

RESPONSE TO REGULATION 18 CONSULTATION OPTIONS

Greater Norwich Local Plan: Land between Ketts Farm and Orchard Farm [Site Ref:GNLP0557], Great Moulton

1. The land is subject to a Promotion Agreement with ESCO Developments Ltd, who are being advised by Brown & Co alongside Savills, on behalf of the landowners. The following comments are submitted in support of the suggested allocation of the land between Ketts Farm and Orchard Farm (ref GNLP0557) for housing.

2. It is noted that the site is classified as being suitable for housing development in the Council's Housing and Economic Land Availability Assessment (HELAA) 2017. However, a number of technical issues are identified as potential constraints on development, and these issues are addressed below.

Highway safety

3. The site has access either side of Old Road. Access will be improved in accordance with relevant highway standards, adding a public right of way. Old Road is publicly maintainable highway within the meaning of the Highways Act 1980.

4. Overall, improvements to the local road network may be necessary depending on the number of residential dwellings proposed. The roads are currently subject to a 30pmh speed limit. There is good visibility available from all sites from the existing access onto Old Road. There is existing residential development in close proximity to the site.

Access to services

5. Great Moulton and nearby Aslacton are identified as a combined Service Village in the current Joint Core Strategy. It benefits from a pub, church and a chapel. The site lies north of the village and would be readily accessible from it on foot or by bicycle.

6. The village is served by the 1 bus route (operated by Simonds) between Diss and Norwich, providing links to the nearby Long Stratton, with four stops within the parish. The service operates on weekdays and Saturdays. The nearest bus stop to the site is located approximately 0.8km away, on Woodrow Lane. The site benefits from the close proximity to the A140 (approximately 4.8km) and the A11 (approximately 12.9km). Closest train station is Spooner Row which is approximately 11.7km from the site and the mainline operating to London is located close by in Diss which is approximately 17.4km from the site.

7. Long Stratton is located a short distance (approximately 6.4km) north east of Great Moulton and provides a range of other local services, including an infant school, junior school, high school, doctors' surgery, leisure centre, two small shopping centres and a Co-op supermarket.

8. The local road network comprises of mainly 'C' and unclassified roads, but the B1134 to the south of Sneath Common provides links to the A140 to the east and the B1077 and New Buckenham to the west.

9. Accordingly, it is considered that the proposal development would benefit from good access to local services and would accord with Local and National Planning Policies which indicate that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Given their accessibility, existing local businesses and services would be likely to derive support from the development due to the addition to the local economy of the spending power of new residents. In these respects, the proposal would support the social and economic dimensions of sustainability as defined in the NPPF. The proposed development will bring benefits to the local area including local housing, amenity area, a community area and improvements to the local road network.

10. It is acknowledged that the site is in a rural location, residents of the proposed development would be reliant to a degree on car travel for their main shopping and leisure trips. However, a number of sustainable transport options would nonetheless be available to access local services, including cycling and public transport.

Local character

11. The land proposed for development comprises of open agricultural field north of the village but is well-contained visually by existing housing either side of the site. The site has established hedges and trees defining and containing the site. Consequently, whilst the proposal would inevitably result in a loss of openness, its impact on the landscape setting of the village and the character of the area generally would be minimal.

12. Great Moulton has developed between a number of traditional farmsteads along the south side of High Green and some further farms on the north side of Old Road. The established pattern of development in the vicinity is mixed but is made up predominantly of two storey detached and semi-detached houses and bungalows set in good sizes plots.

13. Great Moulton is a compact settlement which has seen considerable amount of modern development, with estate development such as Potters Crescent and Heather Way, as well as a large amount of infill development. The proposal would be consistent in form with these developments and so would not appear out of place and would also be compatible with its surroundings. The development seeks to work with the LPA to identify a suitable number of housing in relation to Great Moulton.

14. Recent development in Great Moulton includes for an exceptions affordable housing scheme, west to the extent of development in Great Moulton along the northern side of High Green.

Heritage assets

15. There are a number of Listed Buildings in the vicinity of the site, Kett's Farm (Grade II) and barn immediately west of Kett's Farmhouse (Grade II), are located adjacent to site.

16. Further Listed Buildings include the Fox and Hounds Public House (Grade II) to the east of the proposed development and a range of farmhouses, cottages and barns which are Grade II listed buildings along High Green.

17. The significance of these Grade II Listed timber Buildings appears to derive principally from its architectural form/details and historic fabric. Given its separation from the site and the screening effects of intervening houses and vegetation, it is considered that the proposed development would not have a material impact on the setting of Kett's Farmhouse, barn or Cochaigne Primrose Cottage.

18. The proposed development will be designed to have minimal impact on the surrounding historic environment and townscapes.

Flooding

19. Parts of the site are at a low risk from surface water flooding, however this corresponds to less than 1% of the total site area. As a result, this is not considered to be representative of the surface water risk at the site. Further technical work, including a site-specific flood risk assessment, is being commissioned to demonstrate that the proposed development would not be a risk of flooding or be likely to result in an increased flood risk elsewhere in the locality. This will be submitted in support of the proposed development as soon as possible.

Delivery of development

20. No significant infrastructure constraints have been identified to date which would be likely to delay or impede the development of the site for housing. The site is in a single ownership and no

further land is needed to enable the land to be brought forward for development. The land is available now for development, and therefore, subject to approval being given, could deliver housing as soon as possible.

21. The proposed development would make a positive contribution to the supply of housing in the area and could facilitate improvements to the local utilities capacity. The proposal would also add to the range of housing sites available in the locality, providing flexibility and a wider choice of development opportunities to the market, and thus strengthening the local supply of housing land. By providing sufficient land of the right type in the right place to support growth the development would address the economic dimension of sustainable development, as defined in the NPPF.