

BLOFIELD HEATH AND HEMBLINGTON

The catchment of Hemblington Primary School brings Blofield Heath and Hemblington into a village cluster. The school has spare capacity and is not landlocked.




It is considered that due to the high levels of existing commitment in Blofield parish as a whole approximately 12-20 new homes are appropriate for the Blofield Heath cluster. Services in the wider parish of Blofield include primary school, village hall, food shop, public transport and a doctor's surgery.

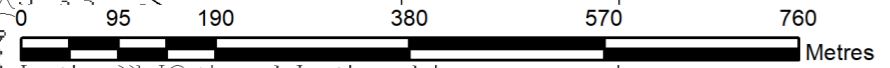
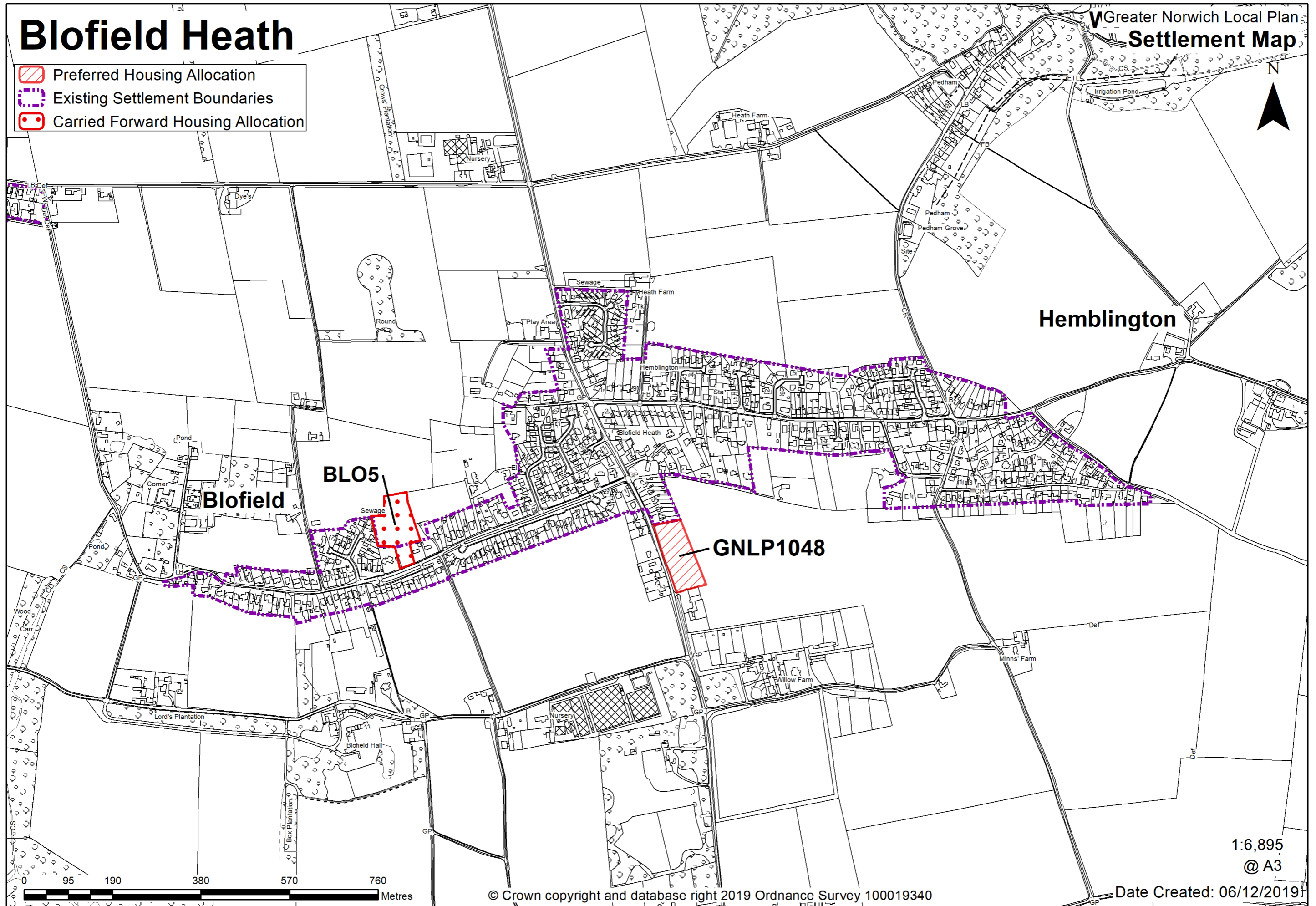
Blofield Heath is covered by the made Blofield Neighbourhood Plan which covers the same area as that of the Blofield parish boundary. The Plan was made in July 2016 and covers the period to 2036. It contains a series of policies that look to shape development within the neighbourhood area. There are policies within the plan that will be of relevance to development and any applications that are submitted for development within the parish should have due regard to those policies.

One site is identified as a preferred option, providing for between 15-20 new homes in the cluster. There is one carried forward allocation for 36 homes and a total of 71 additional dwellings with planning permission. This gives a total deliverable housing commitment for the cluster of between 122 – 127 homes between 2018 – 2038.

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Blofield Heath

-  Preferred Housing Allocation
-  Existing Settlement Boundaries
-  Carried Forward Housing Allocation



New allocation proposed

POLICY GNLP1048 – Land east of Woodbastwick Road, Blofield Heath (approx. 0.95ha) is allocated for residential development. The site is likely to accommodate 15-20 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- Access (vehicular and pedestrian) from Woodbastwick Road and adequate visibility will need to be demonstrated.
- A 2.0m frontage footway will be required along with improvements to the existing footway at Mill Road and provision of a pedestrian crossing point at the Mill Road junction with Woodbastwick Road.
- Design to limit removal of roadside hedgerow and possible tree removal to provide frontage development, footpath and visibility splay to Woodbastwick Road.
- Protection measures may need to be taken for grass snakes identified on site.

Notes

GNLP1048: Part of this site is preferred for allocation as it is well related to the form and character of the settlement with safe pedestrian access to Hemblington Primary School and minimal other constraints. The site is allocated subject to vehicular access at Woodbastwick Road, provision of a frontage footway, improvement to existing footway at Mill Road and provision of a pedestrian crossing point at the Mill Road/Woodbastwick Road junction.

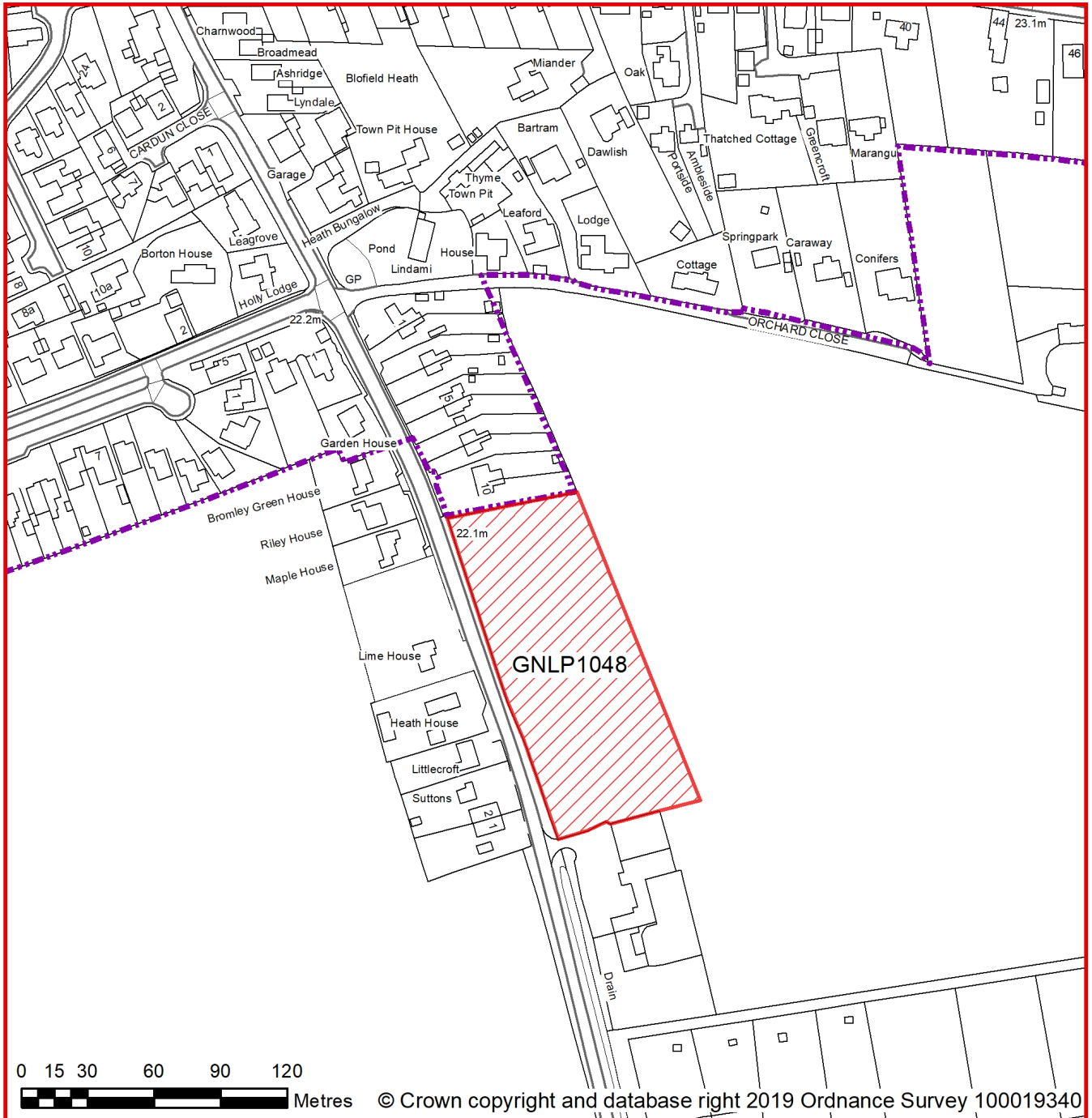
BLOFIELD HEATH



Greater Norwich Local Plan
Preferred Site

Site Reference GNL1048
 Location Land to the East of Woodbastwick Road
 Allocation Residential development (15-20 dwellings)
 Area 0.95 ha

N
 1:2,500
 @ A4

Date Created: 06/12/2019



-  Preferred Housing Allocation
-  Existing Settlement Boundaries

Existing allocation carried forward

POLICY BLO5 - Land to the north of Blofield Corner, opposite Heathway, Blofield Heath (approx. 0.9ha) is allocated for residential development. This will accommodate approximately 36 homes.

The development will be expected to address the following specific matters:

- Access (vehicular and pedestrian) via Blofield Corner Road.
- Off-site improvements to the highway network may also be necessary, including footway and cycleway improvements.

Notes


BLO5: This site was allocated in 2016 as part of the current local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the new local plan time-period up to 2038. The site is considered in the calculation of the housing requirement, providing at least 36 homes reflecting planning permission given on the site (20140968 and 20162199).

BLOFIELD HEATH

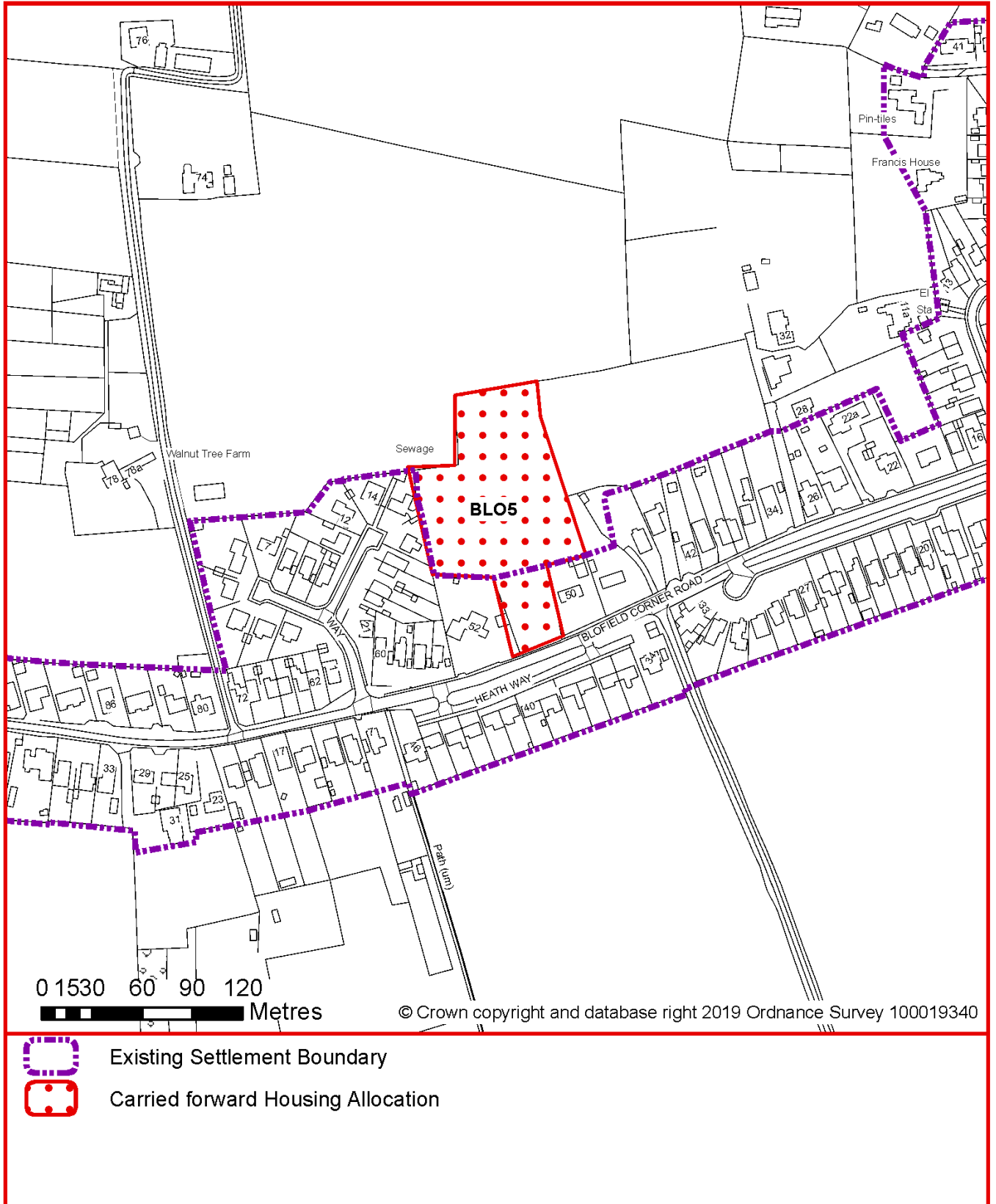
Greater Norwich Local Plan
Carried Forward Allocation

Site Reference BLO5
 Location Land to the north of Blofield Corner, opposite 'Heathway'
 Allocation Residential Development (Approx. 36 homes)
 Area 0.9 ha

(Also shown as commitments
on other maps)


N
1:3,000
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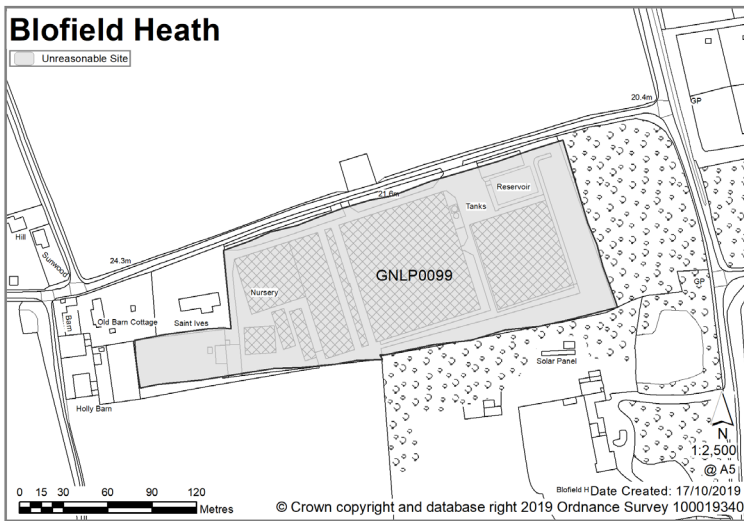
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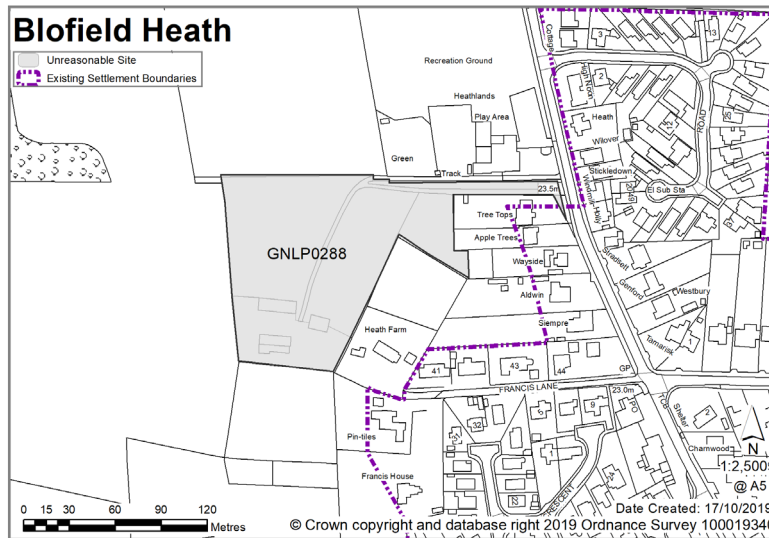
Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Comments
Blofield Heath and Hemblington				
NO REASONABLE ALTERNATIVE SITES				

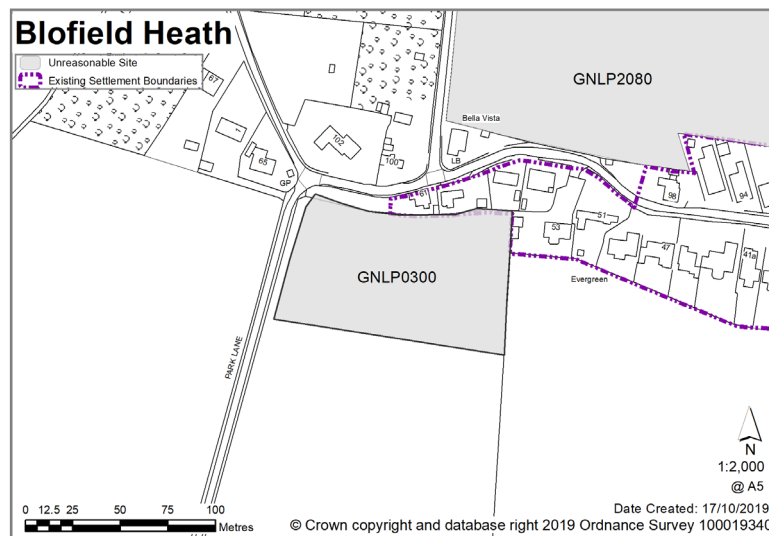
Unreasonable Sites – Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Blofield Heath				
Blofield Nurseries, Hall Road	GNLP0099	2.85	Up to 25 dwellings	This site is considered to be unreasonable for allocation as it is located some way beyond the built edge of the village with no safe pedestrian route to Hemblington Primary School. Development of this site would not be well related to the form and character of the settlement.
				
Land to the west of Woodbastwick Road	GNLP0288	1.43	24 dwellings	This site is considered to be unreasonable for allocation as the planning history suggests there are access constraints which means that the site would only be suitable for small scale development off a private drive. It therefore would not be able to accommodate the minimum allocation size of

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				12-15 dwellings.

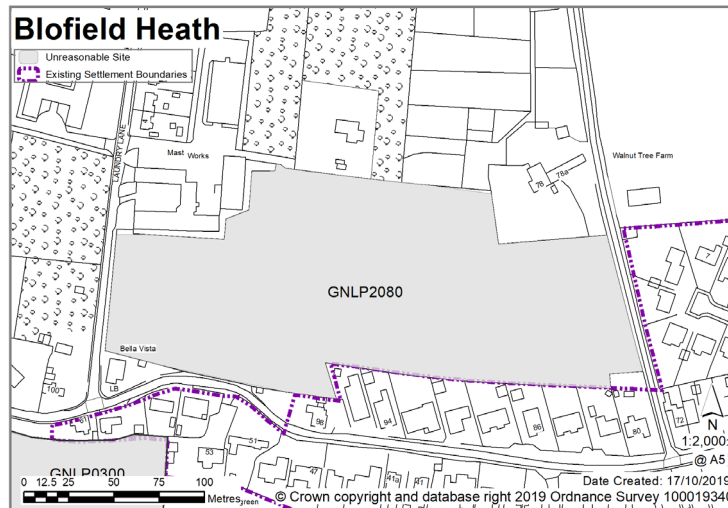


Land east of Park Lane	GNLP0300	0.78	Residential (unspecified number)	Although this site is adjacent to the existing settlement limit it is considered to be unreasonable for allocation as there is no continuous footway to Hemblington Primary School. There is a better located site to meet the capacity of the cluster.
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Dawson's Lane	GNLP2080	2.65	42 dwellings	Although this site is adjacent to the existing settlement limit it is considered to be unreasonable for allocation as there is no continuous footway to Hemblington
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				Primary School. There is a better located site to meet the capacity of the cluster. In addition, the proposed access to the site is currently a narrow track with an unmade surface which would need upgrading to be acceptable.



South of Blofield House	GNLP2172	3.90	85 dwellings	This site is located some way beyond the built edge of the village with no safe pedestrian route to Hemblington Primary School. Development of this site would not be well related to the form and character of the settlement.
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