

**Our Ref: 302484/CH/AW**

Sent by email to: [GNLP@norfolk.gov.uk](mailto:GNLP@norfolk.gov.uk)

12<sup>th</sup> December 2018

Dear Greater Norwich Planning Policy Team,

## **Greater Norwich Joint Local Plan**

**Site: Land North of School Road, Tivetshall St Margaret**

**Site Reference: GNLP2103**

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 GNLP2103 and in response to the Site Proposals Document Addendum New, Revised and Small Sites document and Housing and Economic Land Availability Assessment (HELAA).

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, within very close proximity to Tivetshall Primary School and with built form either side. We would highlight that within the suitability analysis none of the potential impacts or constraints cannot be overcome. We note the initial feedback from the Highways Authority with respect to capacity issues. However, we would highlight that immediately due southwest of the site frontage is a wide section of School Road running up to the school and the junction with Green Lane. Any development coming forward could be designed to provide for a widened carriageway extending into the site such as seen immediately to the south of the site. We would also highlight

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that the amount of development allocated for the site remains for further consideration and would have a bearing on the likely traffic levels and subsequent mitigation required.

The other considerations relating to townscape, biodiversity; heritage, and utilities can all be mitigated for through the application and development process. None of these considerations are a constraint on development and fundamental aspects such as access to schools, flood risk, landscape, compatibility with adjacent uses are all favourable. Therefore, the site represents a very suitable site for development to be included in the emerging plan.

### **Availability**

We also take the opportunity to reiterate that 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**

We would highlight there appears to be an error in the timescales in which the site would be developable within the HELAA which indicates within '11-15 years'. However, the site is available now in freehold ownership of our client and there are no technical, legal, or viability constraints that would not prevent it from being developed within years 1 - 3. This is considered realistic for a site which is attractive being located in an existing village and within close proximity to schools.

### **Summary**

With respect to site reference GNLP2103, the applicant welcomes the Council's decision that the site represents a suitable site for future residential development. We would stress that there are no fundamental constraints or impacts that cannot be mitigated through the subsequent application and development process, and the site represents an opportunity to provide much needed housing within a location that would support the nearby school, minimise vehicle trips to the school whilst also minimising wider landscape and townscape impacts. We would therefore welcome your support for the inclusion of the above site in the merging local plan.

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

Yours sincerely

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