

# Land West of Abbey Farm Commercial Park

## Public Consultation

### Welcome and thank you for reviewing our online exhibition

We are pleased to have the opportunity to share with you our proposals for an extension to the west of Abbey Farm Commercial Park for employment use.

Due to the increasing concerns regarding the coronavirus pandemic, Lawson Planning Partnership Ltd and Horsham Properties Ltd have taken the decision to run this consultation remotely, rather than hold a public display and event.

This online exhibition gives you an opportunity to find out more about the scheme and to tell us what you think. Your views are important to help us develop our proposals and any comments would be very much appreciated.



# Land West of Abbey Farm Commercial Park

## Proposals & History

Abbey Farm Commercial Park is located approximately halfway along the western edge of the village of Horsham St. Faith, in the south of Broadland District. The successful Commercial Park was originally developed in the 1980's. Since then, the Commercial Park has grown into an established employment area.

The western part of the estate was allocated within Broadland Site Allocations Development Plan Document in 2016 for employment use and development (Classes B1, B2 and B8).

**A planning application is being prepared for the detailed design and layout of the extended area, which we would welcome your views on.**

The principle of the Commercial Park extension for employment use has been established.

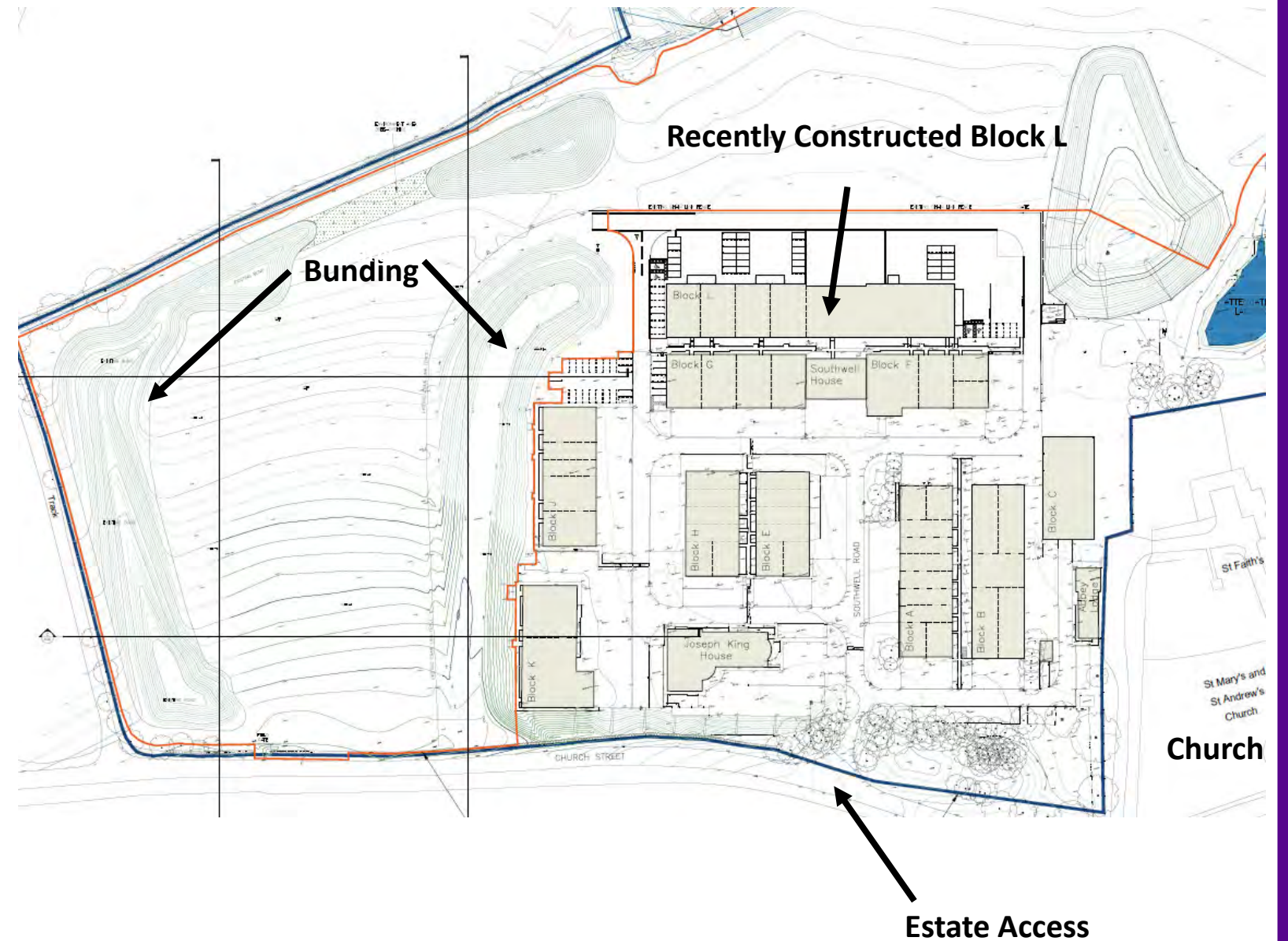
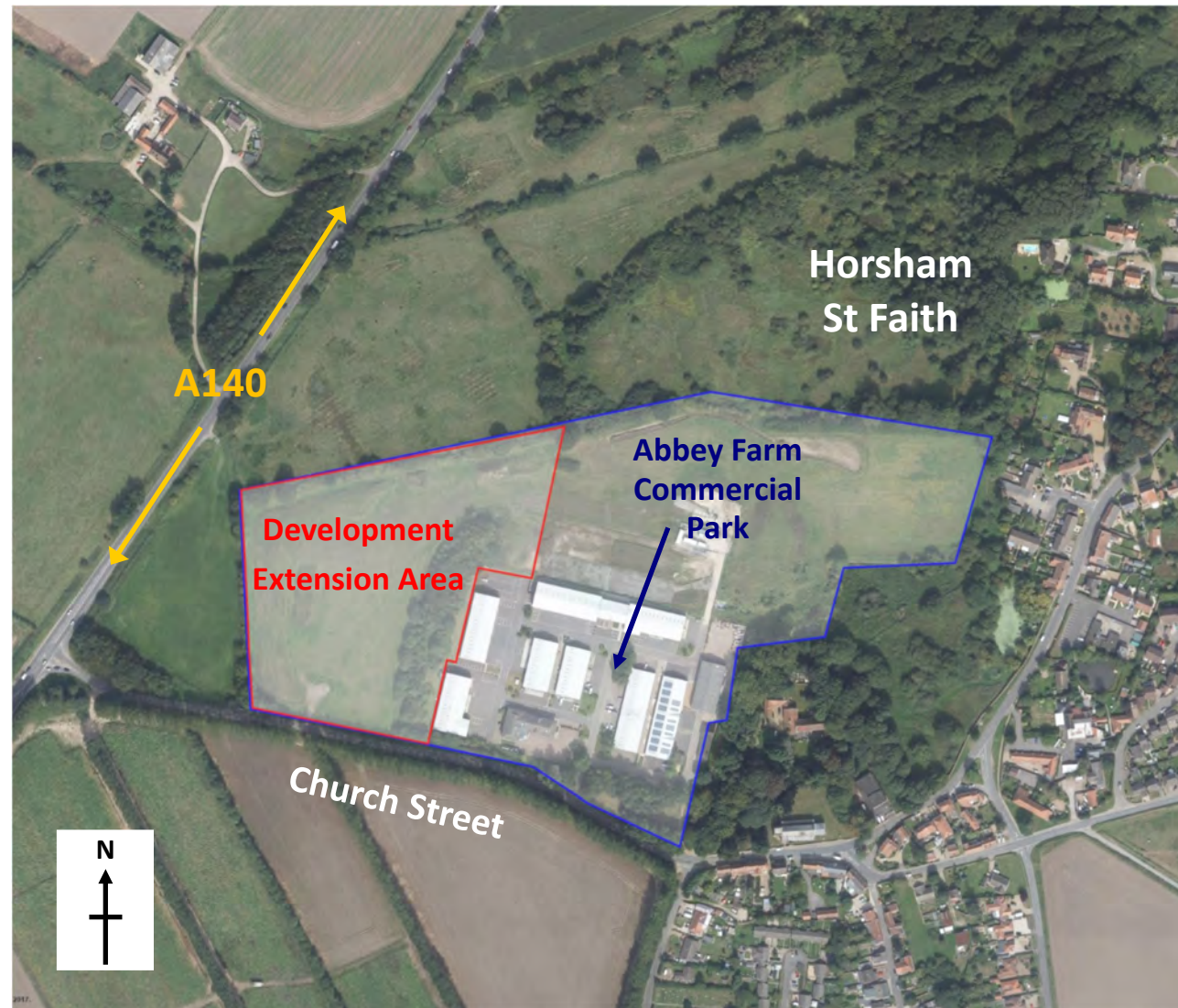
The Commercial Park currently includes twelve buildings used for general and light industrial use, as well as offices and warehousing.

There is now a need to expand the Commercial Park to meet the needs of existing and future tenants.



# Land West of Abbey Farm Commercial Park

## Site Context



# Land West of Abbey Farm Commercial Park

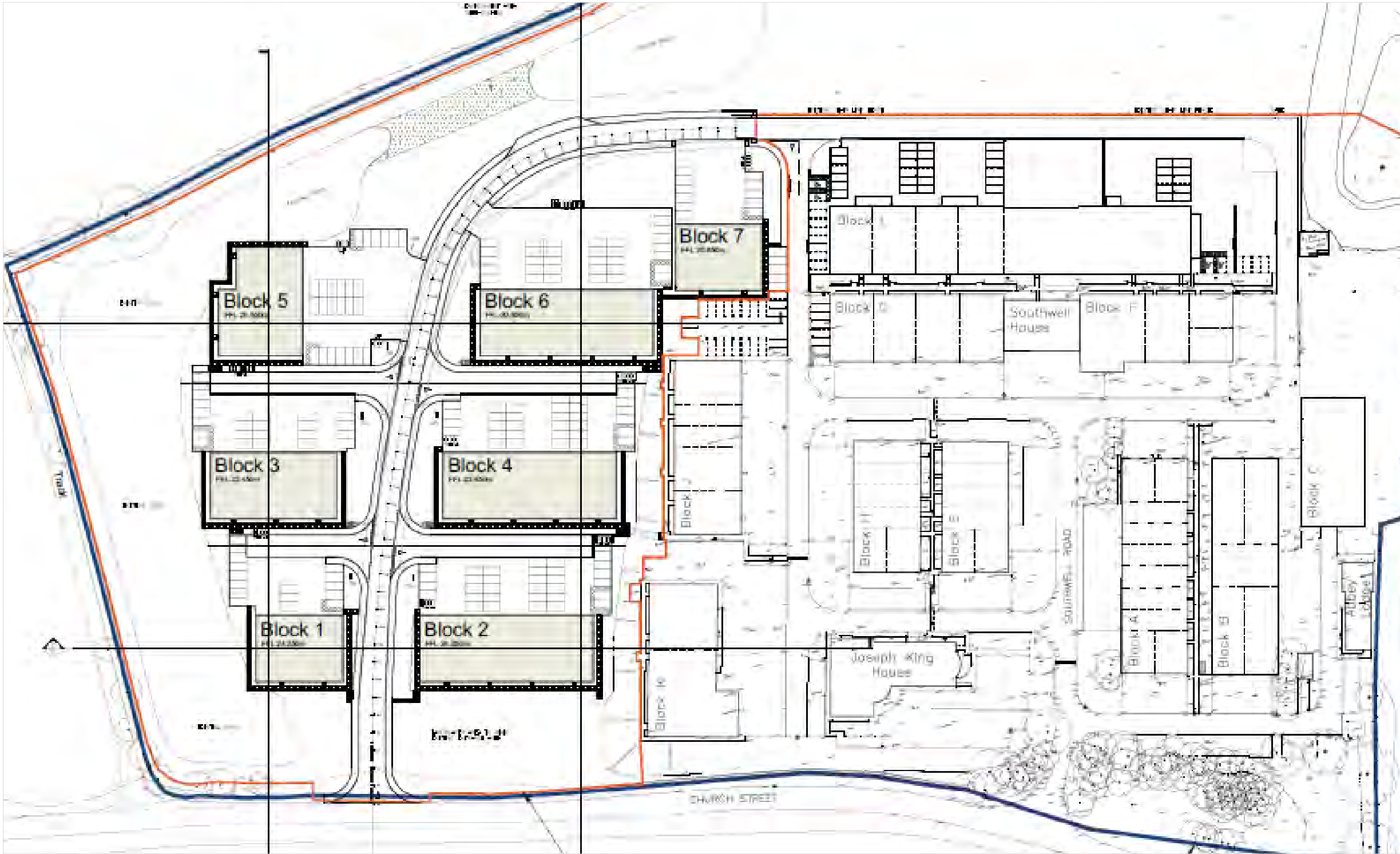
## The Proposed Development

The development proposals envisage the provision of additional industrial/commercial buildings as follows:

- Seven commercial buildings of approximately 4,800m<sup>2</sup> floorspace for B1, B2 and B8 purposes (ie Business, General Industrial & Storage and Distribution uses);
- New separate vehicular access onto Church Street;
- Associated infrastructure including parking/servicing areas and cycle storage provision;
- Earthworks including removal of the existing central earth bund and extension of the existing earth bund to the north east of the site;
- Hard and soft landscaping measures;
- New pedestrian footway along the northern side of Church Street;
- Foul and surface water drainage infrastructure.

# Land West of Abbey Farm Commercial Park

## The Proposed Development

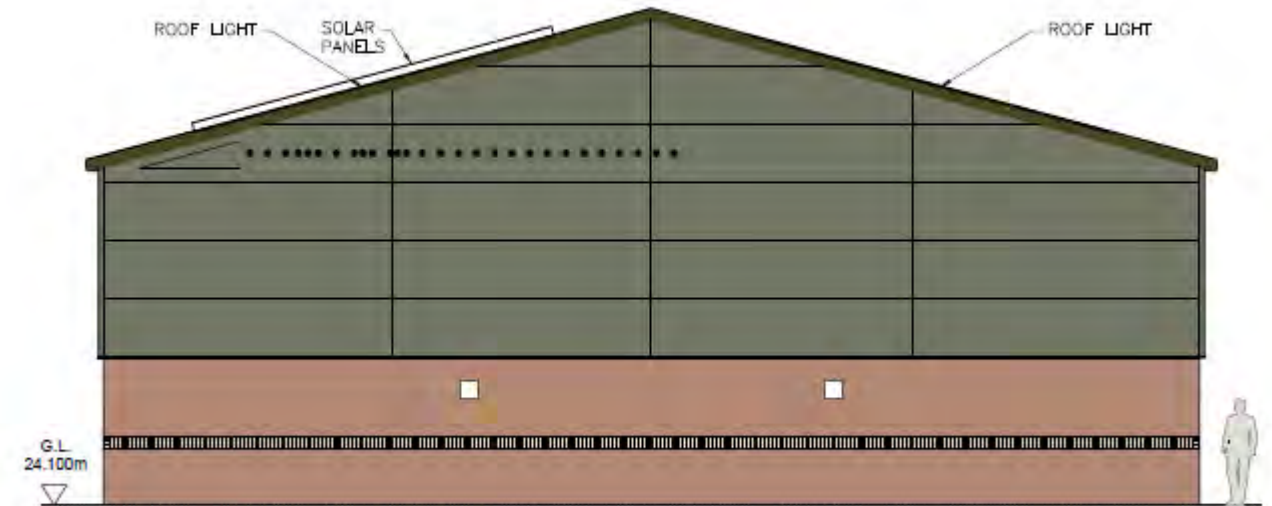


# Land West of Abbey Farm Commercial Park Proposals

## The Proposed Development



Unit 1—South Elevation



Unit 1—East Elevation

- The scale of the buildings will mimic the existing units within Abbey Farm Commercial Park, and in this respect will have regard to and respect existing rural amenity from the North, South and West.
- The proposed buildings would be located away from the village, but also contained within the significant existing tree bunds.
- The layout is an extension to the existing Commercial Park, with access from the existing estate roadway as well as a new additional access point from Church Street.
- There is also significant separation from the nearest residential properties located within the village and surrounding area.

# Land West of Abbey Farm Commercial Park Proposals

## Parking & Transport Provision

Vehicular access to the site will be from the existing estate roadway as well as a new additional vehicular access point from Church Street.

The seven buildings are to be well served in terms of parking provision with a total of 180 spaces, as outlined below, while parking arrangements for all existing buildings will be unaffected by the proposed development.

- ◆ 168 parking spaces
- ◆ 12 blue badge spaces
- ◆ 102 Cycle Spaces

This parking provision is consistent with the Parking Standards SPD, and will be provided outside of each building, including blue badge bays. Cycle and motorcycle parking will be located adjacent to each building.

The layout has also been designed to accommodate vehicular manoeuvring areas for each building.

Additionally, a public footway is proposed to the northern section of Church Road, which will extend across the frontage of the existing Commercial Park and provide safe pedestrian access into the village and the nearest bus stop. This is a clear indication of a commitment to prioritising access to the site by foot, cycle or public transport.

Pre-application engagement has taken place with the Local Planning Authority and Norfolk County Council Highway Department who have confirmed that the development proposals would be acceptable.

**The planning application will be supported by a Transport Assessment and Access Plan.**



# Land West of Abbey Farm Commercial Park Proposals

## Biodiversity and Landscaping

To inform the scheme, an Ecological Appraisal was undertaken in 2018 and 2019. The surveys concluded that the area is of low ecological value with no statutory protected species located within 2km of the site.

The report stated no significant ecological constraints were identified that would adversely affect the proposed development of the site, subject to a number of mitigation measures.

With these and enhancements incorporated into the layout, the report concluded there was an opportunity to enhance the value of the site for local wildlife, resulting in a net gain for biodiversity.



The scheme proposals have been informed by a Tree Survey and Arboricultural Impact Assessment and Method Statement and a Landscape and Visual Impact Assessment.

The development proposals benefit from existing landscape mitigation measures already present on the site which were provided in association with the recently constructed Block L. These include extensive landscape earth bunding to the west and north of the site.

The proposals do include the removal of the existing 'central' earth bund and extension of the existing earth bund to the north-east of the site to provide further landscape mitigation.



# Land West of Abbey Farm Commercial Park Proposals

## Heritage and Archaeology

To the east of the Commercial Park is a former Benedictine Priory which contains a Grade I listed building (a house which forms a remaining part of the medieval Priory).

The Grade I Church of St Mary's and St Andrew's lies to the south of this and both lie within the wider designated Horsham St Faith Conservation Area.

Development on the allocated site would be located approximately 230m from the boundaries of these heritage assets, with the existing business park intervening. The impacts of new development would thus be similar to that of the existing and are therefore judged to preserve the setting of these heritage assets.



**A Heritage Statement will be submitted in support of the planning application which will cover this matter in detail.**

**An archaeological desk based study will also be submitted with the planning application to ensure that the proposed development complies with national and local policy in respect of assessing and preserving any archaeological interest.**

# Land West of Abbey Farm Commercial Park Proposals

## Benefits of the Proposal

### Benefits of the proposals would bring:

- ♦ High quality commercial buildings;
- ♦ Enhanced accessibility to the village via the proposed pedestrian footpath;
- ♦ Provision of additional landscaping;
- ♦ Provision of secure bicycle parking facilities;
- ♦ Ecological enhancement measures;
- ♦ Contribution towards business, general industrial and warehousing accommodation requirements within Broadland.
- ♦ Creation of further employment opportunities and other economic benefits of the area.



# Land West of Abbey Farm Commercial Park Proposals

## Timescale and Next Steps

The planning application for the extension to the west of Abbey Farm Commercial Park will be submitted to the local planning authority in **Spring 2020**.



## Thank you for reviewing our online exhibition

Once you have had an opportunity to look at our proposals, please do contact us if you have any questions on the scheme.

Your views are important to help us develop our proposals and we welcome your comments and feedback.

**The consultation will remain open from 25th March 2020 to 15th April 2020.**

Please send any comments you have to:

Email: [samhazell@lpppartnership.co.uk](mailto:samhazell@lpppartnership.co.uk)

Tel: 01206 835150

Link to SurveyMonkey comments form:  
<https://www.surveymonkey.co.uk/r/26HPK97>