

2 August 2021  
SN0399 - Land in Shelfanger FINAL



South Norfolk Local Plan Team

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Dear Sir or Madam,

**SOUTH NORFOLK VILLAGE CLUSTERS HOUSING ALLOCATIONS PLAN:  
REGULATION 18 PUBLIC CONSULTATION  
SN0390/GNLP0399B - LAND AT WINFARTHING ROAD, SHELFANGER**

Savills (UK) Ltd are instructed on behalf of Norwich Diocesan Board of Finance (NDBF) to submit representations in relation to Site: SN0399B Land to the east of Winfarthing Road, which is identified as a 'shortlisted' location '*for a Settlement Limit Extension on a site of approximately 0.4 hectares*'.

These representations relate to the following:

**QUESTION 160: Do you agree with the extent of the Settlement Limit and any changes proposed? If not, please explain what further changes should be made.**

Our client NDBF, who is the owner of site, supports the proposed amendment of the settlement limit of Shelfanger to include part of their land.

The reasoning that supports the site being shortlisted for a settlement extension only and not as an allocation or preferred site is noted as:

*"Development of the site would have an impact on nearby heritage assets and would require the total removal of a mature frontage hedgerow."*

The evidence base supporting the plan has been reviewed, including the SN Village Clusters Housing Allocations Document – Site Assessment Form in relation to site SN0399B. The assessment is generally favourable in relation to the site and confirms its general suitability for inclusion with an amended settlement boundary. There are a few matters are noted to be 'Red' or 'Amber' in the assessment. Some further information is therefore provided below:



Issue	Comment	Response
<p>Access to the site Transport &amp; roads</p>	<p>The site has a road frontage and it was considered possible to overcome access constraints when assessed for the GNLP HELAA. Footpaths to be checked at time of site visit. NCC Highways – Amber.</p> <p>Acceptable visibility splays likely to be achievable onto Rectory Road and access would require carriageway widening and frontage footway and complete removal of existing hedge. However the surrounding highway network is inadequate to cater for development by reason of its restricted width and lack of footway. No footway to catchment school (in Winfarthing).</p> <p>(NOTE: Single comment for sites SN0399ASL and N0399BSL – to be clarified following changes to site labelling)</p> <p>(NCC Highways meeting 15/12/20: this site may be possible however to achieve access the full frontage hedgerow would require removal. Impact of development on nearby junction would need checking)</p>	<p><i>It is noted that feedback in relation to highways confirms that an acceptable standard of access is likely to be achievable.</i></p> <p><i>If the site were to be taken forward for development, highways input would be sought.</i></p> <p><i>Part of the frontage of the site is located within the 30mph zone at the gateway to the village.</i></p> <p><i>Concerns relate to the removal of the existing hedgerow. This matter is addressed in further detail below.</i></p>
<p>Access to services and facilities</p>	<p>Shelfanger services: Village Hall – approximately 365m Play area – approximately 365m Winfarthing services: Public House – approximately 1.7km Primary School – approximately 1.9km</p>	<p><i>The site is well located in relation to local services and in addition to those identified in the assessment, bus stops (served by school services) are located less than 60m away.</i></p> <p><i>A public footpath extends along the southern boundary of the site and therefore any proposed development presents an opportunity to make use of this route, which connects to Winfarthing Road and Rectory Road.</i></p>
<p>Utilities capacity</p>	<p>Utilities capacity to be confirmed. The GNLP HELAA recognised water capacity issues in this area, as well as an absence of mains sewerage.</p>	<p><i>If the site were to be taken forward for development, further investigation and a strategy for drainage would be undertaken.</i></p>
<p>Historic Environment</p>	<p>There are a number of listed building in close proximity to the site, including directly to the south and on the opposite side of Winfarthing Road. The Conservation &amp; Design Officer will need to assess the impact of development in this location on these heritage assets.</p> <p>SNC Senior Heritage &amp; Design Officer – Amber. This will have some impact on the setting of Street Farm which is of some age late C16 to the north. Also to the west Yew Tree Cottage, which abuts the lane, and the Old Rectory, which also has what appear to be converted curtilage structure also abutting the lane.</p> <p>HES – Amber</p>	<p><i>It is noted that there are three grade II listed properties in close proximity to the site.</i></p> <p><i>Appropriate site investigations and appraisal of heritage context, including views, would be undertaken at an early stage to inform any designs for the development of the site.</i></p> <p><i>Therefore, it is considered that the site presents an opportunity for a sensitively designed scheme which would not have a negative impact on nearby heritage assets.</i></p>

Issue	Comment	Response
Landscape	The site is within a developed area and would not impact upon the wider landscape SNC Landscape Officer – development of this site would require the loss of a dense hedgerow.	Whilst the loss of a hedgerow may be necessary, it would be possible to undertake these works outside of nesting season to minimise disruption to wildlife. In addition, the site, along with adjacent land in the same ownership has the potential to make provision for additional and/or replacement planting.
Townscape	The site would allow for a small amount of development adjacent to and opposite existing dwellings. A small cluster of properties would not be out of character in this location. SNC Senior Heritage & Design Officer – Amber. The east side of the street is characterised by thick hedging – and is a very narrow lane with a very rural character. Although amber it would be quite detrimental, and I feel would be more towards moderate harm in terms of setting of the heritage assets so other sites are preferable.	The loss of the hedgerow should be balanced with the benefits of including the site within the settlement boundary, which, as the appraisal notes, is within a developed area and would not otherwise impact on the wider landscape. It would be opposite existing development on the western side of Winfarthing Road and reflect the extent of development to the south.
Further notes from site visit	Initial site visit conclusion (NB: this is an initial observation only for informing the overall assessment of a site and does not determine that a site is suitable for development). The site is well located and has potential access points onto the main road. A small scale development would not have a significant impact on the townscape and there are no heritage issues. The existing road frontage vegetation would need to be removed for access and visibility purposes. The site has been promoted for 12x dwellings – this may be too many.	

The assessment raises concerns about the scale of development proposed on the site. 12 dwellings on the revised site area would represent a density of 60 dph which would not respond to this location on the edge of the village. It is therefore suggested that the site may be more suitable for fewer dwellings, and that 6-8 homes would allow for maximising the development potential of the land, whilst responding local character. The exact number of dwellings would be informed by the site investigations set out in the table above.

### Closing Comments

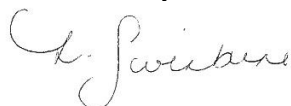
We trust the above comments clearly set out our client’s response in relation to Question 160 of the consultation document. In particular, NDBF are supportive of the inclusion of their land within the settlement boundary and are committed to further exploring the technical issues necessary to create a high quality, sympathetic scheme.

We look forward to engaging with the South Norfolk Local Plans Team through the continued preparation of the Plan.

I would be grateful if you could keep me updated in relation to the next stage of the Local Plan process.

Please do not hesitate to contact me should you require any further information.

Yours faithfully,



Lynette Swinburne MRTPI  
Associate Director  
Savills UK Ltd