

Greater Norwich Local Plan: Regulation 18 Consultation General Response Form

Thank you for responding to the Regulation 18 consultation on the emerging Greater Norwich Local Plan. If you have any questions relating to the consultation please contact the Greater Norwich Local Plan team on 01603 306603 or email gnlp@norfolk.gov.uk

It is easier to respond online at www.gnlp.org.uk . If you cannot do this, please use this form to respond to the:

- Growth Options document – there are 66 questions covering the Vision and Objectives, Strategy and Topic Policies. There is no need to answer all the questions – just respond to those you are interested in;
- Site Proposals document for commenting on submitted sites and development boundaries (you'll need the **Site Submission form** to submit additional sites);
- Interim Sustainability Appraisal;
- Evidence Base.

All documents are available from www.gnlp.org.uk

Hard copies of the documents are available at consultation "Deposit Points" at:

- County Hall, Martineau Lane, Norwich (main reception);
- City Hall, St Peters Street, Norwich (2nd floor reception);
- Broadland District Council, Thorpe Road, Thorpe St Andrew (main reception);
- South Norfolk Council, Cygnet Court, Long Stratton (main reception).

Submitting your Response Form

Responses should be made electronically on the webform which is available at www.gnlp.org.uk . Alternatively this response form can be downloaded and submitted by email to gnlp@norfolk.gov.uk

Completed hard copy forms can also be sent to:

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

All submissions should be made on or before 5pm on Thursday 22 March 2018.

Please note that anonymous submissions cannot be accepted.

Contact Details	
Title	Mr
First Name	David
Last Name	Bedford
Job Title (where relevant)	Associate Director
Organisation (where relevant)	DHA Planning Ltd
Address	Eclipse House Eclipse Park Sittingbourne Road Maidstone Kent
Post Code	ME14 3EN
Telephone Number	01622 776226
Email Address	david.bedford@dhaplanning.co.uk

Please make your comments below. Please use a separate form if you are commenting on more than one document. Please clearly state the paragraph and page number your comments refer to.

Document (please tick as appropriate)		
Growth Options consultation document	Site proposals consultation document	Interim Sustainability Appraisal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Evidence Base	Caravans and Houseboats	<input type="checkbox"/>
	Employment, Town Centres and Retail Study	<input type="checkbox"/>
	Habitats Regulation Assessment (HRA)	<input type="checkbox"/>
	New Settlements Topic Paper	<input type="checkbox"/>

Evidence Base	Strategic Flood Risk Assessment (SFRA) ¹	<input type="checkbox"/>
	Strategic Housing Market Assessment (SHMA)	<input type="checkbox"/>
	Viability Study	<input type="checkbox"/>
	Housing and Economic Land Availability Assessment (HELAA)	Please respond to the Site Proposals document quoting the site reference number if you have comments to make on individual site summaries or on the HELAA process

Comments (please clearly state the paragraph and page number your comments refer to). You can respond to as many questions as you wish below, but if you are responding to more than one document, please submit a separate form for each document.

Comments in respect of section 4 – The Strategy (paras 4.1 to 4.66)

On behalf of Pelham (South Wymondham) Ltd, hereafter referred to as ‘Pelham’, we wish to reiterate the suitability of land within its ownership at South Wymondham (reference GNLPO515 hereafter referred to as ‘the site’), which is currently included within the site consultation document for comment.

This representation should be read in accordance with Pelham’s representation on the wider growth strategy.

Site Context

The site is situated within a sustainable location close to Wymondham Railway Station and Town Centre with excellent links to the many facilities and amenities that are provided within the settlement. It also benefits from good access to the strategic road network and would integrate with the ongoing expansion of the town. It is therefore highly accessible by multiple modes of transport.

We note that differing landowners have promoted growth in alternative directions around the town. In this regard, the south of Wymondham represents the most sustainable and accessible location for future expansion. We draw this conclusion for a number of sound planning reasons.

The existing orientation of the settlement puts the heart of the town centre and key transport hubs on the outer southern edge and as such expanding immediately to the south of the town centre around it will place it in the centre of the expanded urban area, strengthening the appeal of the town centre and improving economic conditions. In contrast, promoting growth to the north or west of Wymondham will place new residents in an area where there would be

¹ Please note that whilst a hard copy the main SFRA document is available at the Deposit Points, the remaining documents (maps etc.) are only available online – follow the links from [here](#)

heavy reliance upon private vehicles and would suffer a complete lack of pedestrian access or links to public transport. Furthermore, future residents are just as likely to travel north away from the town to access key facilities.

The only area of land that is accessible to the eastern edge is too dramatically disjointed as a result of both the railway line and the established commercial operations that lie on Ayton Road.

From a strategic perspective, development to the north/north east will have an impact upon the separation of Wymondham and Herthersett and has the potential for causing the coalescence of the two settlements. Regard must also be had to natural boundaries and expansion beyond the plan period. Expansion to the south is both sustainable and restricted to the hard boundary provided by the A11 and so growth will not sprawl beyond this natural barrier.

Growth to the east and west would be restricted by the A11/railway line respectively, but the available land parcels are not of sufficient scale to provide long term or sustainable growth. There are no barriers to stop unrestricted growth north of the B1135.

In summary, the south of Wymondham is the heart of the settlement and offers the best links to transport hubs, jobs and services. Furthermore, its characteristics are such that it offers the best opportunity for plan led strategic growth. Parcel GNLP0515 therefore represents a logical area for future strategic and sustainable growth.

Pelham has previously promoted and is delivering major growth to the west and east of Silfield Road (Phase 1). Our client directly obtained the relevant outline permission for the existing planned growth and the detailed phases of development are subsequently now being delivered on the ground by national housebuilders including Taylor Wimpey and Bovis Homes. Pelham therefore has a good track record of delivery. The land now being proposed amounts to what would logically be considered as a second phase of the development and therefore the ability to properly integrate new development makes site GNLP0515 the ideal location for growth.

The Phase Location Plan 206-S-009 attached to this representation illustrates the combined effect of the Phase 1 development of 1230 houses currently underway at South Wymondham and the proposed Phase 2 adjoining development of a minimum of 1,375 houses re-balancing the position of the town centre and enabling sustainable growth to be delivered.

The Phase 2 land to which this representation relates is approximately 78 ha, half of which is proposed for residential led mixed use development. Initial concepts suggest 39 ha of the land could deliver a minimum of 1,375 new homes, a new school and associated retail and commercial floorspace, all of which would complement the emerging area of growth. The residual 39ha would be retained as open space to enhance the wider green infrastructure network.

Whilst detailed proposals are yet to be advanced, and would be subject to meaningful dialogue with the LPA, the Local Community and key stakeholders, we attach to this representation Framework Plan 226-S-007 to provide an indicative masterplan illustrating what could reasonably be achieved.

The site is wholly suitable for residential development. From an environmental perspective, the land has extremely low landscape value and does not form any formal planning

designation such as green belt or area of outstanding natural beauty. Furthermore, there are no overriding environmental constraints that would prevent development.

The site does not lie within or in immediate proximity to any nationally or European designated site such that development of the site would be contrary to the Habitat Regulations or adversely affect the integrity of any designated sites. The closest site of note is the Lower Wood Ashwellthorpe SSSI which is some 3km to the south east and will remain undisturbed.

The predominant land use within the site is agriculture the majority of which is arable in nature. There are no public records of any farming related Environmental Stewardship Schemes in existence within the site which confirms that the actively farmed areas of the site are likely to be of limited ecological value.

Full arboricultural investigations will be required. However, we do not envisage tree impact to be an absolute constraint to development. The majority of trees on the site are in groups that can be maintained and incorporated into landscape and open space features. Furthermore, substantially increased levels of planting are likely to be achieved as a result of a comprehensive landscape led approach to the masterplanning process. There are no areas of ancient woodland.

The site falls within an area that does not directly impact the setting of any listed building. Furthermore, given the locality of the land, the relative distance to the nearest listed building and Schedule Monuments and the findings, the archaeological potential of a site is considered to be low. However, the site consists of undeveloped land and therefore there remains some element of risk of an archaeological find and therefore a precautionary approach would be applied.

The site itself comprises a mixture of arable land and a number of perimeter trees. However, overall the site is considered to be of low or limited ecological value and this is not considered to represent a significant risk to its development potential. Nevertheless, as part of any formal application proposals it would be necessary to undertake both a phase 1 ecological walkover survey of the site area and a tree survey to identify any trees of value and their root protection areas. Should protected species be identified further survey work would likely be needed.

Site Potential

Based on the submitted Framework Plan, Phase 2.1 of the proposed development could be progressed immediately with approximately 300 new homes being capable for delivery in the immediate first five years of the plan period. The emerging Bovis and Taylor Wimpey scheme delivers a new access link onto Park Lane which would form the principal access to the initial 300 units that can immediately be delivered to the west of Park Lane. A further emergency access could also be achieved adjacent to the Green Land/Park Lane junction but would not be reliant on this for any through traffic.

Subsequent phases will require upgrading of the highway network, including the rail underpass at the north end of Silfield Road, the provision of a subway under the rail line, walking and cycling infrastructure along Silfield Lane and Station Road and upgrade works at the Station Road/London Road junction to the north. The precise nature of the infrastructure upgrades will be subject to detailed discussions with key stakeholders as the plan making process progresses. However, we can confirm that all of the necessary upgrades can be delivered in the context of a scheme of the nature proposed and our client controls sufficient land to deliver wider upgrades within and around the site if they prove necessary.

Deliverability

In respect of deliverability, the land has no planning history of relevance nor any history of unimplemented permissions and there are no known impediments to the site being phased for early commencement within the 0-5 year period.

No unexpected financial restrictions are anticipated that would impact upon the viability of the site nor that would prohibit development coming through within the early stages of the plan period. To the contrary, we consider there to be an opportunity to deliver a high quality and exemplar scheme.

The site is in control of a single land owner and there are no complicated legal agreements or covenants that would prohibit the ability to bring the site forward early in the plan period.

Taking all of the above into account, we consider the site represents the most suitable location for the growth and expansion of Wymondham.

Disclaimer

Data Protection and Freedom of Information

The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk Council. The purposes of collecting this data are:

- to assist in the preparation of the Greater Norwich Local Plan
- to contact you, if necessary, regarding the answers given in your form

The response forms received as part of the Greater Norwich Local Plan Regulation 18 Consultation will be made available for public viewing. By submitting this form you are consenting to your comments being stored by Norfolk County Council, and the details being published for consultation purposes.

Declaration

I agree that the details within this form can be held by Norfolk County Council and that those details can be made available for public viewing and shared with Broadland District Council, Norwich City Council and South Norfolk Council for the purposes specified in the disclaimer above.

Name

Date
22/03/2018

Greater Norwich Regulation 18 General Response Form

FOR OFFICIAL USE ONLY	
Response Number:	
Date Received:	

Your completed form should be returned to the Greater Norwich Local Plan team no later than 5pm on Thursday 22 March 2018.

By email: gnlp@norfolk.gov.uk

Or, if it is not possible submit the form electronically,

By post to:

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: www.gnlp.org.uk

E-mail: gnlp@norfolk.gov.uk

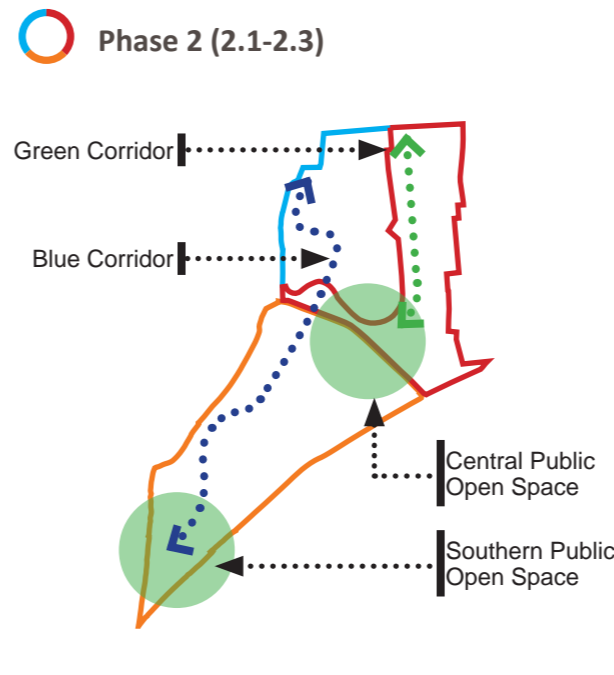
Telephone: 01603 306603



Phase 2.1 Area: 20.73 Ha
Dev. Area: 10.79 Ha with min. 300 Houses

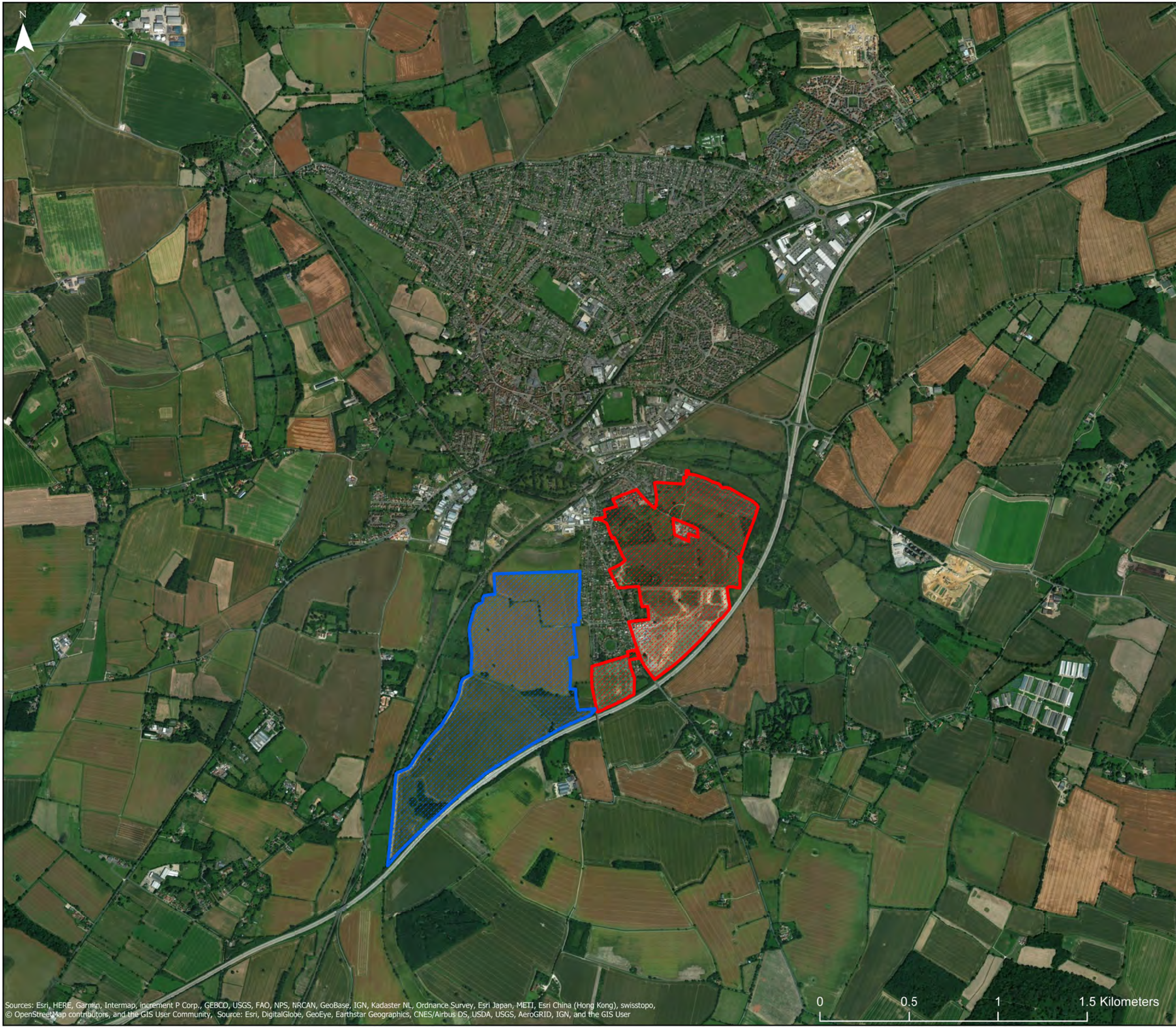
Phase 2.2 Area: 19.12 Ha
Dev. Area: 13.98 Ha with min. 490 Houses

Phase 2.3 Area: 38.42 Ha
Dev. Area: 14.54 Ha with min. 510 Houses



-  **Phase 1 Site Boundary: 1230 houses under construction by National House Builders**
-  **Phase 2 (2.1-2.3) Site Boundary: 78.27 Ha**
-  Proposed Vehicular Access
-  Proposed Pedestrian/Emergency Access
-  Retained Existing Pedestrian Access
-  **Proposed Residential Plots: 39.31 Ha with min. 1375 houses**
-  Proposed Roads
-  Proposed Lanes
-  Proposed Shared Surfaces
-  Proposed Footpaths
-  **Proposed Local Centre: 1.2 Ha with Retail, Flexible Office Space, Apartments, Car Parking & High Quality Public Realm**
-  **Proposed School: 2.4 Ha with Car Parking, Junior Sports Pitches, and Recreational Space**
-  **Proposed Green Infrastructure: 38.96 Ha**
-  Proposed Equipped Play
-  Proposed Full Size Sports Pitches
-  Proposed Tree Planting
-  Proposed Sustainable Drainage Features
-  Proposed Viewing Boardwalk
-  Proposed Meadow Planting
-  Retained Existing Hedgerow
-  Retained Existing Woodland
-  Retained Existing Public Access Route





NOTES
 All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Landscape Architect.
 This drawing is the property of Urban Wilderness Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of Urban Wilderness Ltd.

- Phase 1 (Under construction by National House Builders)
- Phase 2 (Proposed)

rev	details	date



7 Saw Mill Yard, Water Lane, Holbeck, Leeds
 LS11 5WH
www.urbanwilderness.co.uk
design@urbanwilderness.co.uk
 0113 472 0030
 Registered in Scotland SC371979

client
ALLIED LONDON

project
Wymondham Park
 Land off Park Lane, Wymondham

drawing title
Wymondham Park
Phase Location Plan

drawing status
INFORMATION

drawn by	checked by	date
OMJ	TBR	22 Mar 18
scale	paper size	
1:20,000	A3	
job/dwg no.	rev.	
206-S-009	-	

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User