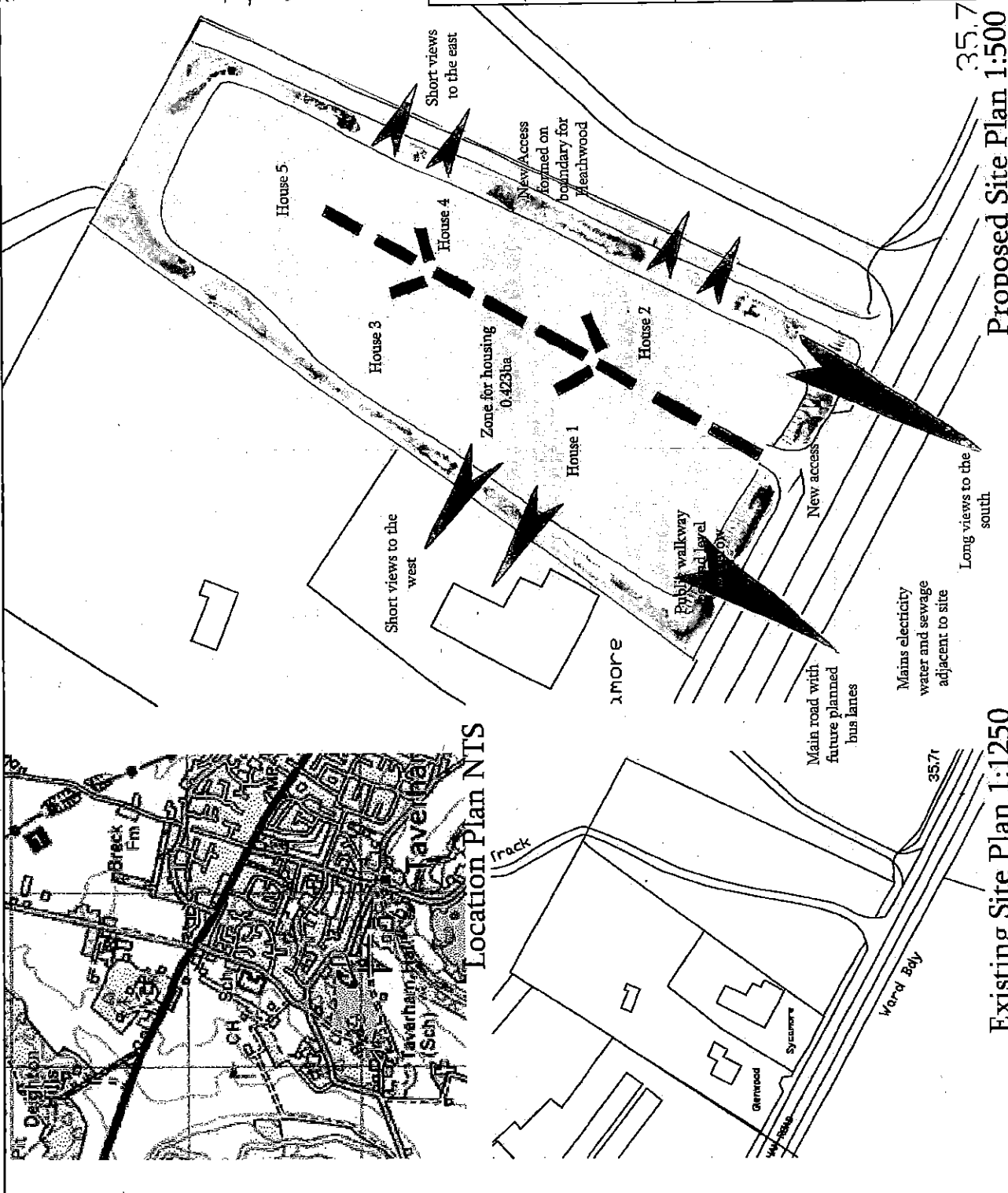
aka

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Client	Mr N Brummage
Job Title	Proposed Development Heathwood, Fakenham Road, Taverham, NR8 6HR
Drawing Title	Site Plans
CAD Reference	

Scale at A3	Drawn	Chk	Date
Various	AK	NB	Dec 08
Job No.	Drawing No.	Revision No.	
071	L01		



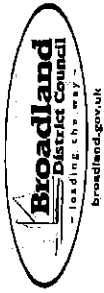
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Proposed Site Plan 1:500

Existing Site Plan 1:1250

Taverham

This map shows the sites in the parish that are being considered for possible development in the future. The site is given a reference. This number is not intended to give any indication of order of preference of the sites. Taverham is identified as a Fringe Parish (in the Norwich Policy Area) in the Joint Core Strategy: settlement hierarchy

Proposed route of NDR







Site Allocations DPD

Consultation on Shortlisted Sites


Shortlisted Sites

Proposed land use of sites shortlisted for inclusion within the Site Allocations DPD


-  Housing
-  Housing and Employment
-  Employment
-  Community Facility

Other Sites

Sites shown in grey have been subject to previous consultation, but have not been shortlisted for inclusion within the Site Allocations DPD, based on an assessment of individual sites.

-  Sites not Shortlisted

Boundaries

-  Existing Settlement Limit



Scale 1:10000

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