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Mr A Parnell,
Greater Norwich Local Plan Team
County Hall,
Martineau Lane
Norwich
NR1 2SG

Dear Mr Parnell,

SUPPORTING LETTER FOR REPRESENTATION ID:15968: REGULATION 18 CONSULTATION SITE PROPOSALS DOCUMENT, GREATER NORWICH LOCAL PLAN

Introduction

This letter has been prepared to support the recent representation (ID:15968) made by Clarke and Simpson (Mr James Barker) on behalf of Property Recycling Group to the Regulation 18 Consultation (Site Proposals Document) Stage. The representation related to land to the south of Rectory Road and to the west of Bond's Road, Tivetshall St Mary.

This letter contains additional supporting information with a view to gaining a site allocation for residential development in the emerging Greater Norwich Local Plan.

A site location plan and illustrative masterplan have been prepared to support this representation and accompany this letter.

Site and Context

Tivetshall St Mary is a sustainable settlement, with suitable facilities, which should be identified for development as part of the Local Plan process.

In terms of facilities and services, the Tivetshalls have a primary school, located approximately 1km from the site and village hall (with playing fields) located approximately 1.2km from the site, both of which are located along the parish boundary between the two settlements. Tivetshall St Mary Post Office lies approximately 350m to the west of the site and St Margaret Church is located approximately 1.8 km to the north west. A public house is located away from the built-up areas on the A140 Norwich-Ipswich road.

Site Characteristics

The proposed site itself extends to 4.2 hectares, lies to the south of Rectory Road and to the east of Bond's Road, adjoining existing residential development to the north west. The surrounding area is predominantly residential, of low density and characterised by detached and semi-detached houses in large plots.

There are no known constraints in relation to the site:

- There are no listed buildings on the site, nor is the site within a conservation area.
- There are no public rights of way over the site.

Partners

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd,
C M B Ashton Ltd, W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, R W Freshwater Ltd,
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- The site is located in Flood Zone 1 which means that it is at a 'very low' risk of flooding from rivers (a chance of less than 1 in 1000 (0.1%).
- The site is largely flat or gently undulating in nature. The topography of the site would not prevent development.
- The site is located on agricultural land and it is unlikely that the land would be contaminated. There are no nearby or previous uses at the site which would suggest the site is contaminated.

Potential for Residential Development

The 4.2-hectare site could deliver a high quality, low density residential development, comprising of up to 45 dwellings, 33% of which will be on site affordable housing, in line with policy.

A mix of two, three and four-bedroom houses, including bungalows could be provided on site to meet the needs of the area and to create sustainable, inclusive and mixed communities.

As shown in the illustrative masterplan, the housing mix comprises:

Market Housing (30):

- 2 x two-bedroom detached bungalows;
- 4 x two-bedroom semi-detached houses;
- 10 x three-bedroom semi-detached houses;
- 5 x three-bedroom detached houses; and
- 9 x four-bedroom detached houses.

Affordable Housing (15):

- 2 x two-bedroom bungalow;
- 8 x two-bedroom semi-detached houses;
- 3 x three-bedroom semi-detached houses; and
- 1 x three-bedroom detached houses.

In terms of access, the five detached properties on Bond's Road could be accessed via individual private drives and the rest of the development from a new access from Rectory Road. Public open space could be provided in the centre of the site and a footpath could run from the development to Bond's Road.

The Greater Norwich Local Plan and Assessment of Sites

Tivetshall St Mary & St Margaret are classified as a "Service Village" in the Growth Options Document in the Greater Norwich Local Plan.

As detailed in this document, the aim of the plan is to establish a baseline of 3,900 dwellings, which includes 1,000 homes to be allocated in the Service Villages

Furthermore, the document outlines that the growth considerations for Service Villages would be suitable for:

- infill within (potentially enlarged) development boundaries; and

- housing allocations, the scale of which would be dependent on the growth strategy chosen, the scale and range of local services

Three sites on the edge of the settlement boundary of Tivetshall have been proposed for consideration through the plan process, GNLPO317 on Mill Road, and GNLPO318 which is adjacent to the larger site GNLPO319, both of which are on Pear Tree Farm.

As stated in the Greater Norwich Local Plan Site Proposals document, although the Pear Tree Farm sites could be considered well related to the settlement, they would be entirely back-land development. Large back land development is generally resisted by the Council and is not considered sustainable development while also having potential negative impacts on residential amenity.

Although the proposed site could be considered partially back land development to the north west, as shown in the illustrative masterplan, the development could be low density and positioned well away from the existing properties on Rectory Road, eliminating any negative impact on residential amenity. Furthermore, the site is very well related to the built-up area of Tivetshall St Mary and residential development would allow for a rounding off of the settlement in a central village location.

As shown in the illustrative masterplan, the houses could be of low density, similar to the surrounding area, comprising a mix to meet the needs of the area and to create sustainable, inclusive and mixed communities, including affordable housing and bungalows suitable for older people. Such specialised housing is in demand in the rural areas.

Conclusion

We consider that this proposed site is sustainable and suitable for development and can be delivered within five years. We would be grateful if the Council could review the development potential of the site as part of the site proposal consultation process. This is with a view to gaining a site allocation for residential development in the emerging Local Plan.

We would be pleased to discuss the merits of this site further and I will contact you shortly once you have had the chance to review the enclosed supplementary information. If you need any additional information in order to properly consider this suggested site then do let me know.

Yours sincerely

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