

**Our Ref: 302147/CH/AW**

Sent by email to: GNLP@norfolk.gov.uk

12<sup>th</sup> December 2018

Dear Greater Norwich Planning Policy Team,

## **Greater Norwich Joint Local Plan**

### **Site: Land South of Station Road, Spooner Row**

I write further to the Council's consultation with respect to the Joint Local Plan and in particular to the above site. We hereby submit comments with respect to site reference GNLP2082 and in response to the Site Proposals Document Addendum New, Revised and Small Sites document, we also submit a further site be considered for allocation in the Greater Norwich Joint Local Plan.

### **1. Site Address: Land South of Station Road, Spooner Row - Reference: GNLP2082**

On behalf of our client we welcome and support the Council's decision and consideration that the site represents a suitable site for future residential development as identified within the Housing and Economic Land Availability Assessment (HELAA). To supplement this though and address some of the points raised in the site appraisal we would wish to make the following comments.

#### **Suitability**

We would reiterate that the site is suitable for residential development being located adjacent to the village boundary and to recent residential development. With regards to the comments in the HELAA assessment with respect to how well the site relates to the form of the village, the purpose of the site submission was to provide for the opportunity to create a focus to the village and centralise future growth within one site that is in close proximity to the important facilities within the

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village. These being the Primary School and Train Station which are both a short walk to the southwest. Furthermore, the site would provide the necessary future growth between these facilities and the junction with the A11 which is within close proximity to the northwest, and therefore helping to minimise traffic flows in a south easterly direction through the village. We would also highlight that there are no insurmountable technical constraints to the sites development. Therefore, the site represents a very suitable site for development to be included in the emerging plan.

### **Availability**

The site is available and owned by our client and there are no known legal restrictions to bringing the site forward in the short term and indeed that would prevent an immediate delivery of new homes.

### **Achievability**

It is noted that the HELAA assessment of the site indicates a yield of approximately 30 dwellings. This is based on recent planning permission 2017/1321 for 8 dwellings on the adjacent site and therefore provides a realistic and achievable figure for this slightly larger site.

## **2. Site Address: Land South of Station Road, Spooner Row, Norfolk**

Noting the comments in the Site Proposals Document Addendum New, Revised and Small Sites document, with respect to settlement form we hereby provide an additional this site which would continue the linear settlement form in a northwest direction along Station Road. This would continue development along the south side of Station Road and would form a logical extension to development permitted under reference 2017/1321 to the east. The site could also be read alongside the adjoining submitted site GNLP0268 along Top Common Road.

### **2.1 Site Details**

Land South of Station Road, Spooner Row – 0.75 Ha. See attached site Location Plan drwg no. 302147- 10-001.

### **2.2 Personal Details and Ownership**

The site is in sole ownership and full control of Trevor Cullum. Contact details are set out below.

Address:

Telephone number:

Email:

### **2.3 Current and Historic Land Uses**

Historically used for agricultural purposes and currently agricultural land use as arable farmland.

### **2.4 Proposed Future Uses**

Proposed residential development of between 5 and 10 dwellings. Including both market and affordable housing to meet the local housing need in the parish and adjoining parishes.

The proposed development of this scale would provide significant social and economic benefits to the village, surrounding community and local businesses through supporting the local services and facilities. Whilst also being of sufficient scale to provide affordable housing. Support and increased demand for places at the nearby Primary School, and increased household spend in the nearby public house. Increased demand for local rail and bus services through the village would assist in their ongoing viability and sustainability.

Subsequent economic multiplier effects of additional household spend being recirculated through the local economy on other services and facilities, for maintenance, building, gardening, childcare, cleaning. The generation of labour in the short term through construction and in the longer term through generating additional need for services in the area, builders, plumbers, gardeners childminders etc. Socially the proposals would provide for increased housing supply, and offer a mix of type, size and tenure of dwellings addressing the local need for housing.

### **2.5 Local Green Space**

There would be no impacts on local green space and green infrastructure.

### **2.6 Site Features and Constraints**

Access - A new vehicular access on to the north that fronts on to Station Road.

Topography - The site is a relatively flat and open agricultural field. Not a constraint on development.

Ground Conditions- The site is an open field with no known stability issues. The site has historically been used for agriculture as open arable land and therefore no known contamination issues.

Flood Risk - The site is not located within Flood Zones 2 and 3. Small areas of the site along the northwest boundary adjacent to Top Common Road are at low risk (between 0.1% and 1%) of surface water flooding as identified on the Environment Agency flood risk maps. There is nothing to indicate that a relatively standard approach to landscaping and SUDS techniques would not be able to mitigate for any potential impacts of site and minimise risk on site.

Legal Issues - There are no known legal issues.

Environmental Issues - The site does not contain and is not within any statutory or non-statutorily protected sites. Nor does the site contain any priority habitats. The site is also not adjacent to or within close proximity to any statutorily and non-statutorily protected sites. The nearest protected site is the Lower Wood Ashwelthorpe SSSI located in excess of 4kms to the east. The site is within an area identified as being important for the following priority species, Lapwing and Tree Sparrow.

Heritage Issues - The site does not include any designated or undesignated heritage assets nor are there any heritage assets adjacent to or in close proximity to the site.

Neighbouring Uses - The site adjoins the remainder of the agricultural field to the south and west of the site. Agricultural fields are located to the north.

Existing Uses and Buildings - The site is a clear and open field last used for agricultural purposes. No buildings or structures to be removed.

Utilities – The site would have access to mains water supply; mains sewerage network; electricity supply; broadband internet and direct access to the highway network.

## **2.8 Suitability**

Having regard to the above, there are no known legal, viability, environmental or technical constraints and obstacles that cannot be overcome. We therefore consider the site is suitable for residential development. Should it be considered that the site responds to the linear settlement pattern provides an alternative to site reference GNLP2082.

## **2.9 Availability**

The land is available and in the full ownership of the applicant. There are no known legal constraints that would prevent the release of the land and therefore the site is ready to commence in the short term. It is envisaged that the site could therefore begin to deliver new housing within 1-3 years.

## **2.10 Achievability**

With a site area of approximately 0.75 Ha and having regard to the number of units achieved on site GNLP0567 it is reasonable that the site could accommodate between 5 and 10 dwellings.

## **Summary**

With respect to site reference GNLP2082, the applicant welcomes the Council's decision that the site represents a suitable site for future residential development. We would stress that the proposals put forward in contrast to recent speculative applications and individual piecemeal development represent an opportunity to help deliver a plan-led future for the village and local community. One that addresses the specific existing and future needs of the village in a manner that reflects the important location of the village, its size and facilities available in the village. We would therefore welcome your support for the inclusion of the above site.

We have also responded to the comments raised in the Site Proposals Document Addendum New, Revised and Small Sites on site reference GNLP2082 and hereby submit a further site on Land South of Station Road, Spooner Row to also be considered in the merging plan.

Do please feel free to contact me should you have any queries regarding the above.

Yours sincerely

**Christopher Hobson BSc (Hons) MSc MA MRTPI**

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