

Appendix B

Preferred Allocations in Watton

Land to west of A1075 and adjacent Wayland High School.

POLICY W1:

Land amounting to approximately 3.6 hectares is allocated for a **residential development** of 100 dwellings. A minimum of 0.2 hectares of children's play space will be provided on site along with related landscaping and facilities. Development will be subject to compliance with adopted Core Strategy policies and:

- i. provision of a principle access from the A1075 and a secondary access from Churchill Close;
- ii. retention and enhancement of perimeter hedgerows and trees, and enhancement of existing vegetation on adjacent land to the south of the site;
- iii. provision of significant internal open space, hedgerows and tree planting within the site;
- iv. agreement of a scheme to secure the appropriate management of the adjacent pond;
- v. provision of a pedestrian / cycleway to provide access to the high school and town centre along the northern boundary of the site;

Description

This is a large area of arable land which is capable of accommodating 100 dwellings to the south of Watton with an average of 30 dwellings per hectare. Densities of up to 35 dwellings per hectare could be accommodated towards the northern boundary of the site, whereas densities slightly below 30 per hectare would be acceptable along the eastern and southern boundaries of the site to reduce the impact of the development. Significant landscaping can be found on site and important landscaping is present on land to the south. The A1075 lies directly adjacent to the eastern boundary of the site and agricultural land acts as a buffer from the nearby SSSI Wayland Wood to the south-east. To the west of the site is Wayland High School and associated playing fields whilst to the north are residential properties leading back to the town centre. To the north-east of the site are residential properties and a petrol station. To the south is open space, mainly consisting of arable farmland, although there is also a small commercial site (Barn Ruche) in this direction.

Constraints

The site is level, predominantly in arable use and lacks any specific topographical features. However, there are substantial trees and hedgerows along the majority of the four major boundaries of the site. Tree Preservation Orders (TPO's) can be found along the western and north-eastern boundary of the site. Landscaping on land adjacent to the south of the site would need to be increased to screen any residential development. Additionally, a pond potentially containing Great Crested Newts lies immediately adjacent to the west of the site. An initial wildlife survey indicates that mitigation measures would be required to ensure that the pond is not affected by any future development.

There is adequate frontage to provide a sufficient access point to the site which would be preferred within the 30 mph limit away from the sharp bend at Barn Ruche that has a high personal injury accident record. There is also scope to provide an access point onto Churchill Close. There is footway provision opposite the site and

along Churchill Close, that could form part of a link to provide a safe and convenience means for pedestrians to access the high school and town centre. Visibility from Churchill Close onto Merton Road is substandard and not suitable to cater for any increase in vehicular movements but visibility from Merton Road onto Memorial Way is good.

A 300 DIA gravity sewer runs east to west across the site whilst a 200 DIA pumped sewer runs along the south-eastern boundary of the site. It is likely that a contribution towards waste water infrastructure would be required in this area.

Deliverability

The Strategic Housing Land Availability Assessment (SHLAA) indicates that the site is deliverable and that there are no severe constraints to development on this site. It is expected that 100 homes can be delivered from 2009-2014.

Any phasing of the site will be addressed as part of negotiations in the grant of planning permission. This negotiation will also include any provision for the delivery of key infrastructure and services, including the provision of open space and affordable housing in accordance with the Development Plan.

The land is under single ownership and will be available for development when required.

Land to south of Norwich Road – Former RAF Officers Mess

POLICY W2a:

Land amounting to approximately 2.25 hectares is allocated for residential development of 30 dwellings. Development will be permitted subject to the provisions of the adopted Core Strategy and the following:

- a. Principal access to the site shall be provided from a new access point from Norwich road;
- b. Pedestrian and cycle access shall be provided through the site to link Elworthy Close with Norwich road (via the eastern boundary of site W.3);
- c. The density of the development shall have regard to existing dwellings at Trenchard Crescent;
- d. regard shall be had to the character of the existing Norwich Road frontage;
- e. all existing protected trees on site are retained and included within the detailed site design.

The open space requirement arising from this site amounting to 0.17 hectares will be provided within the open space allocation (Ref. Policy W.3).

POLICY W2b:

Land amounting to approximately 3.3 hectares is allocated for a residential development of 50 dwellings. Development will be permitted subject to the following:

- a. access to the site shall be via Portal Avenue, which will be enhanced to provide for improved pedestrian/ cycle links to Norwich Road;
- b. the density of the scheme will have regard to surrounding residential developments and the presence of protected trees on site;
- c. pedestrian and cycle links along Elworthy Close to Tedder Close to adjacent developments are enhanced through the provision of appropriate paths/ lanes;
- d. all existing protected trees are retained and included within the detailed site design.

The open space requirement arising from this site amounting to 0.28 hectares will be provided within the open space allocation (Ref. Policy W.3).

POLICY W3:

Land amounting to approximately 5 hectares is allocated for open space. The open space should consist of outdoor sports provision, children's play provision and amenity space.

The identification of this site for open space includes the requirements arising from sites W.2a and W.2b along with other consents where contributions have been secured for off-site provision.

A Locally Equipped Area for Play (LEAP) shall be provided in the western part of the site.

A pedestrian and cycle link shall be provided to link Elworthy Close and Norwich Road along the eastern boundary of the site to improve accessibility through the site.

Description

The site comprises the former RAF Officers Mess and is a large area of land, the totality of which is capable of delivering approximately 80 dwellings to the south-east of Watton. The site is split into three separate sections with the northern and southern sections (ref W2a and W2b) to be identified for residential development.

The central section of the site (W3) is currently an open area of overgrown grassland identified as open space (but in private ownership). This area is identified as open space to serve W.2 and W.4 and other consented residential development that requires off-site provision.

The southern section of the site (W.2b) is overgrown grassland but the majority of the southern section of the site is brownfield. This section of the site comprises the foundations of former MOD buildings. Significant mature trees can be found along the northern and western boundaries of the site. Norwich Road lies immediately along the northern boundary of the site. Development of the site shall provide improved pedestrian/ cycle links to Tedder Close from existing residential development on the former RAF technical site, through the site.

Constraints

There are numerous protected trees on site, especially around the northern and western boundaries of the site. The protected trees and open space at the entrance to the site should be retained and enhanced to improve the visual amenity of the area. Significant landscaping along the southern boundary of the site would be required to create a strong field boundary in accordance with the Breckland District Fringe Settlement Landscape Assessment

The central section of the site will be maintained as open space with a LEAP provided. Appropriate contributions for maintenance of the open space shall be secured in accordance with the provisions of the adopted Core Strategy policy.

A 225 DIA Pumped Sewer runs along the northern boundary of the site. It is likely that a contribution towards infrastructure would be required in this area.

The site lies over 1km from the town centre and is located approximately 1.7km from a school and 1.5km from doctor's surgery, although the allocation of this site provides opportunities to enhance walking and cycling links to the town centre. .

Deliverability

The SHLAA has not tested this site. Informal correspondence with the landowner suggests that the site is available for development.

Any phasing of the site will be addressed as part of negotiations in the grant of planning permission. This negotiation will also include any provision for the delivery of key infrastructure and services, including the provision of open space and affordable housing in accordance with the Development Plan.

Land to north of Norwich Road and south of Watton Green.

POLICY W4:

Land amounting to approximately 1.85 hectares is allocated for a residential development of approximately 25 dwellings. A minimum of 500 m² of children's play space will be provided on site along with related landscaping and facilities. Development will be subject to compliance with adopted Core Strategy policies and:

- i. No vehicular access provided on to Watton Green
- ii. perimeter hedgerows and trees, especially along the northern boundary of the site are retained and enhanced;
- iii. Protection of the rural environment along Watton Green by ensuring that only low density housing with rear gardens backing onto Watton Green are permitted;
- iv. New provision of internal open space, hedgerows and tree planting within the site;
- v. Agreement of a scheme to secure the appropriate management of the lightly wooded area to the west of the site and of the ditch to the east of the site, in the interests of biodiversity;
- vi. Provision of pedestrian and cycle links through the site to Norwich Road and onto Watton town centre and local schools.
- vii. Relocation of the attenuation pond to contain the critical 1 in 100 year plus climate change storm event.
- viii. Provision of on site children's play area in close proximity to the existing planning permission to the south of the site.

Description

This is an area of tree lined arable land, to the east of Watton, where planning permission has already been granted under ref; 3PL/2008/1019/F and 3PL/2008/1042/F for the erection of a crèche/nursery facility and 67 dwellings on the southern section of the site. It is calculated that the northern section of the site is capable of accommodating approximately 25 dwellings at an average density of 35 per hectare. However, the density should be significantly lower towards the northern boundary to reflect the rural character. Residential properties can be found to the north of the site along Watton Green and to the east of the site. To the north-west of the site is a large dwelling and to the south-west of the site are vacant buildings that were previously used as a children's centre. To the south of the site, on the opposite side of Norwich Road, are residential estates.

Constraints

Planning permission has been granted for residential development on the southern section of the site and any new development would have to be in accordance with the current layout of this scheme, including the proposed on site highway scheme. Furthermore, any further growth in residential properties would have to take account of the current planning permission which includes provision of an attenuation pond to contain the critical 1 in 100 year plus climate change storm event. Whilst the approved development includes housing of a relatively high density, the northern section of the site would lie in close proximity to existing, low density housing along Watton Green. To maintain the rural feel along this road, any housing in close proximity to the northern section of the site would have to be at a low density to protect the form and character of the area.

A protected tree can be found along the western boundary of the site. An initial wildlife survey indicates that a small wooded area to the west of the site, and a ditch to the east of the site, could be of importance to biodiversity. An existing mature hedgerow along the northern boundary of the site is an important rural feature along the southern side of Watton Green.

In considering highway matters, Carbrooke Road is of an inadequate width, and poor alignment and visibility from its junction with Norwich road (B1108) is substandard, making it unsuitable to cater for additional traffic movements. There are existing footways along Norwich Road and there is sufficient site frontage to provide an adequate access point. The site lies within the 40 mph limit and the 30 mph limit to the west may be needed to be moved to cover this access point. However, pedestrian and cycle links from this site to Watton Town Centre and local schools can only be accessed from Norwich Road. The Highway Authority would not oppose development of the site subject to the above mentioned improvements and to access being restricted to Norwich Road only.

The site lies over 1km from the town centre and is located approximately 1.6km from a school and 1.3km from doctor's surgery. There are currently no pedestrian links from this site to Watton Town Centre or local schools. The car is therefore likely to be an important mode of transport to these facilities whilst a contribution towards improving facilities for pedestrians / cyclists will be required.

A 225 DIA pumped Sewer runs along the southern boundary of the site and it is expected that a contribution towards infrastructure would be required in this area.

Deliverability

The Strategic Housing Land Availability Assessment (SHLAA) indicates that the site is deliverable and that key constraints surround utilities and the landscape. However, the SHLAA also explains that whilst there are questions about the sewer network to the north of Watton this is unlikely to be significant in terms of a site of this size and that the receiving capacity of the water course is not an issue at this scale of development. The SHLAA considers in regards to landscape, a development of this size is not considered to have such a significant impact that it may bring into question the developability of the site. It is expected that approximately 25 homes on the northern section of the site can be delivered from 2009-14.

Any phasing of the site will be addressed as part of negotiations in the grant of planning permission. This negotiation will also include any provision for the delivery of key infrastructure and services, including the provision of open space and affordable housing in accordance with the Development Plan.

The land is in single ownership and will be available for development when required.

Land adjacent to Swaffham Road.

POLICY W5:

Land amounting to approximately 1 hectare is allocated for a residential development of approximately 22 dwellings. Development will be subject to compliance with adopted Core Strategy policies and:

- i. provision of a crossing point to link the site to the existing footway on Swaffham Road and creation of a pedestrian access way onto Three Post Road;
- ii. provision of a new vehicular access way onto Swaffham Road;
- iii. retention and enhancement of perimeter hedgerows and trees;
- iv. agreement of a scheme to secure the appropriate protection of any bats on site;

Description

This piece of land is located inside the existing built up area and is capable of accommodating approximately 22 dwellings on land to the north-west of Watton with a density of approximately 22 dwellings per hectare. Significant landscaping can be found around the boundaries of the site and there is an existing dwelling within the south-west corner of the site. Planning permission has been granted for the erection of 8 dwellings and a new roadway in the south-east corner of the site which would allow for access to the rest of the site. The approved permission would involve the loss of the existing dwelling on site. The site is surrounded by existing residential development consisting of primarily detached dwellings with generous amenity land. An access point onto Three Post Road could be provided. Three Post Road has existing footway links and a bus stops at its junction with Wayland Avenue.

Constraints

The site, which is currently overgrown grassy land, lacks any specific topographical features. However there may be bats in one of the old structures along the southern border of the site whilst there are numerous protected trees along the western boundary of the site.

There is a history of sewer flood events along Swaffham Road top the north-east of the site and no sewers run in close proximity to the site. The closest sewer is a 225 DIA Gravity Sewer to the south of the site along Brandon Road.

The location of the site means that it is not within reasonable walking distance of a doctor's surgery, being located approximately 1km away.

Deliverability

The Strategic Housing Land Availability Assessment (SHLAA) indicates that the site is deliverable and that there are no severe constraints to development on this site. It is expected that 22 houses can be delivered from 2009-14. The SHLAA indicates that water discharge capacity is constrained in Watton but this is not considered significant in terms of the scale of development possible. The SHLAA indicates that the existing dwelling on site is a constraint but it should be taken into account that planning permission has been granted for the removal of this dwelling and the erection of 8 dwellings.

Any phasing of the site will be addressed as part of negotiations in the grant of planning permission. This negotiation will also include any provision for the delivery of key infrastructure and services, including the provision of open space and affordable housing in accordance with the Development Plan.

The site was previously allocated for public open space in the Breckland Local Plan (1999). Despite efforts to implement the allocation there is no longer a reasonable prospect that it will be delivered as public open space. Nonetheless, development of the site will be required to contribute to the provision of public open space in the vicinity of the site under the provision of policies in the Development Plan.

REASONABLE ALTERNATIVE OPTIONS

ALTERNATIVE OPTION W6: Residential allocation of land to the south of the preferred site adjacent Wayland High School and the A1075.

Description/Capacity

This area of land forms a southerly extension to the preferred site (W1) that lies adjacent to Wayland High School. The site is currently arable land, with mature landscaping consisting of hedgerows and trees along all boundaries except the northern one. Vegetation along the southern boundary is particularly important to soften the effects of any development. Wayland High School playing field lies to the west of the site whilst the A1075 lies immediately to the east. The preferred option site lies to the north (which is part of the same arable field) whilst arable fields and a small industrial site lie to the south. This site would be able to accommodate approximately 64 dwellings and has been identified as deliverable/developable by the Strategic Housing Land Availability Assessment.

Reasons why the site is not a preferred choice

The site lies adjacent to a bend in the A1075 which means that access would have to be from land to the north of the site because of concerns raised by Highways about safety issues. The site would extend the built environment beyond the current built environment on the opposite side of the A1075 although it would not extend beyond the southern boundary of the adjacent playing field. Therefore, the site is less preferable in landscape terms than site W1.

ALTERNATIVE OPTION W7: Residential allocation of land to the north of Merton Road and adjacent to Watton Medical Centre.

Description/Capacity

The site has been identified in the Strategic Housing Land Availability Assessment as being deliverable/developable and with a capacity for 37 dwellings. The northern part of the site is residential land belonging to 3 Durrants Yard and a separate area of grassland. The southern section of the site is an area of overgrown land with significant pockets of vegetation. The site is surrounded by residential development along the most boundaries although it is also adjacent to a health centre and a surgery.

Reasons why the site is not a preferred choice

The awkward shape of the site would make providing sufficient access and residential development difficult to achieve, especially when the prevalence of existing Tree Preservation Orders (both along the boundaries of the site and internally within the site) are taken into consideration. Additionally, the loss of the northernmost section of the site would result with the occupiers of 3 Durrants Yard having access to virtually no amenity space as this part of the site constitutes their garden.

ALTERNATIVE OPTION W8: Residential allocation of land to the north of Norwich Road.

Description/Capacity

The site has been identified in the Strategic Housing Land Availability Assessment as being deliverable/developable. It is estimated that the site has capacity for approximately 32 dwellings. The northern part of the site consists primarily of overgrown grassland with thick pockets of vegetation whilst the southern part of the site consists of mainly residential garden land and existing dwellings. The site is surrounded on all sides by existing residential development.

Reasons why the site is not a preferred choice

Development of the site would require the demolition of existing properties to ensure adequate access to the site whilst the land required to develop the site is under multiple ownership. There would also be issues with biodiversity on site and numerous trees would require protection. Compared to the preferred sites, there is a concern regarding the deliverability of this site.

ALTERNATIVE OPTION W9: Residential allocation of land to the east of the A1075

Description/Capacity

The site has been identified in the Strategic Housing Land Availability Assessment as being deliverable/developable. It is estimated that the site has capacity for approximately 166 dwellings. The site consists of two separate arable fields. The site is bordered by the A1075 to the west and south, residential properties to the north and arable fields to the east. An area of Flood Zone 3a associated with a drain exists in the centre of the site and another area of Flood Zone 3a exists to the south of the site. Any development would need to avoid these areas. The site is in a low sensitive landscape character.

Reasons why the site is not a preferred choice

The Highways Authority has raised concerns with the ability to achieve safe access to the site given the dangerous bend on the A1075 on the southern boundary of the site. The issue is not insurmountable and the Highways Authority has advised that in order to provide a safe point of access onto the highway, improvement works to straighten out the bend may be needed and possibly traffic control measures such as a roundabout to cater for the access and the opposite junction (Watton Road). However, there is potential that these measures would render the development unviable. Norfolk Wildlife Trust and Natural England have raised concerns that the development may have an impact on Wayland Wood SSSI. Despite being in a low sensitive landscape area, the development of the site would form an unnatural extension to the town and would impact upon the setting of Wayland Wood SSSI.

ALTERNATIVE OPTION W10: Residential allocation of land between Hunters Oak and Blenheim Way

Description/Capacity

The site has been identified in the Strategic Housing Land Availability Assessment as being deliverable/developable. It is estimated that the site has capacity for approximately 18 dwellings. The northern part of the site consists primarily of overgrown grassland with thick pockets of vegetation whilst the southern part of the site consists of mainly residential garden land and existing dwellings. The site is

surrounded by existing residential development to the south, east and west and by open, arable fields to the north.

Reasons why the site is not a preferred choice

Development of the site would require the demolition of existing properties to ensure adequate access to the site whilst the land required to develop the site is under multiple ownership. There would also be issues with biodiversity on site and numerous trees would require protection. Compared to the preferred sites, there is a concern regarding the deliverability of this site.